



**LYNCHBURG HISTORIC
DISTRICTS RESIDENTIAL
DESIGN REVIEW
GUIDELINES
LYNCHBURG, VIRGINIA**

**PREPARED FOR THE CITY OF
LYNCHBURG, VIRGINIA**

**THOMASON AND ASSOCIATES,
PRESERVATION PLANNERS,
NASHVILLE, TENNESSEE**

2007

Revised 2013



TABLE OF CONTENTS

I. INTRODUCTION	1
II. INTENT AND PURPOSE	3
III. A BRIEF HISTORY OF LYNCHBURG’S RESIDENTIAL DISTRICTS	8
IV. THE LYNCHBURG HISTORIC PRESERVATION COMMISSION AND ITS DUTIES AND OPERATION	22
1. CERTIFICATES OF APPROPRIATENESS	22
2. THE DESIGN REVIEW PROCESS	22
3. HELP IS AVAILABLE	27
V. ARCHITECTURAL STYLES AND BUILDING TYPES	28
VI. DESIGN GUIDELINES	40
OVERALL APPROACH AND FORMAT.....	40
VII. GUIDELINES FOR REHABILITATION AND RESTORATION	42
1. ARCHITECTURAL DETAILS AND FEATURES	42
2. AWNINGS	44
3. BRICKWORK AND MASONRY	45
4. CAST IRON.....	48
5. CHIMNEYS	49
6. DECKS.....	50
7. DOORS	51
8. FIRE ESCAPES	53
9. FOUNDATIONS	54
10. GARAGES AND OUTBUILDINGS.....	60
11. GUTTERS AND DOWNSPOUTS	61
12. LIGHTING	62
13. PAINT AND PAINT COLORS	64
14. PORCHES.....	66
15. PORCH COLUMNS AND RAILINGS	69
16. ROOFS.....	71
17. SATELLITE DISHES/SOLAR PANELS/VENTS.....	73
18. SCREENS FOR PORCHES AND DOORS.....	74
19. SECURITY DOORS AND WINDOWS	76
20. SHUTTERS	77
21. SIDING	78
22. SKYLIGHTS	81
23. STAIRCASES AND STEPS	82
24. STORM WINDOWS AND DOORS	84

25. WINDOWS	85
VIII. GUIDELINES FOR NEW CONSTRUCTION.....	87
1. ADDITIONS TO BUILDINGS	87
2. ROOFLINE ADDITIONS: DORMERS	90
3. NEW BUILDINGS	91
IX. GUIDELINES FOR SITE AND SETTING	96
1. FENCES.....	96
2. WALLS.....	99
3. LANDSCAPE ELEMENTS – POOLS, FOUNTAINS, GAZEBOS, PERGOLAS, PATIOS.....	100
4. MECHANICAL SYSTEMS.....	101
5. SIDEWALKS AND WALKWAYS.....	102
6. DRIVEWAYS AND PARKING LOTS	104
7. HANDICAP ACCESS RAMPS	105
X. GUIDELINES FOR SIGNS	107
XI. GUIDELINES FOR DEMOLITION	109
XII. GUIDELINES FOR MOVING BUILDINGS.....	111

I. INTRODUCTION

Historic preservation is a major factor in community and economic development of Virginia's towns and cities. A number of communities across the state have enacted historic district zoning, and historic preservation is now incorporated in many city and county planning efforts. The City of Lynchburg recognizes the importance of revitalizing historic residential areas of the city as part of its economic goals.

The City of Lynchburg initially enacted historic district legislation within its overall zoning ordinance in 1976, and established a Historic Preservation Commission to monitor exterior changes to existing buildings, new construction, and demolition within historic districts. The purpose of Lynchburg's historic zoning legislation is:

- ❖ To promote the public welfare through the creation of historic districts for the protection and preservation of historic buildings, structures, places, archaeological sites, and areas of historic interest;
- ❖ To stabilize and improve property values;
- ❖ To promote the development and maintenance of appropriate settings and environment for historic buildings and structures;
- ❖ To encourage new buildings and developments that will be architecturally compatible with existing historic buildings and structures;
- ❖ To prevent the encroachment of additions or new buildings and structures that are architecturally incongruous within the environs of the historic districts, and;
- ❖ To promote local historic preservation efforts and encourage the identification and nomination of qualified historic properties and districts to the National Register of Historic Places and the Virginia Landmarks Register.

To further the goals of historic preservation, Lynchburg adopted and printed "Residential Historic Districts Design Guidelines: Building on the History of Lynchburg," in 1986. These design guidelines contained standards for rehabilitation and new construction in four locally designated districts: Daniel's Hill, Diamond Hill, Federal Hill, and Garland Hill.

Since 1986, three additional locally designated districts have been approved: Court House Hill, Rivermont, and Pierce Street Renaissance. In 2006, the Historic Preservation Commission (HPC) recommended that the City's Design Review Guidelines be updated. This updating was deemed necessary in order to address properties in the three additional districts, to include information on new materials developed in the past twenty years and relevant to historic rehabilitation, and to more fully clarify and illustrate guideline recommendations. The revised design guidelines manual was completed following extensive discussions and meetings with the HPC, City Staff, property owners, and representatives of the Virginia Department of Historic Resources.

City of Lynchburg

City Council

Michael A. Gillette, Ph.D., Mayor, Ward I Representative
Ceasor T. Johnson, M.RE., D.D., Vice Mayor, Ward II Representative
Joan F. Foster, At Large Representative
Jeff S. Helgeson, MSFS, Ward III Representative
Hunsdon “H” Cary, III, At Large Representative
J. Randolph (Randy) Nelson, At Large Representative
Turner Perrow, Jr., Ward IV Representative

Historic Preservation Commission

Neil Bohnert, Chair
Jeffery W. Schneider, Vice-Chair
Richard Morris
Gary Harvey
Travis McDonald
Scott Smith
Kay Butterfield

Department of Community Development – Planning Division

Kent White, Director
Tom Martin, City Planner
Kevin Henry, Planner II and Secretary to the HPC
Robin Craig, Planning Technician

Project Consultants

Thomason and Associates
P.O. Box 121225
Nashville, TN 37212



The activity that is the subject of this publication has been financed in part with cost share funds from the Virginia General Assembly and the National Park Service, Department of the Interior, through the Virginia Department of Historic Resources. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names of commercial products constitute endorsement or recommendation by the Department of the Interior, or by the Virginia Department of Historic Resources.

Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

II. INTENT AND PURPOSE

The *Lynchburg Residential Design Review Guidelines Manual* is intended to provide specific criteria where applicable and/or generally accepted preservation standards for appropriate rehabilitation work, new construction, and demolition in Lynchburg's designated historic districts. Design guidelines assist property owners in maintaining and enhancing the appearance of their properties, keeping up property values, and improving the livability of historic areas. Design guidelines help property owners understand the value and methods of preserving and maintaining the essential character of their property and methods for preservation and appropriate maintenance. Property owners must not allow their buildings and structures to deteriorate by failing to provide ordinary maintenance and repair. Lynchburg's Historic Districts Ordinance requires that historic properties be maintained in accordance with established building codes and standards.

At the core of this process is the reinforcement of community. Property owners in a locally designated historic district give up their ability to tear down buildings or remodel them without any restraints. What is received in return is the understanding that by following certain guidelines, an owner's investment in his or her property will be protected and the entire historic area improved. Without locally designated historic districts and design guidelines, Lynchburg's appearance in ten or twenty years is uncertain. With locally designated historic districts and guidelines there is a clear commitment, purpose, and blueprint as to how the community will evolve in the 21st century.

WHY PRESERVE?

Historic preservation is beneficial to Lynchburg for a number of reasons.

Historic Preservation Promotes Quality of Life

Quality of life is becoming the critical ingredient in economic development, and historic preservation is an important part of this equation. Consider:

- More than any other man-made element, historic buildings differentiate one community from all others. Lynchburg is known for the quality and quantity of its historic residential architecture.
- Many quality of life activities—museums, theaters, and libraries—are located in historic buildings.
- The quality of historic buildings and the quality of their preservation says much about a community's self-image. A community's commitment to itself is a prerequisite for nearly all quality-of-life elements.
- Any community can duplicate a community's water lines, industrial park, shopping mall, or tax rate. No community can duplicate another's historic resources.

Historic Buildings Often Last Longer Than New Ones

The life expectancy of rehabilitated historic buildings may well be longer than that of new structures. Many buildings constructed thirty to forty years ago are of insufficient quality to justify their rehabilitation. Many buildings constructed today will also pose rehab problems in a few decades. The life expectancy of pre-1960 buildings is generally greater than those built in recent decades.



Lynchburg is known for the quality of its historic resources (1007 Court Street).

Historic Preservation Supports Taxpayers' Investments

Allowing downtown and inner-city neighborhoods to decline is financially irresponsible. Lynchburg has made a huge investment in infrastructure such as sidewalks, lights, water and sewer lines, telephone and electrical lines, gutters and curbs, and roads and streets. If this infrastructure is underutilized it wastes taxpayer's dollars. Reusing historic buildings means reusing existing public infrastructure. Commitment to revitalization and reuse of historic neighborhoods may be the most effective act of fiscal responsibility a local government can make.

ECONOMIC BENEFITS OF HISTORIC PRESERVATION

In addition to enhancing the surrounding physical environment, how can the rehabilitation and preservation of older buildings help Lynchburg? Numerous studies conducted over the past decade have demonstrated that historic preservation is an economically sound, fiscally responsible, and cost-effective strategy that produces visible and measurable economic benefits to communities.



Rehabilitation generally creates more jobs per project than new construction.

Historic Preservation Creates Jobs

Rehabilitation and revitalization projects create thousands of construction jobs annually, and **historic preservation creates more jobs than new construction**. Rehabilitation projects are more labor intensive than new construction. In new construction generally half of all expenditures are for labor and half are for materials. In a typical historic rehabilitation project, between 60 and 70 percent of the total cost goes toward labor, which has a beneficial ripple effect throughout the local economy. Labor for preservation projects – carpenters, electricians, plumbers, sheet metal workers, painters – is nearly always hired locally. And local wages are spent locally. In addition to construction, historic preservation also generates jobs for architects, accountants, attorneys, engineers, preservationists, real estate brokers, and others. Also, the materials used in preservation projects are much more likely to be purchased locally, whereas materials for new construction are often purchased elsewhere.

Historic Preservation Increases Property Values

Studies across the country have shown that property values in designated National Register or local historic districts either stabilize or increase. Many times these increases are greater than surrounding neighborhoods which may have similar architecture but do not have protective overlays. In Lynchburg, studies of the city's historic overlay districts from the early 1970s to 1999 showed a substantial increase in property values and this appreciation was greater than in adjacent non-historic areas. In Staunton, Virginia, a 1996 study found that residential properties in the city's historic districts appreciated at a greater rate than properties outside historic districts. Similarly, a 2002 study of historic districts in Alabama found that historic designation had a positive and substantial impact on the value of properties located in districts in communities such as Montgomery, Decatur and Birmingham. The rate of appreciation in these areas was often twice as much as in similar areas lacking overlay districts. A 2000 study in South Carolina also focused on sales prices in ten cities in the state. Houses in historic districts in these communities were worth anywhere from 11% to 36% more than houses of the same age and square footage outside the districts. Nationwide, studies are consistent in illustrating that historic overlays benefit owners through higher property values and house sales.

Historic Preservation Benefits the City

- ❑ Lynchburg has recognized that revitalizing its historic areas increases its tax base, assists in economic development, and is fiscally responsible. Design guidelines provide practical assistance and direction to assure that improvements are compatible with the goals and desires of property owners and the city.
- ❑ The incremental value of neighborhood and historic commercial rehabilitation efforts can be important to economic development. Because neighborhood improvements are completed gradually, their cumulative effect is often not as well recognized. The overall impact of revitalization efforts can be measured not only in rising property values but also in its contribution to the city's quality of life and ability to attract new businesses.
- ❑ The revitalization of older neighborhoods is of greater economic benefit to a city than is the continuation of suburban development. Low-density development is much more costly than is compact development due to the required expenditure on roads, sewers, and public services. The older residential areas of Lynchburg already possess an efficient infrastructure with existing sidewalks, streets, sewer lines, and street lights. Through appropriate rehabilitation of existing buildings and compatible new construction, the city's older areas contribute to a fiscally responsible approach to Lynchburg's economic development.
- ❑ Historic architecture attracts visitors to cities. Heritage tourism, or 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 Lynchburg provides opportunities to enhance tourism in the city. Design guidelines encourage historic rehabilitation that is authentic and reinforce historic neighborhood character making them attractive to tourists.

Historic Preservation Benefits Property Owners

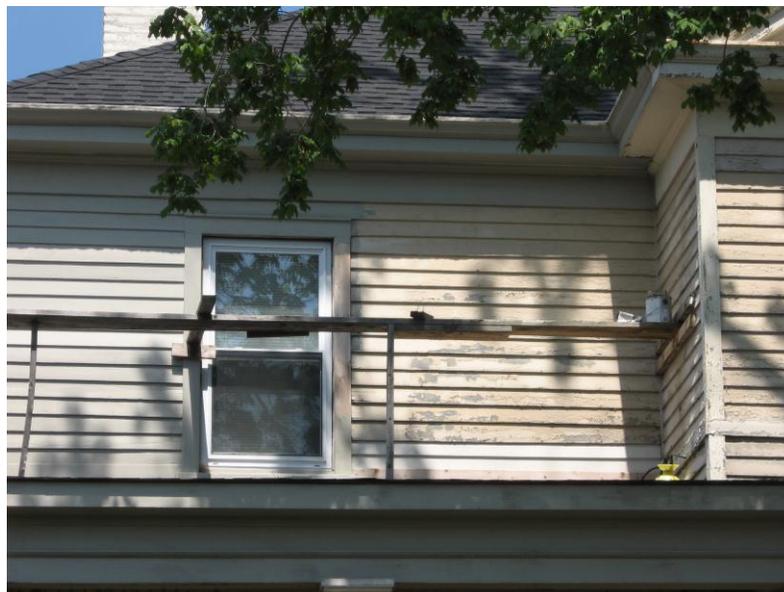
- ❑ Houses often represent an individual's largest economic asset and property owners all want this asset to improve in value. Historic district designation and the use of design review guidelines help to ensure that investment in an historic area will be protected - protected from inappropriate new construction, misguided remodeling, or demolition. Historic designation and design review benefit not only existing residents of the neighborhood but also attract new buyers since they know their investment will be protected.
- ❑ Locally designated districts protect the composite or overall economic value of an historic area. Every building or parcel in an historic area is influenced by the actions of its neighbors. Every decision one property owner makes has an impact on the property values of another. Design guidelines provide a level playing field for all property owners because they apply equally to everyone in an historic area. Through this approach all property owners' rights are protected from the adverse economic impact which could result from the actions of another.
- ❑ Lynchburg has six residential districts that are listed on the National Register of Historic Places: Daniel's Hill, Diamond Hill, Federal Hill, Garland Hill, Rivermont, and Court House Hill. The majority of buildings in these districts are included as

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia

contributing to the district's architectural and historical character. This makes income-producing properties eligible for the 20% federal historic tax credit and 25% state historic credit if substantially rehabilitated. Income-producing are those owner-occupied, or private buildings used for residential rental, offices, or commercial use. In addition, residential properties are also eligible for the 25% state historic tax credit. Properties must be rehabilitated in accordance with the design guidelines included in this manual and the work must be coordinated with the Virginia Department of Historic Resources. Appendix H contains additional information on the federal and state tax credits.



Properties that are substantially rehabilitated may qualify for a 20% federal tax credit, 25% state tax credit or both.



The City of Lynchburg also provides incentives to property owners for rehabilitation projects.

III. A BRIEF HISTORY OF LYNCHBURG'S RESIDENTIAL DISTRICTS

Lynchburg began as a small settlement along the James River in the mid-eighteenth century when Quaker merchant John Lynch established a ferry at the site in 1757. The area served as a port for the nearby town of New London, which had been established as the seat of Bedford County in 1851. Lynch's Ferry served as a shipping point for lead from area mines during the Revolutionary War. During the late eighteenth century, the settlement emerged as an important trade center for the region's growing tobacco industry, and bateaux boats loaded with tobacco plied the James River to Richmond. In 1785, John Lynch established an official tobacco inspection station at Lynch's Ferry, one of the first such stations west of the Tidewater, and the site had expanded to also include a tavern and mill. Lynch recognized the opportunity to establish a town on the hill overlooking the ferry site, and in 1786 the Virginia General Assembly granted a charter for the town of Lynchburg.

John Lynch provided forty-five acres of land on which to establish the town of Lynchburg. The town was laid out into seventy-two lots bounded by present-day Commerce, Clay, 6th and 12th Streets. By 1791 all of the town lots were sold, several houses had been built, and around fourteen stores had been established. Lynchburg grew slowly during the remainder of the eighteenth century and reached a population of 500 by 1800. The town incorporated in 1805, at which time the boundaries were increased to include additional lots and land south of Court Street. The town's first courthouse was erected in 1813 at the juncture of what is now Ninth Street and Court House Hill.

Lynchburg thrived during the early nineteenth century as the town grew into an important regional trading and shipping center. Tobacco production remained the leading industry, and the waterfront region continued to develop as a significant shipping and manufacturing area. Commercial development primarily occurred along Main Street with houses appearing along Church, Court, and Clay Streets. Churches of varying denominations appeared along Church and Main Streets. Lynchburg's rising prosperity brought substantial growth in population, which reached 3,087 by 1816 and 4,628 by 1830.

The 1840s and 1850s were a period of increased wealth and growth in Lynchburg. The completion of the James River and Kanawha Canal from Richmond to Lynchburg in 1840 improved river traffic and brought additional commerce and industry to the town. Transportation was further enhanced by the coming of railroads beginning with the Virginia and Tennessee line completed in 1849, followed by the Southside and the Orange and Alexandria Railroads by 1860. The availability of these major transportation systems attracted manufacturers and heightened Lynchburg's role as a warehouse distribution center.

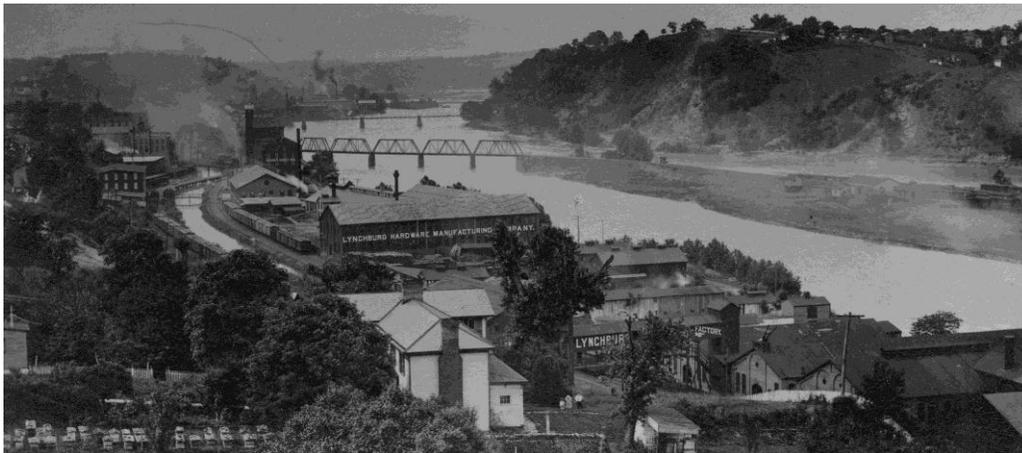
An influx of workers arrived to build and operate the canal and railroads as well as the industries they supported, and by 1850 Lynchburg's population had soared to over 8,000. The town boasted thirteen hotels, five tobacco warehouses, thirty-six tobacco factories, eight stemmeries, three flour mills, one cotton mill, various iron foundries, and about fifty dry good and grocery stores. Fifteen doctors and twenty-three lawyers also

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia

practiced in the city. Lynchburg incorporated as a municipality in 1848, and in 1851 the present Greek Revival style courthouse was constructed on the site of the original 1813 building.

As Lynchburg's population rose, several residential areas began to form outside the city limits, many along the prominent hills surrounding the town. These included Daniel's Hill, Diamond Hill, Garland Hill and College Hill. Many of these areas were at least partially laid out with some development underway during the antebellum years. Some of the earliest development occurred north and northwest of the town limits in the Daniel's Hill and Garland Hill areas, both of which began to emerge as suburban residential neighborhoods in the 1840s.

The Daniel's Hill area evolved from the original property of Dr. George Cabell, Sr., who built Point of Honor, a large Federal style home overlooking Lynchburg and the James River, around 1815. Judge William Daniel, Jr. later owned the property, and the neighborhood that developed here came to acquire the Daniel name. To the west, the Garland Hill neighborhood also began to take shape. A cousin of town founder John Lynch, Celine Dupuy, owned twenty acres of land on this hillside and in 1845 subdivided fourteen acres of the property into one-acre lots. The neighborhood takes its name from Samuel Garland, Sr., who constructed the first house in the area at 215 Madison Street. South of the downtown area, Diamond Hill was also experiencing some initial residential development. Property owner Henry Davis subdivided the land in this section for sale of individual parcels some time prior to his death in 1863.



View of the Lower Basin and James River from Diamond Hill, ca. 1900, (Photo courtesy of the Lynchburg Museum.

Initial dwellings built in these neighborhoods reflected fashionable architectural styles of the period such as Federal, Greek Revival, Gothic Revival, and Italianate. Large, high style homes lined the main corridors of the neighborhoods such as Cabell and Madison Streets, while more modest, vernacular style homes tended to appear alongside avenues.

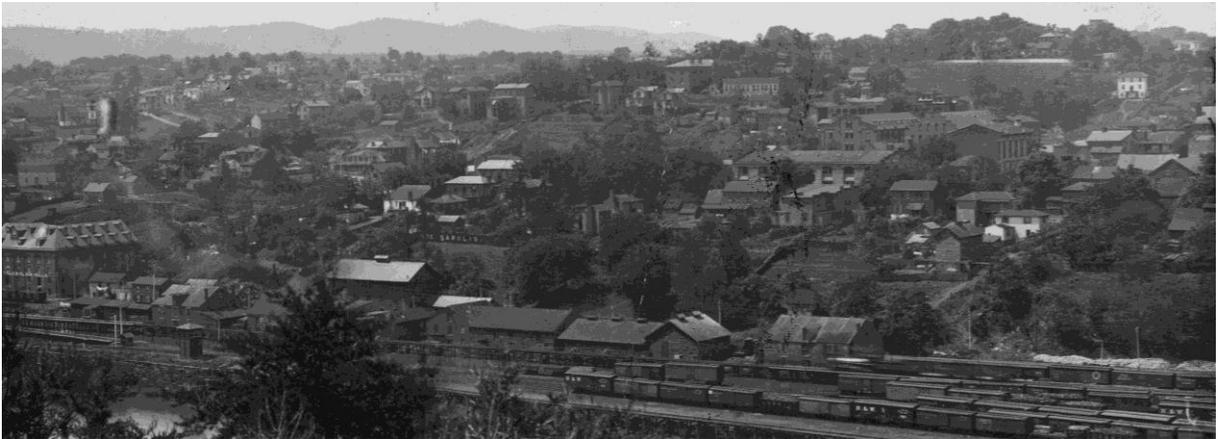
Growth and development in Lynchburg came to a halt during the Civil War. The city's important transportation networks or railroads and the canal made it a significant supply center during the conflict, and its large tobacco warehouses served as either training

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia

facilities or hospitals. Troops encamped on Diamond Hill at Fort Davis, the Fair Grounds, and the campus of Lynchburg College on College Hill. Lynchburg did not suffer the heavy destruction that many Virginia cities and towns experienced, but it did undergo a significant battle in June 1864 as Confederate troops commanded by General Jubal Early successfully defended the city against a Union assault. The railroads played a crucial role in the battle in what was a deceptive maneuver. Confederates conducted a series of train movements on several tracks to give the impression that a steady stream of reinforcements were arriving. Believing they were facing a larger Confederate force, Union troops withdrew.

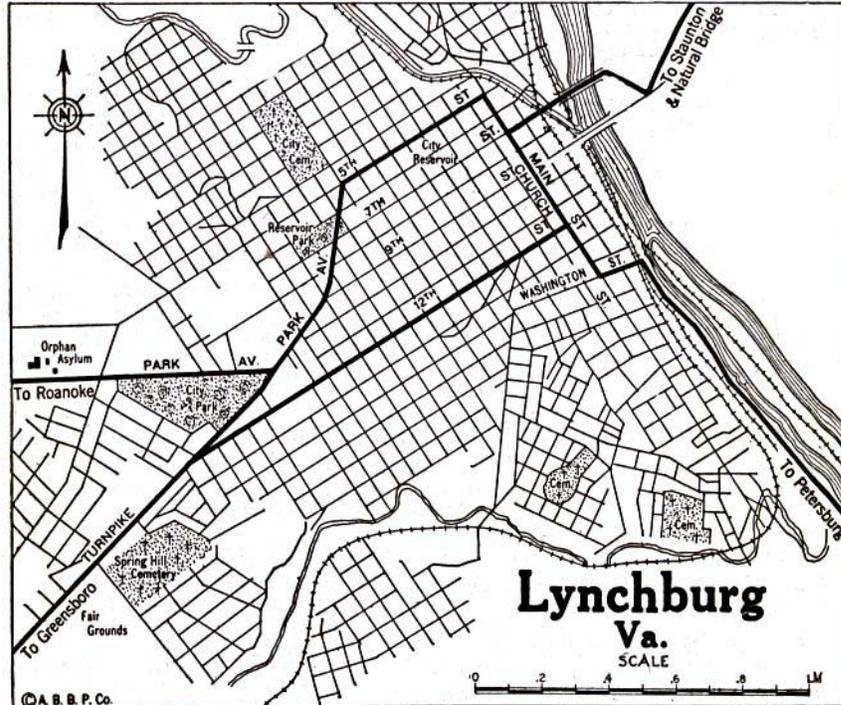
Lynchburg quickly rebounded after the Civil War. The decades of the late nineteenth and early twentieth centuries were a period of rapid growth and mounting prosperity for the city. Industry in the area remained strong and began to be more diversified with a variety of warehouses and manufacturers in addition to the tobacco trade. This new surge in production created numerous jobs, spurred commercial development, and generated a number of wealthy industrialists, merchants, bankers, and developers.

In 1870, Lynchburg annexed five neighborhoods that had been forming on the hills outside the city limits. Among them were Daniel's Hill, Garland Hill, and Diamond Hill. The annexation increased the city's population to just over 12,000. Many of the city's most prominent industrial, professional and business leaders settled in these areas including owners and managers of local factories, physicians, attorneys, and merchants. Soon a variety of large Queen Anne, Georgian Revival, and Colonial Revival style dwellings joined the earlier houses in these districts. A number of improvements were also made at this time such as the paving of streets, construction of sidewalks, and the installation of sewers.



Lynchburg's "Hill" neighborhoods ca. 1890 from the James River, (Photo courtesy of the Lynchburg Museum).

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia



This period of rapid growth resulted in a speculative boom in real estate during the late nineteenth century and a number of land development companies formed in the region. One such company, the Rivermont Land Company, purchased and developed several thousand acres northwest of the city as a planned residential community in 1890. In order to attract buyers, the company platted large lots, incorporated green spaces and playgrounds into its design, and developed a streetcar system to provide easy transportation to and from the downtown area. The Rivermont area quickly developed as the area drew a number of middle- and upper-class families. The Rivermont area continued to evolve in the 1910s and 1920s as schools, churches, a library, and commercial buildings were built, and in 1924 the Virginia Baptist Hospital completed its first building in the community.

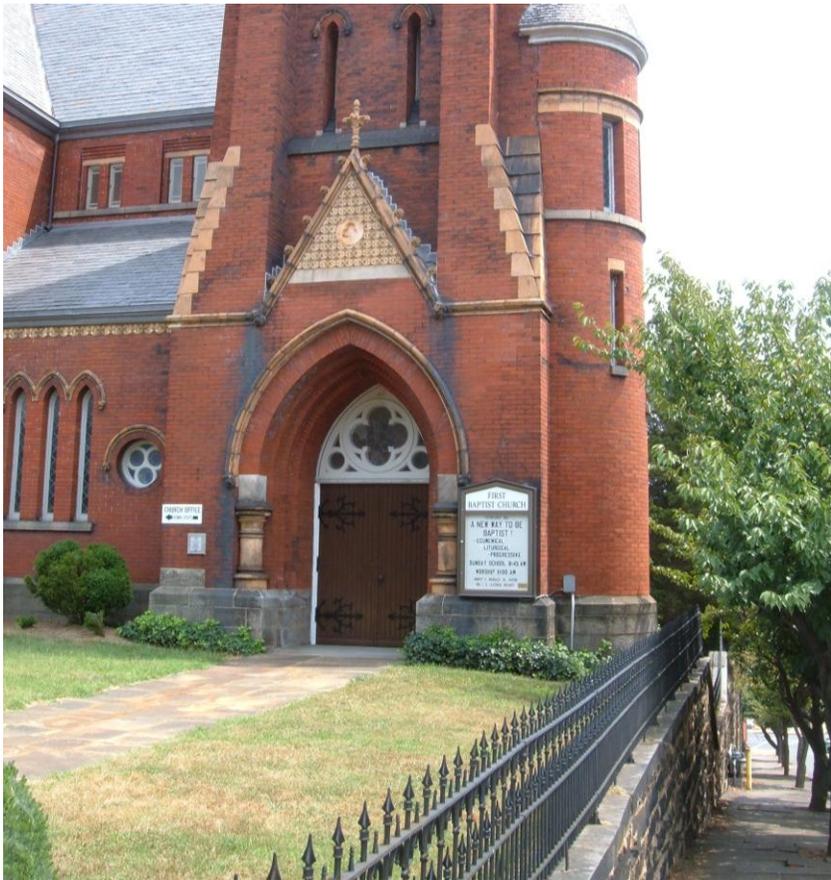
Lynchburg's population continued to rise and reached 30,000 in 1920. Additional annexation of outlying areas during the following two decades resulted in a population of 44,541 in 1940. Lynchburg continued to develop during the late twentieth century with a diversified economy, and has a current population of approximately 76,000 (2010). During the mid-1950s the establishment of a General Electric plant and a nuclear technology plant resulted in an influx of new residents, which resulted in additional housing development throughout the city. The development of modern highways and changing commercial trends shifted a focus away from the traditional core of the city to the surrounding suburbs.

Lynchburg's past has provided its residents with a unique history and character that is made evident in its historic buildings. By preserving its historic structures, Lynchburg ensures that its history will remain a significant part of its present and future.

Lynchburg's Locally Designated Properties

Within the city limits of Lynchburg are six National Register-listed residential neighborhoods which are also locally designated districts: Daniel's Hill, Garland Hill, Federal Hill, Diamond Hill, Court House Hill, and Rivermont. A seventh area, the Pierce Street Renaissance Historic District meets National Register criteria but has not been officially listed. In addition to the districts, there are also seventeen locally designated individual properties. These include:

- 1) Academy of Music, 600 Main Street
- 2) Western Hotel, 600 5th Street
- 3) Carter Glass House, 605 Clay Street
- 4) Quaker Meeting House (South River), 5810 Fort Avenue
- 5) Old City Cemetery, Taylor and 4th Streets
- 6) Miller Park Aviary (in Miller Park), 2100 Park Avenue
- 7) Hopwood Hall (in Lynchburg College Campus), off Lakeside Drive
- 8) Court Street Baptist Church, 523 Court Street
- 9) St. Paul's Episcopal Church, 611-613 Clay Street
- 10) College Hill Baptist Church, 1101 Floyd Street
- 11) Samuel Miller House, 1433 Nelson Drive
- 12) Fort Early, 3511 Memorial Avenue
- 13) Presbyterian Cemetery, off Grace Street
- 14) Grove Park, Lot 5, 3561 Fort Avenue
- 15) Sandusky, 757 Sandusky Drive
- 16) Locust Thicket, 2627 Old Forest Road
- 17) Virginia University of Lynchburg, 2058 Garfield Avenue



First Baptist Church, one of the City’s individually designated landmarks, was later incorporated into Court House Hill Historic District

DANIEL'S HILL

The Daniel's Hill Historic District is a residential neighborhood located north of the central downtown district on a ridge between Blackwater Creek and the James River. The district is centered around Cabell Street, which serves as the primary artery. The land comprising Daniel's Hill was originally owned by Dr. George Cabell, Sr., who constructed his Federal style house Point of Honor at the southern end of the ridge overlooking the town and river ca. 1815. The property later came to be owned by Judge William Daniel, Jr. The area was developed as a residential neighborhood in the 1840s and was annexed to the city in 1870.

The Daniel's Hill Historic District was listed in the National Register in 1983. It contains 108 contributing primary resources that reflect a wide variety of architectural styles from the early 19th through the early 20th centuries including Federal, Italianate, Queen Anne, and Georgian Revival, as well as a number of vernacular style dwellings. Housing types range from large, high style mansions, which appear primarily along Cabell Street, to modest worker residences on auxiliary streets. Cabell's residence, Point of Honor, remains a local landmark at the southern end of the district.



Daniel's Hill Historic District (see Appendix I)



Point of Honor at 112 Cabell Street



Notable combination house and store at 508 Cabell Street.



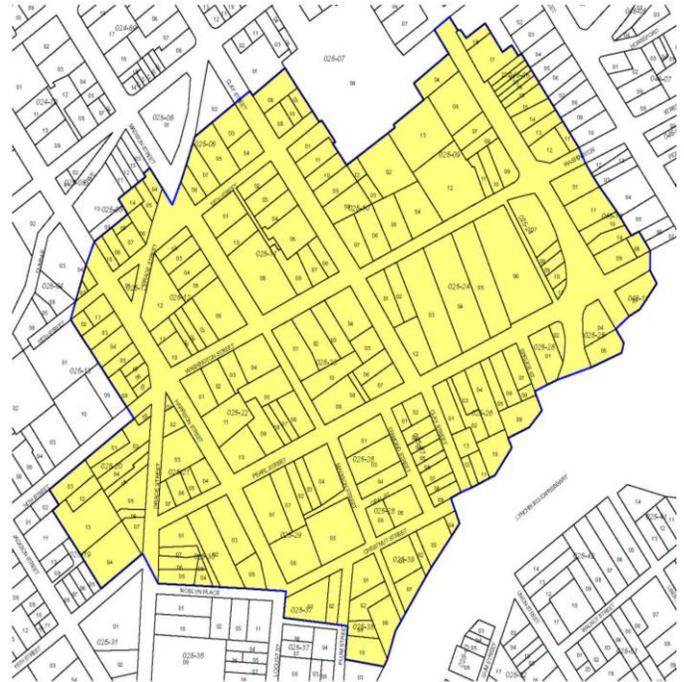
100 block of Cabell Street.

DIAMOND HILL

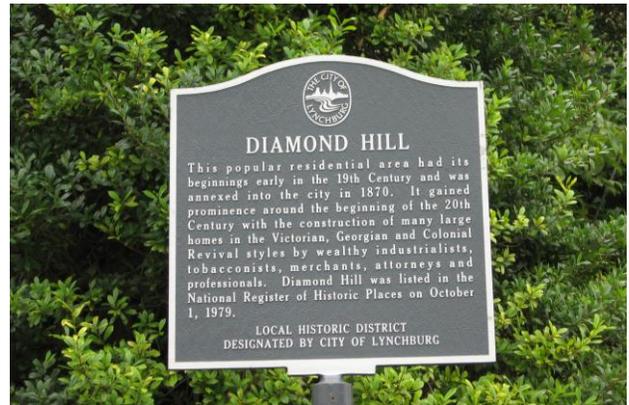
The Diamond Hill Historic District is located between Route 29 and the central business district in the vicinity of Washington, Church, Harrison, Grace, Clay, and Pearl Streets. The earliest extant dwelling in the district dates to ca. 1817. A few others date to the mid-nineteenth century but the majority of the district's dwellings were constructed around the turn of the century when the area became a popular neighborhood for many of the town's elite citizens. The Diamond Hill area was developed by Henry Davis, who subdivided the land for sale of individual parcels prior to his death in 1863.

Diamond Hill was annexed to the city in 1870, and during this decade blocks of Pearl, Chestnut, and Diamond Streets were subdivided for worker and rental housing. A number of street improvements took place including the construction of sidewalk and retaining walls and the installation of sewers. During the late nineteenth century, many of Lynchburg's prominent citizens began to construct houses in the district including numerous elected officials and prosperous businessmen. Diamond Hill continued to develop rapidly until about 1910.

The Diamond Hill Historic District was listed in the National Register in 1979 and contains 111 contributing primary resources. The district contains examples of Gothic Revival, Greek Revival, and Italianate style dwellings as well as a number of vernacular designs. The dominant architectural styles in the neighborhood are Colonial Revival and Georgian Revival, both of which were prevailing styles during the height of construction in the district at the turn of the century.



Diamond Hill Historic District (see Appendix I)



Historic Marker for Diamond Hill.

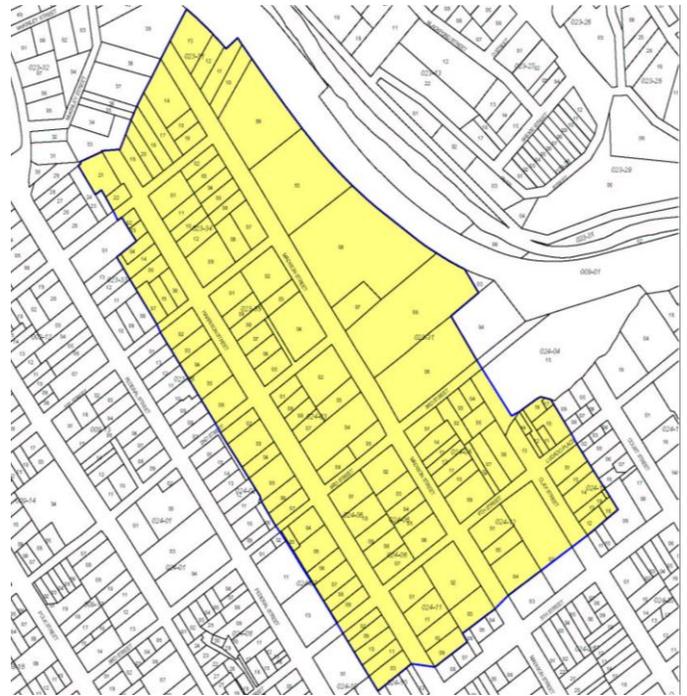


1300 block of Madison Street.

GARLAND HILL

The Garland Hill Historic District is a small residential neighborhood northwest of 5th Street along blocks of Madison, Harrison, and Clay Streets. Garland Hill was a prosperous Lynchburg neighborhood from the early nineteenth through the early twentieth century. Owned by town founder John Lynch, the property was outside the original 45-acre town limits. In 1812, Lynch sold two acres of the land to Walter Dunnington, who built a home on the property five years later. Dunnington's house remains at 303 Madison Street. The first principle development of the land came in 1845 when Lynch's cousin, Celine Dupuy, who owned twenty acres of the Garland Hill area, divided the bulk of the property into fourteen one-acre lots for resale.

The first to build a house on the newly divided property was Samuel Garland, Sr., whose Greek Revival dwelling remains at 215 Madison Street. Extensive construction took place in the neighborhood in the decades following the Civil War as Lynchburg's wealth and population grew. Many residents of the Garland Hill area were leading industrialists in the tobacco and shoe industries who built lavish homes with their newly acquired wealth. The area was annexed to the city in 1870.



Garland Hill Historic District (see Appendix I)



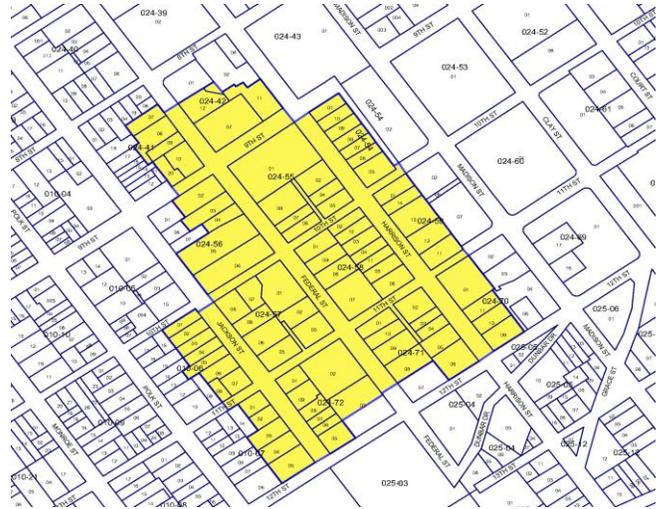
Samuel Garland House at 215 Madison Street, built 1845

The Garland Hill Historic District was listed in the National Register in 1972. The district contains seventy contributing primary resources as well as a number of significant outbuildings. Architectural styles within the district range from earlier Greek Revival examples to more elaborate Victorian dwellings, primarily in the Queen Anne style. The district also retains original brick paved streets and stone curbing as well as slate and brick walkways.

FEDERAL HILL

The Federal Hill Historic District consists of approximately twelve blocks centered around Federal Street and includes portions of Harrison and Jackson Streets between 9th Street and 12th Street. The neighborhood's name is attributed to early Federalist activity in Lynchburg. The area developed as a residential district in the early nineteenth century. Approximately eight houses existed in the neighborhood at the time Federal Hill was annexed from Campbell County in 1819. The Federal Hill area developed slowly over the following century and was home to many of the city's merchants and civic leaders.

Listed in the National Register in 1980, the Federal Hill Historic District contains sixty-seven contributing primary structures and approximately twenty-five contributing outbuildings. Due to the neighborhood's slow development over a large span of time, it contains a wide variety of architectural styles, which reflect shifting design trends. The district contains many Federal style dwellings, most of which are of brick construction, and Greek Revival style dwellings from the early to mid-nineteenth century. The Victorian era is represented in examples of the Second Empire and Queen Anne styles, and Georgian Revival and Colonial Revival dwellings from the early twentieth century are also represented in the district. In addition to houses, the district also contains the former Frank Roane School and the 8th Street Baptist Church.



Federal Hill Historic District (see Appendix I)



900-1000 blocks of Harrison Street.



1000 block of Jackson Street.

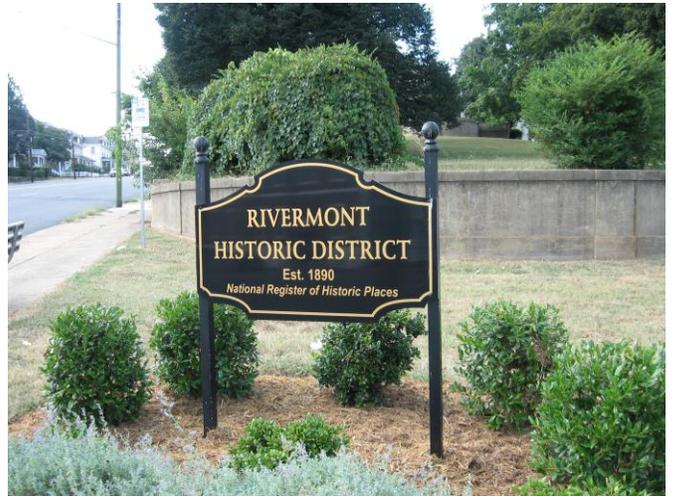
RIVERMONT

The Rivermont Historic District is located in the northwestern section of Lynchburg along the 300 through 3400 blocks of Rivermont Avenue and includes Riverside Park. The district is a mixture of residential, commercial, religious, and institutional buildings as well as planned green space. The Rivermont area developed in the late nineteenth century as Lynchburg's first planned community. This area was originally part of Campbell County and consisted of a scattering of small farms in the 19th century. In 1890, the Rivermont Land Company, one of several land development companies in Lynchburg at the time, purchased nearly 7,000 acres northwest of the city and had the tract surveyed and platted. The area was planned as primarily a residential community with some commercial and light industrial properties. Green space and a transportation system were incorporated as integral features of the neighborhoods' design.

The original plans called for the establishment of a park and playground, a hotel, and a women's college. The hotel never materialized, but Randolph-Macon Woman's College was established in 1891. The neighborhood was connected to the city via a streetcar line, and a bridge was constructed over Blackwater Creek in 1891. Sale of lots was swift, and houses quickly began to appear on Rivermont Avenue, the community's main corridor, as well as along numerous side streets. Middle- and upper-class families were attracted to the development's large building lots, access to streetcar transportation, and green spaces. The neighborhood also came to include schools, churches, and a library as well as the Virginia Baptist Hospital, which constructed its first building in the district in 1924.

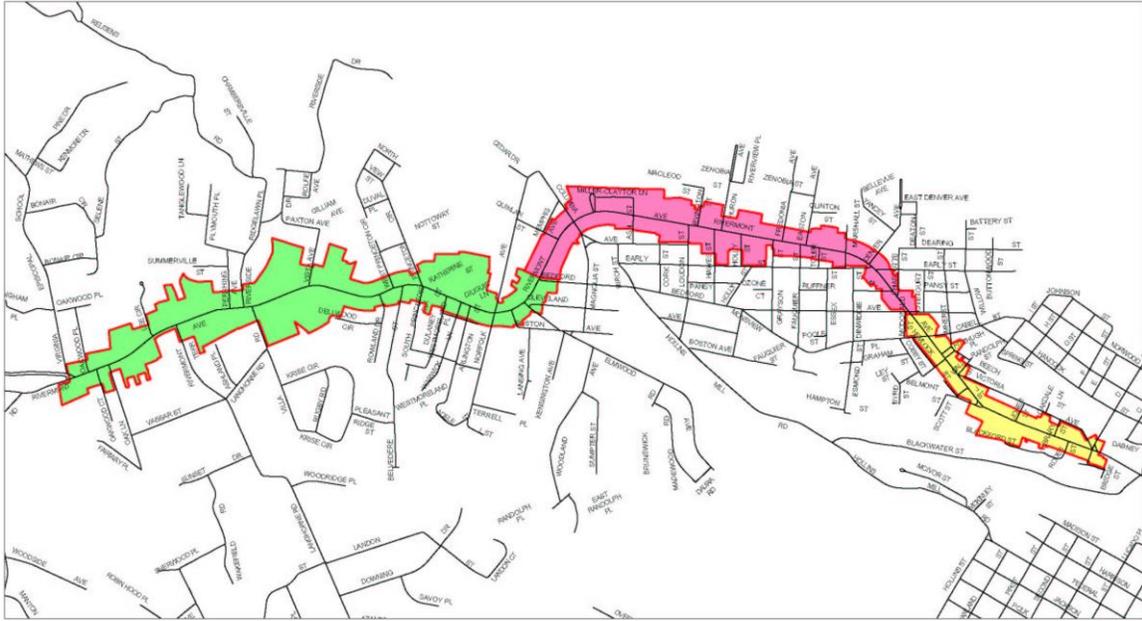


800 block of Rivermont Avenue.



The Rivermont Historic District was listed in the National Register in 2003. The district contains 281 contributing primary resources and 103 secondary resources. In addition to single-family dwellings, the district also contains apartment buildings, churches, educational buildings, institutional facilities, and commercial buildings, as well as several important landscape features. Architectural styles represented include Queen Anne, Beaux Arts, Classical Revival, Colonial Revival, Georgian Revival, Gothic Revival, Tudor Revival, and Bungalow/ Craftsman designs.

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia



Rivermont Historic District (see Appendix I)



Parkmont Apartments at 2910 Rivermont Avenue.



Commercial row in the 1200 block of Rivermont Avenue.

COURT HOUSE HILL

The Court House Hill Historic District consists of blocks along Court Street, between 5th and 12th streets. The National Register boundaries are along Court, Church and Main streets and between 5th and 13th streets. This area and Downtown has historically served as the center of government, business, finance, and religious activity in Lynchburg since the city's establishment in the eighteenth century. In the town's early years government and public buildings, including the local courthouse, began to appear in this section along with prestigious homes. The first courthouse was constructed on a prominent hill in 1813 and was replaced with the current Greek Revival style courthouse in 1851. This courthouse also was designed with a prominent staircase leading down the hill to Church Street. Water Street (9th Street) emerged as the main corridor of the area, and residents established churches of various denominations in the district.

The Court House Hill Historic District was listed in the National Register in 2001 and contains 121 contributing primary resources and eight secondary resources. Within the district is the 1851 Greek Revival style Courthouse, the 1879 Holy Cross Catholic Church, the 1886 First Baptist Church, the 1902 First Presbyterian Church, and the 1926 First Unitarian Church. Architectural styles in the district represent a wide range of styles and periods including Federal, Greek Revival, Gothic Revival, Italianate, Queen Anne, and Neo-classical.



Court House Hill Historic District (see Appendix I)



Lynchburg Courthouse of 1855 in the Greek Revival style.

PIERCE STREET RENAISSANCE

Pierce Street Renaissance is the newest and smallest of Lynchburg’s historic districts and part of a much larger residential neighborhood that was developed mostly after annexation in 1870. Although there are many architecturally significant buildings within the district, the primary reason for local historic district designation was based on the significance of a number of its African-American residents.

The district was home to Anne Spencer, the first minority librarian at the Jones-Dunbar branch library and the first Virginian to be published in the Norton Anthology. Her son, Chauncey Spencer, was one of the first members of the National Airmen’s Association which later became known as the Tuskegee Airmen. Edward Trigg became the President of two nationally acclaimed universities. Dr. R. Walter Johnson was the first minority physician granted practice rights at Lynchburg General Hospital. He also was instructor to tennis greats Arthur Ashe and Althea Gibson. Ashe trained at Johnson’s property and Gibson may have as well. C. W. Seay was the first minority principal at Dunbar High School and first minority Vice Mayor of Lynchburg.

Pierce Street Renaissance consists of the properties fronting on Pierce Street between 13th and 15th streets. It contains 14 contributing buildings and four outbuildings. The houses are mostly of frame construction, although there is a significant brick Georgian house in the District. A church and two stores are also located within the historic boundaries. Architectural styles include Georgian, Modified Queen Anne and American Foursquare. This is heading 3



Pierce Street Renaissance Historic District (see Appendix I)



1300 block of Pierce Street.

IV. THE LYNCHBURGIS HISTORIC PRESERVATION COMMISSION AND ITS DUTIES AND OPERATION

In 1976 the City Council of Lynchburg established a seven-member Historic Preservation Commission (HPC) (formerly known as the Board of Historic and Architectural Review) to provide professional assistance and guidance to property owners in achieving appropriate alterations to their historic properties. Included in the responsibilities of the HPC is the review of plans and applications for construction, demolition, and alterations within locally designated districts and for designated individual landmarks. The HPC has the power to approve, approve with modifications, or deny approval for such applications in accordance with adopted procedures and guidelines.

1. CERTIFICATES OF APPROPRIATENESS

If a building is in a designated district or is a local landmark and a property owner wants to make any changes to the exterior of the property, the owner must obtain a Certificate of Appropriateness (COA) and a building permit where applicable. A COA is a form issued to ensure that the exterior work planned for a building's rehabilitation or new construction meets the criteria of the design guidelines. A building permit is a separate form and type of review which ensures the structural soundness and safety of the building. The COA needs to be obtained in addition to the regular building permit. A representative example of a COA is located in Appendix B.

2. THE DESIGN REVIEW PROCESS

Step One - Does Your Work Require a COA?

If you plan on doing any exterior work to your property and live within a Historic District you may be required to submit an application for a COA for projects as noted below. Please contact the HPC Secretary for guidance and assistance:

- Construction, alteration, demolition, or removal of buildings that requires a building or demolition permit:
- Construction, alteration, demolition, or removal of exterior features, any of which affect the exterior architectural appearance but does not require a building permit:
- Maintenance, including routine maintenance, such as, painting, porch repair, window/door repair, masonry repair of building components such as walls, chimneys, foundations, etc.
- The construction, reconstruction, restoration, or alteration of signs, fences, or walls.

Routine Maintenance and Minor Actions

Minor actions that are considered routine maintenance generally do not require review by the HPC but do require an application for a COA for administrative review and approval. Such items include replacing roof materials to match existing, replacing gutters to match existing, and minor repairs and maintenance to any part of a building when there is no

change in appearance or materials. The Secretary of the HPC will provide the applicant with a COA application and can give some approvals over the telephone with submittal of the COA application. Routine maintenance includes:

- Replacing sections of siding or trim with same materials, re-roofing with the same materials, etc.;
- Repainting in the same or different color scheme;
- Addition or deletion of storm windows and doors, window gardens, awnings, or similar structures;
- Addition or deletion of television or radio antennas, skylights, or solar collectors in locations not visible from a public street;

COAs are NOT required for interior work or landscape work that does not substantially alter the contour of a site or its historical character.

Step Two - Complete a COA Application

Obtain a COA prior to beginning the work.

Any area that is designated as a local historic district means that an additional approval, beyond the normal building permit, is required for exterior changes within the district boundaries. Approvals are granted by the HPC through the issuance of a COA. The HPC will make its decisions based on the design guidelines in this manual. The guidelines are standards for the HPC to use in determining the architectural compatibility of proposed changes. They also guide property owners on rehabilitation and appropriate new construction. Property owners may pick up an application for a COA at the Department of Community Development-Planning Division, second floor, City Hall, 900 Church Street or call the HPC Secretary who can mail or e-mail a COA application (434) 455-3915. The completed form must be submitted to the HPC's Secretary at least ten business days prior to a regular scheduled meeting. It is helpful and the HPC strongly encourages COA applicants or their representative(s) to be present at the HPC meeting to answer any questions. In the absence of a representative and in cases where the HPC has questions regarding the project or finds insufficient information in the application upon which to render a decision, the application may be tabled to a subsequent meeting.

Required documentation for a COA should include:

- ❖ For **new construction (including garages, carriage houses or dependencies) or renovation**, a set of plans, site plans and specifications are required for the project. Plans shall be drawn to scale and shall include a site plan showing all existing and proposed improvements. Specifications and/or samples of exterior materials may need to be provided such as siding, roofing, doors, windows, paint, and ornamentation. Photographs may also be needed of the lot and any existing buildings on the lot or adjoining lots;
- ❖ For **rehabilitation or repair**, detailed drawings are required of proposed modifications to the structure. Photographs of the existing building are required

along with specifications and/or samples of exterior materials (such as siding, roofing, doors, windows, paint, and ornamentation);

- ❖ For **painting** and **paint removal**, a description and samples are needed of the paint colors along with a description of the color placement on the building and methods for any paint removal. Paint samples are preferred;
- ❖ For **fences**, scale drawings and a plat of the lot are required which show the proposed location of the fence, height, style, material, thickness or spacing and what the fence will look like. Photographs of the property on which the fence is proposed and a plat or tax map are also needed;
- ❖ For **signs**, scale drawings of the sign are required to show the size of the sign and its lettering. Drawings or photographs are also needed showing the sign location on the building or site. Color samples should also be submitted;



503 Washington Street

Paint colors and paint removal methods are generally readily approvable by the HPC Secretary.

- ❖ For **parking areas, driveways, or parking lots**, a plat or tax map is preferred that shows the location and layout of the parking lot and landscaping. The drawings shall clearly indicate the dimensions of the parking stall(s) drive aisles, and setbacks;
- ❖ For **demolition**, photographs of the building proposed for demolition are required along with a statement describing the reasons for demolition. A list of defects and repair estimates may be required. See Section X for specifics.

Step Three - Submit the COA Application and Meet With City Staff

Once a property owner has completed a COA application, a meeting with City staff at the Planning Division is recommended prior to presenting the COA to the HPC. The HPC Secretary will call or meet with the applicant to discuss the project and (1) answer questions about the review process, (2) advise whether the application contains sufficient information about the project for review by the HPC and (3) advise on whether or not the plans appear/do not appear to meet the design guidelines. If there is a conflict between the plans and the guidelines, the staff can offer advice on how to modify them to meet the guidelines. Within thirty (30) days of receipt of an application for a COA, the HPC will meet to review the application. The applicant will be informed of the time and place of the HPC meeting, and the applicant will have an opportunity to be heard. The HPC will approve, approve with modifications or deny the application and notify the applicant in writing within thirty (30) days after the meeting. **Applications submitted after the fact (i.e. the applicant has already completed the work/project) are subject to the same review and determination of appropriateness by the HPC and are subject to disapproval if not in compliance with these guidelines. If disapproved by the HPC, applications may be appealed, but projects may ultimately be required to be reworked to be in compliance or restored to their original state.**

Approval of a COA

- ❖ Upon approval, the HPC issues the COA which includes a list of approved work and any conditions of the work, if applicable.
- ❖ The COA will expire of its own limitation in six (6) months if:
 - 1) the work authorized has not commenced within that time.
 - 2) the work authorized is suspended or abandoned for a period of ninety (90) days.
- ❖ The work authorized by the COA shall be completed within twelve (12) months of the date of issuance of the COA, unless, for good cause shown, the HPC determines that a longer period is warranted. Extensions may be granted to the property owner by applying in writing to the HPC Secretary.
- ❖ The HPC Secretary shall be notified by the Neighborhood Services Division of the completed work.

Denial of a COA

- ❖ If a COA is denied or if the property owner feels that the requirements are unsatisfactory, he or she may work with the HPC and Secretary to amend a project so that it meets the guidelines. The HPC and the Secretary are available as resources to residents for advice on appropriate designs and available products. Applicants may modify their applications and resubmit the request to the HPC.
- ❖ Appeals of HPC decisions may be made to the City Council, provided that the applicant files a written notice of intention to appeal with the Clerk of the City Council within fifteen (15) days after the HPC decision, and pays a fee to cover public notice costs. Upon receipt of such notice, a public hearing will be scheduled.
- ❖ If the City Council upholds the decision of the HPC, the applicant has the right to appeal to the Circuit Court. This is done by filing a petition at law setting forth the alleged illegality of the actions by City Council. The decision of the City Council is upheld until a final decision is reached by the Circuit Court.

- ❖ During the appeals process, any new construction, alterations, or restoration undertaken will be at the applicant's own risk. No demolition can commence until the final decision of the Circuit Court is given. The Neighborhood Services Division retains the right at all times to petition against any person who:
 - 1) has not obtained a COA and has engaged in or is about to engage in an act to change or demolish a historical landmark, building, or structure;
 - 2) has not waited for final decisions on appeals, or;
 - 3) has commenced work different from what the HPC authorized.
- ❖ If the Circuit Court finds in favor of the HPC, a temporary or permanent restraining order will be issued to the applicant in violation and the applicant must:
 - 1) discontinue construction immediately;
 - 2) restore the affected property to its previous condition.

Follow Other Requirements

In addition to the HPC's design review, property owners also need to follow requirements set forth in the city's zoning ordinance and building codes. There are standard building codes that need to be followed by property owners or contractors. The City's Building Inspections and Planning offices can provide information on overall zoning and building code requirements. There also may be properties such as churches or commercial buildings that need to meet provisions of the Americans with Disabilities Act (ADA). These provisions outline methods to access buildings such as handicapped ramps.

Step Four - Obtain a Building Permit and Begin Work

Building permits (if required) are available at the Inspection's Division Office at 900 Church Street (434-455-3910). Building permits must be conspicuously posted at the job site.

Oversight and Enforcement

If plans change while work is in progress, contact the HPC Secretary **BEFORE** undertaking a change or deviation from the COA. Work undertaken contrary to original approval in a COA or beyond the scope of the COA requires approval from the HPC or Secretary. If a violation is discovered or reported to the staff, the following steps may be taken:

- ❖ The neighborhood services manager shall have the authority to order that work be stopped and that an application for the issuance of a COA be filed.
- ❖ The neighborhood services manager may make application to the Circuit Court for an order to prohibit further work or to remedy the violations by restoring the affected property to its previous condition.
- ❖ If the property owner does not respond to the order to stop work, a temporary or permanent injunction, restraining order or other appropriate order will be granted to the neighborhood services manager.

Without approval, the work will be considered a violation (a misdemeanor with fines up to \$1000, with each day the violation continues constituting a separate offense).

3. HELP IS AVAILABLE

The professional guidance and assistance provided by the HPC extends beyond the review of COAs at regularly scheduled meetings. Homeowners are also welcome to request through the HPC Secretary, guidance regarding planned or previously reviewed/approved projects at regular HPC meetings. HPC Commissioners are architects, historians and, in most cases, historic district residents who have restored or renovated an historic home themselves. Collectively they possess a wealth of knowledge and experience to be shared with homeowners pursuing the rehabilitation or modification of an historic building or new construction within a designated district. HPC Commissioners also serve as advocates for homeowners in one or more of the historic districts. As such, they can assist homeowners with interpretation and clarification of the Design Review Guidelines, offer advice on design and acceptable materials, and assist with the COA application process outside the regularly scheduled meetings. The HPC Secretary has the list of the historic districts and the respective Commissioner/advocate assigned to each.

The HPC Secretary is also available for free consultations when property owners are planning rehabilitation or new construction projects. Contact the Secretary at 434-455-3915.

Appropriate rehabilitation and new construction within Lynchburg's historic districts improves the quality of life and economic benefits for all of the City's residents. The Historic Preservation Commission appreciates the efforts and cooperation of historic district property owners and residents.

V. ARCHITECTURAL STYLES AND BUILDING TYPES

Lynchburg contains an impressive collection of architectural styles from the early 19th century through the mid-20th century. The oldest dwellings in the city date to the first half of the nineteenth century and can be found throughout the city's residential historic districts. Federal and Greek Revival style dwellings were the first to appear in these neighborhoods followed by Gothic Revival, Italianate, Queen Anne and Second Empire designs. Around the turn of the century, Colonial Revival, Georgian Revival, and Neoclassical designs became popular. Most lots in these residential neighborhoods were developed by the 1910s and there are a few examples of Bungalow/Craftsman dwellings or period revival designs of the 1920s and 1930s.

Many of the city's earliest homes are of brick construction. Many of these reflect the Federal style, which features a symmetrical form, side gable roofs, and entrances with arched transoms and paneled doors. Frame houses of the early 19th century were of timber frame construction, which employs a post-and-girt method using heavy corner posts, widely spaced intervening posts, and heavy cross timbers. A number of vernacular dwellings built in this form remain extant. Also dating from the mid-19th century is a number of brick houses built in the Greek Revival style. Examples of this style have gable or hipped roofs with classical style columns or pilasters on the main facades. Entrances on Greek Revival homes often have rectangular transoms and sidelights.



900 block of Federal Street

Most lots in Lynchburg's inner city neighborhoods were developed by the early 20th century.

By the late 19th century, the increasing availability of commercially sawn lumber resulted in a growing number of houses of balloon frame rather than timber frame construction. Balloon frame houses were built of studs and joists nailed together in much the same fashion as is done today. Balloon framing allowed for rapid and economical construction of dwellings and also afforded building designers greater flexibility in house forms and plans. The most popular high style houses of the late 19th century in Lynchburg were built in the Italianate

and Queen Anne styles. The Italianate style features symmetrical house forms with arched windows or windows embellished with large bracketed hoods and cornices at the roofline. Several examples of this style remain on Court Street.

Asymmetrical house forms such as Queen Anne style designs were quite popular after 1880. Queen Anne style dwellings are generally two stories in height and have projecting bays or bays with corner towers. Advances in woodworking machinery resulted in many Queen Anne homes featuring milled columns, brackets and eave vergeboard. Related to the Queen Anne style were houses built in gabled ell plans or side gable plans which also have extended or polygonal bays on the main façade as well as highly decorative woodwork or exteriors of weatherboard and wood shingles.



Milled porch frieze at 308 Madison Street

By 1910, the asymmetrical Queen Anne style and associated styles lost popularity and revival styles began to dominate house design. One of the most common of these was the Colonial Revival style which marked a return to the influences of colonial American architecture. Colonial Revival style homes are generally rectangular or square in plan and feature porch columns and detailing reflective of classical designs. A common variation of this style is known as the "American Foursquare" form. These are box shaped, two-story dwellings featuring porches with classical columns and hipped dormers.

By the 1920s, most of the lots in Lynchburg's inner city neighborhoods had been developed and these areas display few examples of styles of the period such as Bungalow/Craftsman or Tudor Revival. With the onset of the Depression, house construction declined significantly across America and few dwellings were built in Lynchburg during these years. Houses built in the 1930s and early 1940s tended to reflect simplified versions of the Tudor Revival and Colonial Revival styles. House construction boomed once again after World War II with the Ranch and Split Level house forms popular from the late 1940s to the 1960s. Dwellings in these designs were built primarily in the developing suburban areas of the city. Changing technology in building materials also impacted houses in Lynchburg through the use of artificial siding such as aluminum and vinyl. Efforts to "modernize" older homes with these materials and other alterations frequently resulted in a loss of original character and architectural design. During the past twenty years there has been a renewed focus on rehabilitation in the city's older neighborhoods and the restoration of original designs and materials.

HOUSE FORMS - FEDERAL, ca. 1780 - ca. 1840

The Federal style was the dominant architectural style in the United States during the late 18th and early 19th centuries. The Federal style commonly features an accentuated main

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia

entrance with an elaborate door surround with an elliptical fanlight above the front door. Sidelights also typically flank the door. Decorative moldings, particularly dentils, line the cornice of the roof, and windows appear in symmetrical rows and usually contain six-over-six, double hung sash. Palladian-style windows are also common.



The Roane-Rodes House built in 1816 at 1008 Harrison Street is a notable example of the Federal style.



Federal style John Lee House built in 1817 at 1101 Jackson Street.

HOUSE FORMS – GREEK REVIVAL, ca. 1830-ca. 1860

The Greek Revival style emerged in the early nineteenth century as interest in Greece and its classical architecture increased. The Greek Revival style flourished in settled regions of the United States and followed settlers as they moved westward. A frieze at the cornice line of the main roof and porch roofs reflects the classical entablature of Greek architecture. Other identifying features of the style include a full-width or entry porch with prominent square posts or round columns, often with Doric capitals, and narrow sidelights and transom lights at the main entrance. Full-height porches are also common.



Greek Revival style Edward Murrell House built in 1859 at 205 Madison Street.



The Franklin House was built in 1853 at 300 Harrison Street.

HOUSE FORMS – GOTHIC REVIVAL, ca. 1840-ca. 1880

The Gothic Revival style became a popular architectural style for country homes during the mid- to late nineteenth century. The style was promoted through pattern books by Andrew Jackson Downing and emphasizes steeply pitched roofs with multiple gables and wide porches. Common details include decorative vergeboard trim along the gables and Gothic pointed-arched windows. Other details often include quatrefoil and trefoil vergeboard or decorative trim.



The dwelling at 602 Washington Street is a notable example of the Gothic Revival style.

HOUSE FORMS - ITALIANATE, ca. 1840 - ca. 1885

The Italianate style was one of the most dominant residential architectural styles in the United States during the late nineteenth century. The style arose in England as part of the Picturesque movement, which emphasized rambling, informal Italian farmhouses and villas. Like the Gothic Revival style, the Italianate design was popularized in America through the pattern books of Andrew Jackson Downing. Principal features of the Italianate style are low-pitched roofs with wide, overhanging eaves with decorative brackets, and tall, narrow windows often with arched hood molding and with elaborate cornices. Many examples also feature a square cupola or tower.



The James W. Watts House built in 1880 is Lynchburg's most notable example of an Italian Villa (1007 Court Street).



Italianate style rowhouse at 613-623 Cabell Street.

HOUSE FORMS – SECOND EMPIRE, ca. 1855 - ca. 1885

Closely related to the Italianate style is the Second Empire style, which also arose from the European Picturesque movement. French building fashions inspired the Second Empire style, particularly its distinctive roof design. Known as a mansard roof, this dual-pitched hipped roof style was named for French architect Francois Mansart who used it extensively during the reign of Napoleon III. The unique roofline was also practical as it provided a full upper story of usable attic space. Dormer windows typically appear on the steep lower slope. At the eaves are bracketed cornices and windows often display hood molding.



The William Carroll House was built in 1878 at 1020 Harrison Street.



Craighill Duplex built at 1307-09 Church Street.

HOUSE FORMS - QUEEN ANNE, ca. 1880 - ca. 1910

The Queen Anne style was popularized in the late nineteenth century and featured an asymmetrical floor plan and extensive exterior detailing. This style is generally two-stories in height and often features corner towers, turrets, or projecting bays. Exterior wall surfaces are often varied with mixtures of brick, wood, stone, and wood shingles. Large wraparound porches with milled columns and balusters are usually present on the main facade. Windows are one-over-one sash or of small multi-light design. Roofs often have slate or metal standing seam surfaces. Brackets or decorative vergeboard are often found in the gables.



Beasley House built in 1905 at 505 Washington Street.



Queen Anne style dwelling at 1528 Rivermont Avenue.

HOUSE FORMS – FOLK VICTORIAN, ca. 1880 - 1920

Many of the dwellings in Lynchburg’s Historic Districts are Folk Victorian designs, both in side gable and gabled ell forms. Side gable plans have their roof forms parallel to the street while gabled ell plans have projecting bays on the main façade. These dwellings are typically two stories in height, of frame construction, and have porches on the main facades. Decoration is often more restrained than in the high style Queen Anne and Colonial Revival styles. Dwellings in these forms may have both milled and Tuscan porch columns, eave brackets, and combinations of weatherboard and wood shingles.



Side gable dwelling at 405 Harrison Street with milled columns.



Gabled ell Anne Spencer House built in 1914 at 1313 Pierce Street.

HOUSE FORMS – COLONIAL/GEORGIAN REVIVAL, ca. 1880 - ca. 1955

A renewed interest in colonial America and the early English and Dutch houses of the Atlantic seaboard gave rise to the Colonial Revival style in the late nineteenth century, and the style continued to be a dominant house form into the 1950s. Colonial Revival dwellings typically have a symmetrically balanced façade with a central entrance and double-hung sash windows with multiple panes, often appearing in adjacent pairs. The front doors are commonly accentuated with a fanlight and/or sidelights, and a decorative cornice supported by pilasters or an entry porch displaying slender columns. Georgian Revival houses are more historically correct and have a greater emphasis on decorative elements and details.



The dwelling at 3104 Rivermont Avenue is an example of the Colonial Revival style.



The Georgian Revival style Morrison House was built in 1905 at 1411 Madison Street.

HOUSE FORMS –AMERICAN FOURSQUARE, ca. 1900 - ca. 1925

The American Foursquare house plan has its roots in the Colonial Revival style but may also feature Craftsman elements. American Foursquare designs feature rectangular or square plans with hipped roofs, and one-story porches on the primary facade. Porches often have square or Tuscan columns and eaves often feature modillion blocks or brackets. The roofline on the primary facade often displays a hipped dormer with windows.



An American Foursquare dwelling at 2140 Rivermont Avenue.



American Foursquare dwelling at 1112 Harrison Street.

HOUSE FORMS – CRAFTSMAN, ca. 1910 - ca. 1930

The Craftsman style was one of the most common architectural styles in America during the early 20th century. The style is characterized by low pitch gable or hipped roofs, often with dormers on the main façade. Dwellings typically have large broad porches which usually extend across the front façade and are often supported by tapered columns resting on stone, brick or frame piers. This style has an emphasis on horizontality with wide roof eaves. In many examples, rafter tails and knee braces are visible below the eaves. Fine examples of the Craftsman style are found along Rivermont Avenue. Bungalows are a common house form reflecting the Craftsman style and these terms are often interchanged.



A Craftsman dwelling at 2203 Rivermont Avenue.



Shingled Craftsman dwelling at 2241 Rivermont Avenue.

VI. DESIGN GUIDELINES

OVERALL APPROACH AND FORMAT

The primary approach of the Historic Preservation Commission (HPC) in design review guidelines is the emphasis on preservation over complete remodeling. This view is illustrated through the use of terms such as *repair*, *retain*, *maintain*, and *replace in kind*. In conducting its review the HPC will review Certificates of Appropriateness with the following approach:

- ❖ Applicants are encouraged to first consider preserving, maintaining and repairing original or historic building features.
- ❖ If such features and elements cannot be preserved, maintained and repaired, replacement in kind is then recommended. Materials should ideally be replaced with the same materials and with profiles, dimensions, and textures to match the original as closely as possible.
- ❖ If replacement in kind is not feasible or practical, the HPC will consider the use of substitute materials under some circumstances.

Throughout the guidelines a number of terms are frequently used to reflect the general approach the HPC will consider when making its decisions. These terms and their interpretation are as follows:

Appropriate: Rehabilitation and new construction actions especially suitable or compatible with the design guideline standards.

Acceptable/Permissible/Approvable: These terms are used in the guidelines to identify rehabilitation and new construction actions which will be approved under most circumstances. Although these actions may not be the ideal approach to a design issue, they will meet the intent of the guidelines sufficiently to warrant approval.

Recommended: Suggested, but not mandatory actions outlined in the design guidelines.

The design guidelines are concerned with all aspects of historic structures and especially with facades visible from streets. Most often the public views buildings from the street or sidewalk. The fronts of buildings also typically contain the most defining features of the property such as porches, main entrances, and decorative details. The rear of buildings provides more flexibility for additions or alterations since they are generally not readily visible due to the building's placement on the lot or screening by landscaping or fences. Construction at the rear of buildings is preferred when additional living space is required.

This manual provides design guidelines for residential properties. The guidelines appear in alphabetical order by design review element and building features. Included is information on common rehabilitation questions, recommendations for maintaining the site and setting of historic areas and guidance for new construction. Illustrated descriptions and photographs of the architectural details in Lynchburg are included to familiarize property owners with typical features and characteristics. Property owners are encouraged to refer to the guidelines when planning or designing new construction projects, planning exterior rehabilitations, and completing everyday maintenance.

When areas are designated as local historic districts, the guidelines must be followed in order to receive a Certificate of Appropriateness (COA). A sample COA is provided in Appendix B of this manual. For non-historic buildings (properties that are less than fifty

years of age or that have been substantially altered), the HPC may apply the guidelines with more flexibility than for historic buildings. In reviewing work affecting non-historic buildings, the HPC's approach is to maintain or enhance their relationship and compatibility with adjacent historic buildings and streetscapes.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

This manual's design guidelines follow the guidelines set forth by the National Park Service. Known as the "**Secretary of the Interior's Standards for Rehabilitation**," these guidelines are used throughout the country by the majority of America's boards and preservation commissions as a basis for local design review guidelines and for projects utilizing federal funds or tax credits. The Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations. They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction. The "**Secretary of the Interior's Standards for Rehabilitation**," are found in Appendix C of this manual. The "Standards" are also available on line at www.cr.nps.gov/hps/tps. This web site also provides information on technical aspects of restoration and rehabilitation including "Preservation Briefs." Preservation Briefs are excellent summaries of various design guidelines and building rehabilitation issues provided free on-line.

VII. GUIDELINES FOR REHABILITATION AND RESTORATION

1. ARCHITECTURAL DETAILS AND FEATURES

(Gingerbread, vergeboards, eaves, brackets, dentils, cornices, moldings, trimwork, shingles, columns, pilasters, balusters, or any decorative or character-defining features)

POLICY:

Architectural detailing is a major component in defining a building's character and style. Original architectural detailing should be preserved and maintained. If the details need to be replaced, the new materials should match the original as closely as possible.

Architectural Details and Features:

- A. should not be removed or changed if original to the building.
- B. may be added to a building if accurately based on physical, pictorial or historical evidence (paint “ghosts,” removed features etc.) or that is consistent with properties of similar design, age and detailing in the surrounding area.
- C. should be repaired rather than replaced.
- D. should approximate the appearance, proportion, profile and texture of the original materials if replacement is feasible.
- E. should not be covered with vinyl or aluminum or other artificial siding.



Preserve and maintain decoration such as eave vergeboard (214 Cabell Street).



Eave decoration should be repaired or replicated using materials to match the original in texture, profile and appearance (405 Washington Street).



Window trim and moldings should not be removed or concealed (1225 Clay Street).



Porch column replacement to match the original at 106 Madison Street.



Preserve and maintain details such as terra cotta capitals (2024 Rivermont Avenue).

2. AWNINGS

POLICY:

Canvas awnings for windows and porches were common features of buildings in the late 19th and early 20th centuries. With the widespread use of air conditioning after World War II, the use of awnings declined. In recent years the use of awnings has increased because they are attractive and save energy costs. Canvas and similar material awnings are appropriate for Lynchburg's historic dwellings.

Awnings:

- A. may be added on buildings at traditional locations such as over windows and doors and attached to porches.
- B. should be of canvas, vinyl-coated, or acrylic material. Metal, plastic or vinyl awnings should not be placed on main facades but may be added on rear facades if not readily visible.
- C. should not cover or conceal significant architectural details.
- D. should be of colors to blend with the building.
- E. should fit the opening. Rectangular openings should have straight across shed type awnings, not bubble or curved forms. Awnings over windows with rounded or oval shapes should have curved awnings to match the opening.



Appropriate use of an arched canvas awning at 2306 Rivermont Avenue.



Canvas awnings are also appropriate for front and side porches (3405 Rivermont Avenue).

3. BRICKWORK AND MASONRY

POLICY:

Many of Lynchburg's buildings have brick or masonry (stone) exteriors. Brick can last indefinitely if it is well maintained. The key to brick and mortar preservation is to keep out water and continue to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and will not be approved. Low pressure cleaning like using a garden hose and the use of soft mortar mixes are best for Lynchburg's brick buildings.

Painting or sealing brick exteriors should be avoided in that old brick walls were designed to breathe and let moisture pass in and out. Such coating applications can result in moisture being captured within the walls and accelerating deterioration of the wall, particularly the mortar.

Stone exteriors, foundations, and other features are integral to a dwelling's character and should be preserved and maintained. Stone retaining walls, gate posts, and other original landscape features should also be preserved and maintained.

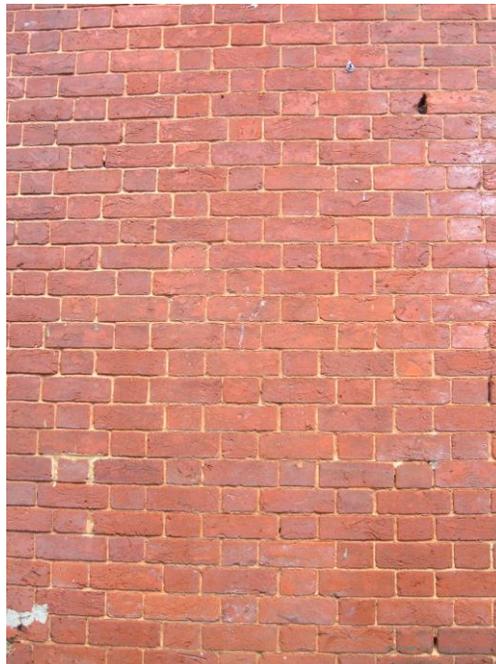
Brickwork and Masonry:

- A. materials original to the building should be preserved and maintained.
- B. should never be sandblasted or subjected to any kind of abrasive cleaning.
- C. should never be cleaned with high pressure water which exceeds 600 pounds per square inch.
- D. should be cleaned with detergent cleansers if needed. If brick or stone walls have bad stains, graffiti or loose paint it is fine to use chemical stain and paint removers. Chemical cleaning can be tricky and messy so professional help is advised for these kinds of jobs. If chemical cleaners or paint removers are used on brick or stone, always conduct a small test patch first on an inconspicuous part of the building to determine the effects of the chemicals.
- E. should be cleaned only when necessary to remove bad stains or paint build up. If there are only a few small stains or a little dirt on the walls it may be best to leave it alone. Avoid putting water or chemicals into walls whenever possible.
- F. should not be treated with water-repellent coatings unless repairs and remedies such as providing adequate drainage off of and away from the building have failed to stop water penetration problems.
- G. should not be covered with silicone-based water sealants. Water sealants can trap water on the interior of the building and damage the inside walls.
- H. that has never been painted should not be painted unless the exterior is extremely mismatched from earlier repairs or patching. Previously sandblasted brick or brick that is in poor condition may be painted to provide a sealing coat.

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia

Paint removal should not be done if the paint is firmly adhered to, and therefore protecting, the brick or stone surface.

- I. should not be stuccoed.
- J. repairs should be done carefully to match the original brickwork and mortar, using hand tools, not electric power saws, to remove mortar.
- K. repointing (fixing the mortar between the bricks) should match the original brick or stone and mortar regarding width, depth, color, raking profile, composition, and texture.
- L. repointing should never be done with Portland cement or other hard mortars but with soft mortars to match the original composition. If the original composition can't be determined, use a historic compound such as one part lime and two parts sand.
- M. features that are missing may be replaced with other brick or stone to match. Salvage companies may have molded or decorative bricks to match those missing on a building.



Flemish bond brick wall at 720 Court Street.



Hard mortars do not allow brick to expand and contract...



Abrasive cleaning such as sandblasting removes the exterior crust of the brick (top left) and exposes the soft inner core (bottom right).



...leading to cracking and spalling.



Masonry should be cleaned with water and detergents or chemicals (818 Court Street).

4. CAST IRON

POLICY:

Lynchburg's older neighborhoods have many dwellings which display decorative cast iron. Cast iron columns and pilasters are located on front porches as well as on balconies and railings. Cast iron features should be preserved and maintained or replicated with new metal to match the original.

Cast Iron:

- A. should not be removed from any building facade.
- B. should be regularly maintained with paint and kept free from rust. If the removal of paint is necessary, low-pressure dry abrasive cleaning (less than 100 lbs. per square inch) may be appropriate. Other removal methods include wire brushing and chemical removers.
- C. elements that are missing should be replicated with new iron to match the original as close as possible in texture, profile and appearance. Substitutions of steel or aluminum are not appropriate.



Cast iron railings should be preserved and maintained (708 Court Street).



Cast iron porch columns are essential to defining a property's architectural character (602 Washington Street).

5. CHIMNEYS

POLICY:

Chimneys often feature decorative brickwork or designs that contribute to a building's architectural character. Chimneys should be maintained and preserved in accordance with the brick and mortar guidelines.

Chimneys:

- A. should not be removed or altered if original or architecturally significant.
- B. should be repointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern. If chimneys have been extensively repointed resulting in mismatched colors and textures, painting the chimney dark red or brown is appropriate.
- C. if unstable or falling down should be rebuilt to match their original design.
- D. should have clay, slate, or stone caps. Metal caps should not be used unless they fit right in the top of the chimney and are not easily seen.
- E. should not be covered with stucco or other veneers.



Chimneys should be preserved, maintained, and repointed in accordance with masonry guidelines (1022 Court Street).



Chimneys were often designed with decorative brickwork such as this egg and dart molding (1022 Court Street).

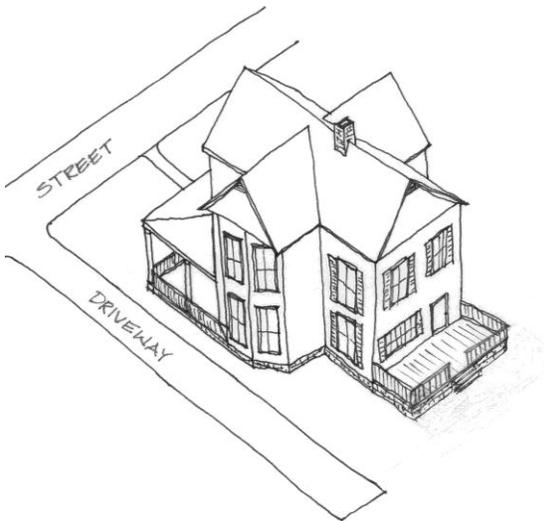
6. DECKS

POLICY:

Porches are preferred to decks but decks are acceptable at the rear facades of buildings. Decks on the sides of buildings are also acceptable if they are not readily visible from the street.

Decks:

- A. should be located at the rear of buildings. If built on the side of a building the deck should be screened from street view with fencing and/or appropriate native evergreen plants and shrubs. Elevated decks and decks on houses on corner lots present challenges that must be addressed on an individual basis.
- B. should be stained or painted to match or blend with the colors of the building.
- C. should be simple rather than ornate in design. If visible from the street, it is recommended that wood decks have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.



Decks at the rear of dwellings are acceptable as long as they are not readily visible from the street.

7. DOORS

POLICY:

Doors and door surrounds are important features in defining the style and character of a building. Original doors should be preserved and maintained and original features should be repaired rather than replaced.

Doors:

- A. and/or their surrounds, sidelights, transoms, and detailing should not be removed or altered.
- B. new doors should not replace historic doors at the front entrance or at side entrances which are visible from the street.
- C. of historic design that are missing should be replaced with new doors appropriate for the style of the building. In replacing missing original doors, replacement doors should be similar in design to the original in style, materials, glazing (glass area) and lights (pane configuration). If the original design is unknown, a secondary entrance may contain an original door which can be moved to the main entrance. Neighboring buildings of the same style and similar date of construction may provide guidance for identifying appropriate doors. Salvage companies may also have historic doors available.
- D. of "decorator" designs available from wholesale hardware stores usually are not appropriate for front entrances. These doors are not similar enough to the historic door designs of most historic dwellings. Doors with fake leaded glass inset designs also are not recommended for front entrances. For Craftsman/Bungalow dwellings, fifteen-light wood doors are readily available from wholesale stores and are acceptable for front entrances.
- E. if doors are introduced where none existed originally, they should be added at the rear or side facades of buildings where not visible from the street and should complement the general character and appearance of the structure
- F. If an existing window is to be removed to create a door for access to an approved new feature such as a porch or deck, every attempt should be made to use doors that approximate the window opening or at least minimize changes to the opening size and facilitate future restoration back to a window.



Doors are often character defining features such as this Colonial Revival door at 1524 Rivermont Avenue.



Federal style door at 1101 Jackson Street.



Original doors should be repaired and restored (223 Harrison Street).



Original paneled wood doors at 611 Washington Street.

8. FIRE ESCAPES

POLICY:

Multi-story buildings used for commercial and/or rental residential uses often require fire escapes to meet fire and safety codes. Fire escapes, whether incorporated within the walls of the building or attached to exterior walls, should be sited at the rear or sides of buildings which are not visible from the street.

Fire Escapes:

- A. should not be added unless required by building codes or where no other means of upper floor access is reasonably feasible.
- B. should be located where they will not be readily visible from the street.



Fire escapes should not be sited on primary facades, but should be located on side or rear facades where they will not be readily visible from the street.

9. FOUNDATIONS

POLICY:

Foundations in Lynchburg are especially prominent because of the size of the grade changes in the "Hill" historic neighborhoods. Foundation materials include stone, brick, brick piers, poured concrete, and rock-faced concrete block. Original foundation materials should be preserved and maintained. Foundations should be repaired and maintained in keeping with masonry guidelines. The installation of lattice panels between brick piers is more historically correct than infilling between the piers with concrete block or other materials. .

Foundations:

- A. should be preserved and maintained in their original design and with original materials and detailing.
- B. with brick piers should be filled in as traditional for the type and style of the house. Appropriate materials include wood lattice framed panels and/or decorative vertical wood boards. Many commercially available lattice panels, particularly those with lighter weight, rough finished and stapled slats, are not appropriate for this purpose. Lattice panels should be set back from the fronts of the piers and should be painted with colors that complement the exterior colors and appearance of the structure
- C. should not be concealed with concrete block, plywood panels, corrugated metal, or wood shingles.
- D. if masonry, should be cleaned, repaired, or repointed according to masonry guidelines.
- E. of brick should be painted or stuccoed only if the brick and/or mortar is mismatched or inappropriately repaired. Dark reds, browns or other traditional brick colors are appropriate paint colors for foundations.
- F. infilled with concrete block should be stuccoed or painted to match the brick or concealed beneath lattice panels.

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia



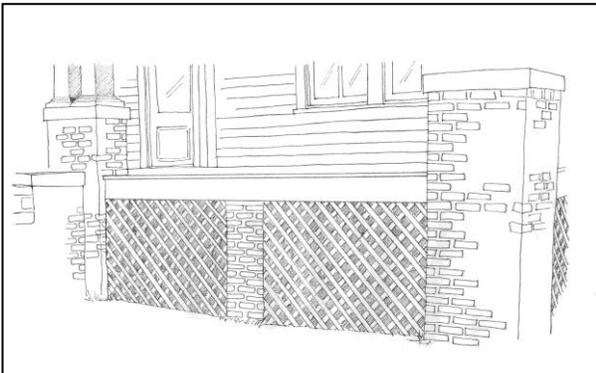
Lattice panels are appropriate and recommended for infill between brick pier foundations (602 Washington Street).



Preserve, maintain and repoint correctly original stone foundation materials (302 Cabell Street).



Appropriate lattice panels between brick piers (1015 Federal Street).



Lattice panels should be added between piers not in front or behind them.



Brick pier foundations are often prominent features due to the steep slopes in the "Hill" districts (401 Washington Street).

10. GARAGES AND OUTBUILDINGS

POLICY:

Many dwellings retain original or added outbuildings constructed before the mid-1950s. These buildings contribute to the character of the historic districts and should be preserved and maintained as long as feasible.

Existing Garages and Outbuildings:

- A. that contribute to a property's historic character, or are original to a property should be preserved and maintained. (Structures not listed on the historical survey documentation at the time a structure or area was designated as historical and which clearly lack or do not contribute to the property's historic character may be considered for demolition pursuant to Section X of these guidelines). Original or historic features such as siding and windows should be repaired or replaced to match the original if readily visible from the street.
- B. original to a property should not be moved or relocated to another part of the lot.
- C. original doors such as early 20th century garage doors should be maintained to the greatest extent possible, but may be retrofitted with modern hardware and custom garage door openers.



Garage at 309 Washington Street with original garage doors.



Frame garage at 1020 Jackson Street.



Single bay garage at 600 Pearl Street.

11. GUTTERS AND DOWNSPOUTS

POLICY:

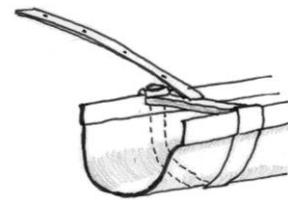
Gutters and downspouts should be regularly maintained. Built in box gutters or hidden gutters should be preserved and repaired as needed. If new hanging gutters are required, half-round designs are the most historically accurate.

Gutters and Downspouts:

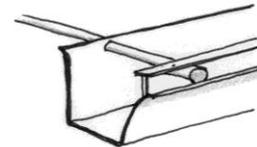
- A. of boxed or built-in type should be repaired rather than replaced if possible.
- B. of hang-on type should be half-round rather than "K" or ogee.
- C. should have downspouts located away from significant architectural features on the front of the building.
- D. should provide proper drainage through use of downspouts and splashblocks to avoid water damage to the building.



Box gutter and downspout at 2208 Rivermont Avenue.



Half round hanging gutters should be added to historic buildings...



...not ogee gutters.

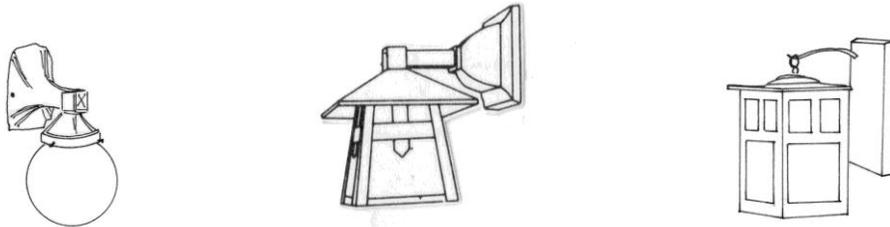
12. LIGHTING

POLICY:

Many early 20th century dwellings retain original exterior light fixtures at the porch ceiling or adjacent to the main entrance. Distinctive tinted globes and the "box" shaped fixtures for Colonial Revival and Tudor Revival dwellings are part of a building's character and should be preserved and maintained. If original light fixtures are missing, light fixtures with simple designs and detailing are preferred to large, ornate colonial or "Williamsburg" style fixtures. Many companies now provide light fixtures based upon historic designs and the addition of these types of period fixtures is appropriate and encouraged.

Lighting:

- A. fixtures original to the building should be preserved and maintained.
- B. fixtures introduced to the exterior of a structure should be consistent with the style and scale of the structure, and mounted on porch ceilings or adjacent to entrances.
- C. for security, such as flood lights, should be mounted on rear or sides of buildings rather than on the front. Floodlights mounted in the front yard to illuminate the front of the house are acceptable.
- D. for sidewalks and front yards should be of small footlights rather than post-mounted fixtures.



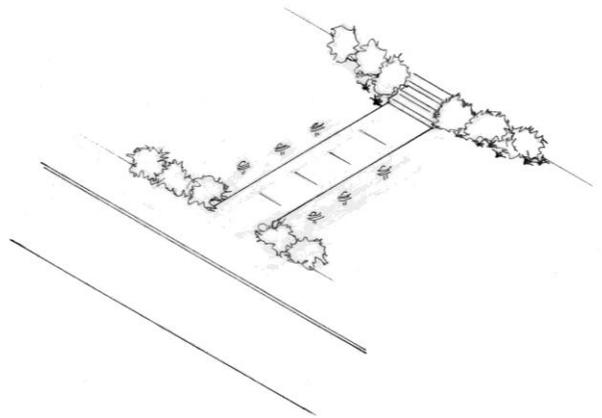
Preserve and maintain historic light fixtures



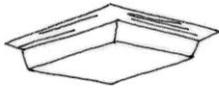
Preserve and maintain original light fixtures (2132 Rivermont).



Appropriate footlights for walkways.



Footlights are appropriate for walkways



Appropriate porch ceiling light fixtures.

13. PAINT AND PAINT COLORS

POLICY:

Paint colors require review but most colors are readily approvable as long as they are not loud, garish, or incompatible with a building's architectural style. Property owners are encouraged to select colors to highlight architectural details based on historic tradition for the building's type and style.

Paint and Paint Colors:

- A. should be appropriate for the preservation of historic structures.
- B. should be in keeping with the architectural style of the building.

Architectural Styles and Recommended Palettes

Federal:

Light colors were used for frame and brick dwellings built in this style. Trim typically matched the body color with accents such as shutters in contrasting darker tones.

Body – White, Pale Yellow, Cream

Trim and Accents – White, Cream; Black, Dark Green, Dark Brown, Dark Red.

Greek Revival:

These dwellings were also typically painted in light or pale shades with either matching or contrasting trim.

Body – White, Off White, Pale Yellow, Light Gray, Pale Blue, Pale Green

Trim and Accents – White, Dark Green, Black

Gothic Revival:

Gothic Revival dwellings were often painted in soft earth colors, especially gray. Trim was painted in a contrasting shade of the basic colors.

Body – Pale Yellow, Light and Medium Gray, Light Brown

Trim and Accents – White, Grays, and Browns

Italianate:

Warm earth tones were commonly used for this style of dwelling with trim in the same color in a slightly darker or lighter shade.

Body – Cream, Browns, Grays, Greens

Trim and Accents – Cream, Browns, Grays, Greens

Second Empire:

Similar to Italianate, this style also used warm earth tones with trim in the same color in a slightly darker or lighter shade.

Body – Cream, Browns, Grays, Greens

Trim and Accents – Cream, Browns, Grays, Greens

Queen Anne/Folk Victorian:

These dwellings had a diversity of colors using contrasts for the body and trim.

Body - Tan, Red, Green, Brown

Trim and Accents - Darker colors such as Dark Olive, Salmon Red, Dark Brown.

Colonial Revival

Light colors predominated for dwellings in this style.

Body – Yellow, Light Gray, Light Blue

Trim and Accents – White, Off-White, Cream

Georgian Revival

Light colors also dominated for dwellings in this style.

Body – Yellow, Light Gray, Light Blue, Gray Blue

Trim and Accents – White, Off-White, Cream

American Foursquare

As a variation of the Colonial Revival style American Foursquares generally had simple color schemes with one color for the body and one color for the trim. Light colors predominated for dwellings in this style.

Body – Yellow, Light Gray, Light Blue, Light Green

Trim and Accents – White, Off-White, Cream

Tudor Revival:

Darker colors such as earth tones were used. Dark stains were also used in place of paint. Brick, stone, stucco and concrete were generally left unpainted.

Body – Brown, Green, Gray, Dark Red

Trim and Accents – Reds, Browns, Greens and shades of Tan

Craftsman

Craftsman dwellings with exteriors of brick were generally left unpainted as were those with exteriors of stained wood shingles. Frame Craftsman dwellings were generally painted in shades of gray or brown with dark trim colors.

Body – Gray, Light and Medium Brown

Trim and Accents – Dark Brown, Maroon, Dark Olive and Dark Green



Removal of original paint and priming the wood surface helps to ensure a long lasting paint job (1102 Federal Street).



Paint colors can be used to highlight architectural details (509 Cabell Street).

14. PORCHES

POLICY:

Porches are one of the most important defining characteristics of pre-1955 residences. Original porches should be repaired and maintained. Porches on the fronts of residences should not be enclosed with wood or glass panels although the screening of porches on the fronts of residences may be considered. If replacement of porch elements is required, use materials to closely match original or historic components. If the original porch is missing, construct a new porch based upon photographic or physical evidence, or base the design upon historic porches of district buildings built at the same period and in a similar architectural style. In some cases turn of the century dwellings had their original porches removed and replaced with a later style/period porch. These porches reflect the building's historical evolution and may be significant features in their own right.

Porches:

- A. on front and side facades should be maintained in their original configuration and with original materials and detailing. Porches should not be removed if original. Where original porches have already been removed and a subsequent generation porch exists, removal of the current generation porch and restoration to the original style may be considered based on the condition of the current porch, photographic or architectural evidence of the original porch and any historical significance that may be attributed to the current porch.
- B. and their details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trimwork, to match the original in design, materials, scale, and placement.
- C. on the fronts of dwellings should not be enclosed.
- D. on the rear and sides of dwellings may be enclosed when not visible from the street and if the height and shape of the porch roof is maintained.
- E. of wood should have wood steps, not brick or concrete steps.
- F. of brick, concrete or tile may have similar materials used for rebuilding front steps and stairs if needed. The use of pre-cast concrete steps for front porches is not appropriate.
- G. may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Wood framing for the screen panels is preferred, however, anodized or baked enamel aluminum frames are also acceptable. The use of "raw" or milled aluminum framing is not appropriate. Limited use of lattice panels for privacy may also be acceptable. See Section 18 for additional discussion.

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia

H. may have trellises of wood for plants if desired.

I. of wood on the primary façade should have wood tongue and groove flooring running perpendicular to the façade. The use of composite or synthetic materials matching both dimensions and profile of traditional tongue and groove porch flooring can be considered for porch floors when painted.



Cast iron porch at 307 Washington Street.



Italianate style porch at 917 Federal Street with square columns and eave brackets.



Doric porch columns at 822 Federal Street.



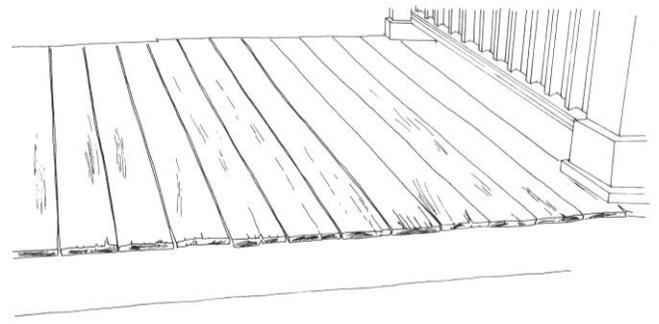
Queen Anne style porch with milled columns and wood shingle railing at 1456 Rivermont Avenue.



Tapered Craftsman style porch columns at 1314 Clay Street.



Porches should be rebuilt based on physical or photographic evidence. If no such evidence exists base the design from similar architectural styles in the district (310 Madison Street).



Wood porch floors should be repaired with floorboards to match the original.



Colonial Revival style porch at 3116 Rivermont Avenue with Corinthian columns.

15. PORCH COLUMNS AND RAILINGS

POLICY:

Historic porch columns and railings should be retained and repaired with materials to match the original. If the original porch columns and railings are missing, replacement porch columns and railings should be appropriate for the dwelling's architectural style.

Porch Columns and Railings:

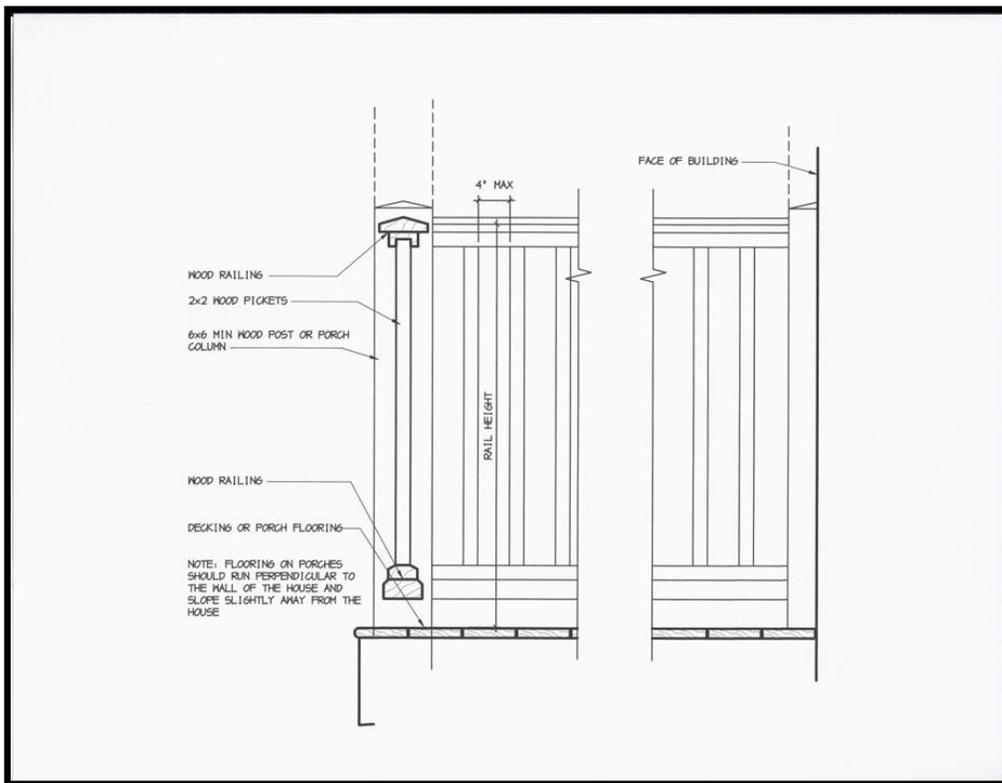
- A. should be preserved and maintained. If repair is required, use materials to match the original in dimensions, scale and detailing.
- B. often deteriorate first at the bottom next to the porch floor. If this is the case, consider sawing off the deteriorated area and replacing this section rather than replacing the entire column.
- C. of aluminum, wrought iron, vinyl, or other modern materials are typically not appropriate for front porches. The use of composite or fiberglass Classical Order columns, matching both dimension profile and texture of traditional columns, may be considered.
- D. on front porches should be rebuilt in historic designs if the original columns and railings are missing. For Queen Anne and Folk Victorian styles of the turn of the century, milled porch columns are appropriate and are readily available from wholesale companies. These porch columns are generally 8' in height and have widths and depths of 4" to 6". For American Foursquare porches round, square, or tapered square wood columns or posts are best. Although generally not available at wholesale hardware stores, they can be ordered from milling companies. These columns should fit the porch height and, if round, have diameters of no less than 6" and no more than 14". Square posts or tapered square posts should be a minimum of 8" and a maximum of 14" in depth and width.
- E. on front porches may require new newel posts. Porch newel posts in historic designs are readily available and are generally 4' high and measure 4" in width and depth. The "ball top" newel post is best for Queen Anne or Folk Victorian porches. The "V-Groove" post is acceptable for Queen Anne, Folk Victorian, and American Foursquare dwellings.
- F. on front porches may require new balusters for the railing. Porch balusters (also called spindles) are readily available in historic designs from wholesale hardware stores. Milled spindles measuring 3' high and 2" in diameter are best for Queen Anne and Folk Victorian dwellings. Balusters or spindles which are smaller than 2" in diameter are not appropriate for exterior porches. Square balusters which are 3' high and 2" to 3" in width and depth are best for American Foursquare and Colonial Revival dwellings.



Wood milled porch columns and railings help define this building's style (518 Washington Street).



This milled column and railing are essential to this property's character (317 Cabell Street).



Typical Rail Detail

16. ROOFS

POLICY:

Original roof forms should be preserved and maintained. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines that are not visible from the street. Historic roof materials such as metal standing seam, clay tiles, or slate should be repaired and preserved. If repair is no longer practical, replacement with an appropriate substitute material is appropriate.

Roofs:

- A. should be preserved in their original size, shape and pitch, with original features (such as cresting, finials, cupolas, etc.), and, if possible, with original roof material.
- B. of slate should be repaired with new slate to match. If deterioration is extensive consider removing slate from rear roof surfaces in order to repair slate on the main and readily visible facades. If overall removal is demonstrated as necessary, the use of faux-slate materials will be considered. The substitution of asphalt or fiberglass simulated slate shingles for slate is not acceptable.
- C. of standing seam metal should be repaired. If replacement is necessary the new roof should match the original as closely as possible in dimensions, seam crimping, and seam spacing. Historically correct commercially available roof coatings may be considered for repairs. The HPC Secretary has information on acceptable materials.
- D. should not have new dormers introduced on front facades but may have dormers added on rear facades or secondary facades where not noticeably visible if in keeping with the character and scale of the structure.
- E. should not have skylights, decks, or balconies added where visible from the street.



If repair and replacement is not possible, the use of faux slate shingles may be appropriate.

Original slate roofs should be preserved, maintained and repaired.

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia



Original metal standing seam roofs should be maintained and repaired if needed (602 Washington Street).



Original metal shingle roof at 429 Rivermont Avenue.



If replacement is necessary use a metal seam roof similar in dimensions, spacing and crimping as the original.



Roof features such as dormers should be preserved and maintained (3104 Rivermont Avenue).



Original clay tile roof at 2701 Rivermont Avenue.

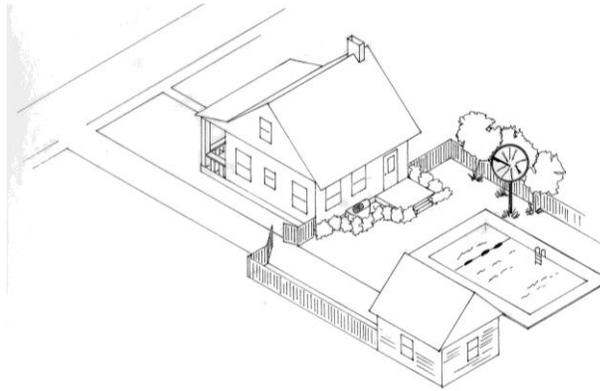
17. SATELLITE DISHES/SOLAR PANELS/VENTS

POLICY:

Satellite dishes may be installed in a locally designated district. Every effort should be made to site them in rear yards, along side yards, or along roof lines not readily visible from the street. As non-historic features, smaller, rather than larger dishes are preferred.

Satellite Dishes/Solar Panels/Vents:

- A. whenever possible, should not be installed in front yards or where visible in side yards.
- B. whenever possible, should not be mounted on the primary or readily visible facades of a building.
- C. that are mounted in yards should be screened by lattice panels, fencing or landscaping.



Satellite dishes should be mounted in rear yards or on rear facades



Low shrubbery in front of this dish would help screen it from view (2132 Rivermont Avenue).

18. SCREENS FOR PORCHES AND DOORS

POLICY:

Screen panels for porches and screen doors for entrances are appropriate if the structural framework is kept to a minimum to retain the open appearance of the porch and the visibility of the historic door behind the screen door.

Screens:

- A. may be added to porches if the structural framework for the screen panels is minimal, and the open appearance of the porch is maintained, and the panels are situated behind porch columns, posts, and railings. Screened-in porches should typically be located on rear or side facades.
- B. screen doors should be preserved and maintained if original.
- C. screen doors if new, should be consistent with the style of the house, be of wood, and full-view or with structural members aligned with those of the original door.
- D. screen windows should be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames.



Screening in front porches is appropriate as long as the framing is kept to a minimum and original porch columns and railings are preserved and maintained.



Original screen doors should be preserved and maintained (2721 Rivermont Avenue).



Replacement screen doors should be of the appropriate period of the building (118 Madison Street).

19. SECURITY DOORS AND WINDOWS

POLICY:

The installation of security doors and window bars on rear and non-readily visible side facades can be approved. Although less appropriate on main facades, security doors may be installed if they are full view design or have minimal structural framing which allow the viewing of the historic door behind it. Ornate security doors with extensive grillwork or decorative detailing are not appropriate for entrances on the primary facade. Window bars on primary facades should also be as visually unobtrusive as possible.

Security Doors and Windows:

- A. are generally not appropriate for primary facades but are acceptable for rear and side facades not visible from the street.
- B. should be full-view, without ornate or decorative grillwork.
- C. that are original to historic dwellings should be preserved and maintained.



Security doors with ornate grillwork should not be added on main facades.



More appropriate security doors.

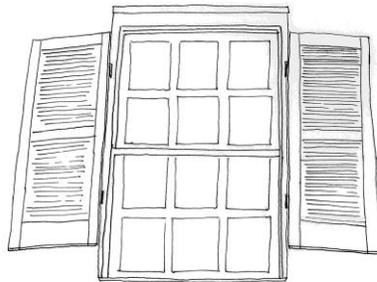
20. SHUTTERS

POLICY:

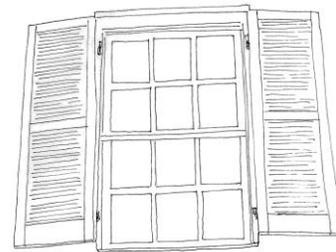
Window shutters were common for historic houses and had practical uses to block the sun in the summer and to protect windows during storms. With the widespread use of air conditioning in the mid-20th century, window shutters became more ornamental than practical and many original shutters have been removed. Original shutters should be preserved and maintained. The addition of new shutters should be of wood and with dimensions that match the window opening.

Shutters:

- A. that are original to the dwelling should be preserved and maintained.
- B. should not be added unless the building originally had them, the shutters are of louvered wood construction or another appropriate historical style, and the shutters will fit the window opening (so that if closed, they would cover the window opening as originally intended).
- C. of vinyl or fiberglass construction are not allowed. These shutters have exaggerated wood graining which is not compatible with historic dwellings.
- D. should be attached to the window frame with appropriate hangers or hinges and not attached directly to the façade wall.



Incorrect Mounting



Correct Mounting



Appropriate shutters at 303 Cabell Street

21. SIDING

POLICY:

Exterior siding materials such as weatherboard, clapboard, shingles and board and batten cladding are essential components defining a building's architectural character. The concealment of original siding with vinyl, aluminum, or other synthetic sidings will not be approved. These siding materials do not successfully imitate the original siding dimensions or texture and there are potential structural problems inherent in the use of these materials on historic buildings. These materials may also not be cost effective compared to continued maintenance and painting of the original siding.

Siding:

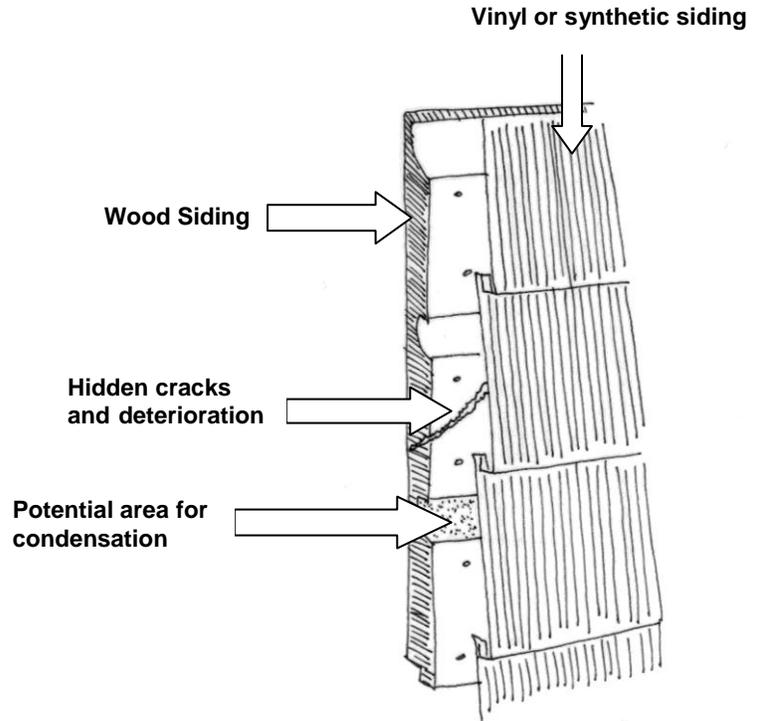
- A. of wood, stucco, concrete block, and brick exteriors original to a building should be repaired. Original siding materials should be replaced only where necessary.
- B. of shingles original to the building should be repaired rather than replaced. If replacement is necessary due to deterioration, the new shingles should match the original in size, placement, and design.
- C. of wood on front and side elevations facing or visible from a street which is deteriorated should be repaired or replaced with wood siding to match the original. Synthetic or substitute materials which effectively replicate the texture and appearance of wood (i.e. fiber-cement (hardiplank) will be considered for siding replacement of horizontal/clapboard siding for rear or side elevations.
- D. previously added to a historic building such as aluminum, asbestos, and vinyl are not compatible materials and their removal and the restoration of the original wood siding is highly encouraged.
- E. of synthetic or substitute materials such as vinyl or aluminum over original wood siding is not appropriate and their use will not be approved except to repair existing in-kind siding or on nonconforming structures. .



Siding materials such as wood shingles and weatherboard should be preserved and maintained (1407 Harrison Street).



Original siding should be repaired and repainted as necessary (503 Washington Street).



Wood deterioration can be accelerated by the application of synthetic sidings.



Exterior materials such as stucco should be repaired as needed and preserved (2312 Rivermont Avenue).



Original wood siding at 1000 Harrison Street.



Concrete block in rock-faced and ashlar finishes was also used in Lynchburg's historic districts in the early 20th century (2450 Rivermont Avenue).

22. SKYLIGHTS

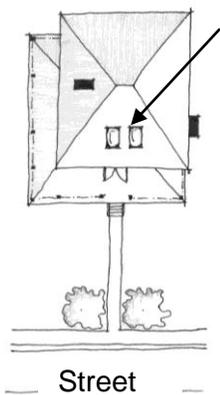
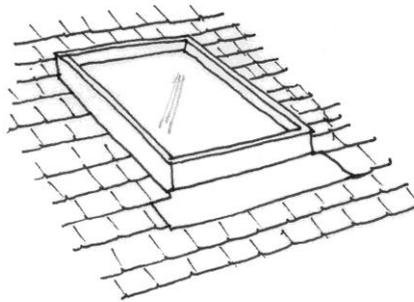
POLICY:

The installation of skylights is appropriate as long as they are placed on rear roof lines, behind gables or dormers, or otherwise not visible from the street. Skylights which are flush with the roofline or lie flat are appropriate.

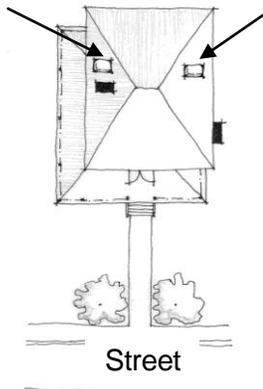
Skylights:

- A. should not be added where visible from the street. Skylights should be placed at rear roof lines or behind gables and dormers.
- B. should be flat or flush with the roofline, not convex or "bubble" designs unless they are not readily visible from the street.

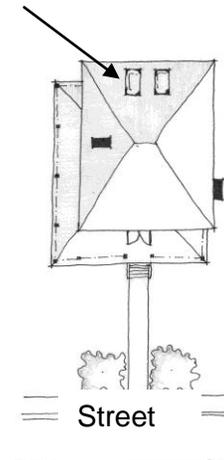
Preferred skylight design



No



No



Yes

Skylights should be mounted on rear facades not readily visible from the street.

23. STAIRCASES AND STEPS

POLICY:

Wood stairs accessing porches should be rebuilt and replaced with new wood stairs to match the original. Original concrete or brick steps and stairs should also be retained and repaired with materials to match.

Staircases and Steps:

- A. original to a property should be retained. Wood, concrete and brick stairs should be repaired with materials to match the original.
- B. on porches with wood floors should be replaced with wood rather than brick or concrete. The addition of brick, concrete, wrought iron steps for front porches of wood is discouraged but acceptable. Pre-cast concrete steps should not be added at entrances which are readily visible from the street.
- C. which are new should be designed with “graspable” handrails which are no larger than 1-1/2” in diameter. These handrails can be attached to existing historic staircases when required to meet codes.
- D. of cast iron should be preserved and maintained.
- E. which never had handrails may have wood or metal handrails added if they are in keeping with the style and design of the building.

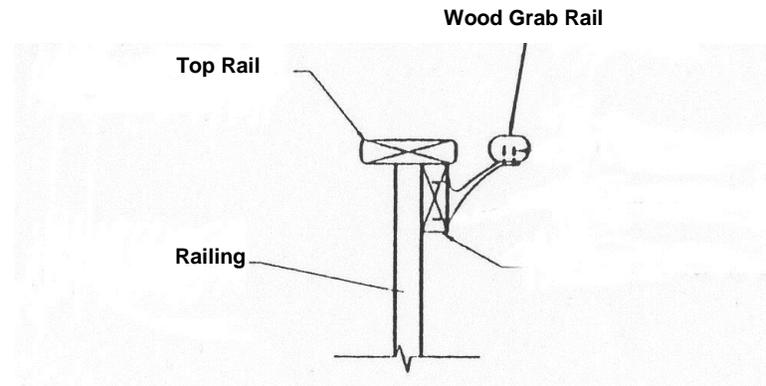


Appropriate rebuilt staircase at 202-204 Harrison Street.

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia



Rebuilt wood stair at 800-802 Rivermont Avenue.



Graspable handrails should be added to meet codes where required.



Original cast iron stairs should be preserved and maintained (602 Washington Street).



Original concrete stairs should be repaired as needed and maintained (478 Rivermont Avenue). Appropriate handrails may be added for insurance and/or code compliance.

24. STORM WINDOWS AND DOORS

POLICY:

The installation of storm windows and doors can help in lowering energy costs and are appropriate for older dwellings. Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. Windows and doors shall match the window trim color. Unfinished aluminum storm windows and doors will not be approved.

Storm Windows:

- A. should be baked-on enamel or anodized aluminum and fit within the window frames, not overlap the frames. Mill finish aluminum should be painted to match the window trim.
- B. should be full-view design or with the central meeting rail at the same location as the historic window.
- C. with built-in lower screen panels are appropriate.
- D. may also include interior storm windows.

Storm Doors:

- E. should be of full-view design and of wood or aluminum with baked-on enamel of compatible trim color .



Storm windows should be of full view design or with meeting rails to match the historic window such as at 2460 Rivermont Avenue.



Storm doors should be full view design in order to expose the historic door behind it (313 Madison Street).

25. WINDOWS

POLICY:

Windows should be maintained or repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is recommended. Windows of baked enamel or anodized aluminum are also acceptable, but these are more appropriate at the rear or sides of dwellings that are not visible from the street. Vinyl windows will generally not be approved. Original window openings should not be covered or concealed. They should also not be partially enclosed for the installation of smaller windows. New window openings should not be added on the fronts of dwellings and are discouraged but may be acceptable at the rear or sides if not visible from the street. The addition of window screens to historic windows is appropriate as long as the screens are full-view design or have a central meeting rail to match the historic window.

Windows:

- A. should be preserved in their original location, size, and design and with their original materials and numbers of panes.
- B. should not be added to primary facades or to side facades where readily visible from the street. The addition of new window openings on rear facades may be acceptable.
- C. should be repaired rather than replaced. A variety of methods and techniques exist for the repair of historic windows. The property/home owner must allow for visible inspection and/or provide physical evidence/pictures to support their claim that windows are not repairable. If the HPC determines that replacement is necessary due to severe deterioration, the replacement should be in-kind to match the originals in material and design. The installation of baked enamel extruded aluminum windows may be acceptable. If aluminum windows are applied they should match historic wood windows as closely as possible in their profile, depth of muntins and surrounding trim. The use of vinyl windows for replacement of deteriorated windows is not generally acceptable. Although discouraged, they may be considered for use at rear facades not readily visible from the street..
- D. of steel or other metal designs and that are historic should be preserved and maintained, or replaced with new metal windows which are similar in appearance and materials.
- E. should not have snap-on, interior or flush muntins. These muntins are much thinner in profile than the muntins on historic windows and don't provide the window with the appearance of a historic window. Simulated Divided Lights (SDL), where the muntin is on the outside of the exterior glass visually creating the appearance of a historic window is an acceptable alternative.
- F. screens and/or storms: should be of full-view design and of wood or aluminum with baked-on enamel of compatible trim color or anodized in dark colors

G. should not have security bars where visible from the street.



Preserve and maintain original historic windows such as six-over-one wood sash (2308 Rivermont).



Original steel casement windows of the 20th century should also be repaired as needed and retained.



Replacement windows of wood are preferred when replacing wood windows.



Extruded Aluminum clad windows may also be appropriate.

VIII. GUIDELINES FOR NEW CONSTRUCTION

The vacant lots in Lynchburg provide development opportunities for new construction. New construction is welcome when it is compatible with properties along a block or street. **Compatible** means reinforcing typical features that buildings display along the block such as similar roof forms, materials, window and door sizes and placement, porch size and location, and foundation heights. New buildings which are replications or reproductions of historic designs are also appropriate for Lynchburg's historic residential areas. It is important that new construction coordinate with the dwellings found along its specific block. A design that may be appropriate along one block may not work for a different block. Each new building has to be evaluated within its exact location and context.

1. ADDITIONS TO BUILDINGS

POLICY:

In planning additions the best approach is to site additions where they will not be visible from the street, or where they will have the least effect on the building's overall form and plan. The rear of buildings is the best locations for the addition of rooms, wings, porches, or decks. Enlarging a structure through adding additional stories is not appropriate except at rear roof lines which are not readily visible.

Additions:

- A. should be located at the rear of buildings, not on the front or sides of buildings which are readily visible from the street.
- B. should be secondary (smaller and simpler) than the original building in scale, design, and placement.
- C. should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of window, door, and cornice heights.
- D. should not imitate an earlier historic style or architectural period. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a Colonial Revival house.
- E. may be designed to appear distinguishable from the historic building. The recommended approach is for additions to reflect characteristics of the current period in design but compatible with the original building.
- F. should be built in a manner that avoids extensive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building.

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia

G. should keep the exterior walls of the original building as intact as possible and use existing door and window openings for connecting the addition to the building.

H. should not be made through framing or glassing in the front porch or a prominent side porch.

I. should not be made through the addition of new stories at a readily visible roofline.

J. should be of materials compatible with the historic fabric of the house. The use of approved synthetic materials may be considered. (See Sub-Section 3.I: New Buildings/Material and material color,

K. should not have skylights, decks, or balconies added where visible from the street.



Appropriate size and scale for rear porch.



Appropriate size and scale for rear addition.



Appropriate scale for rear additions

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia



Main façade...



...and added rear wing which is not readily visible from the street.



Main façade...



...and appropriately scaled rear addition.



Main façade...



...and appropriate two-story wing.

2. ROOFLINE ADDITIONS: DORMERS

POLICY:

If additions to roofs are desired such as new dormers, these should be added at rear or side rooflines that are not visible from the street.

Dormers:

- A. should be in keeping with the character and scale of the dwelling.
- B. should not be introduced on front facades, but dormers may be added to rear or secondary facades where not readily visible.
- C. and other roof additions such as decks, or balconies should not be added where readily visible from the street.



Compatible new gable dormers on the rear façade.



Appropriately scaled rear dormer addition which is recessed from the side gable roofline.

3. NEW BUILDINGS

POLICY:

New construction of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street.

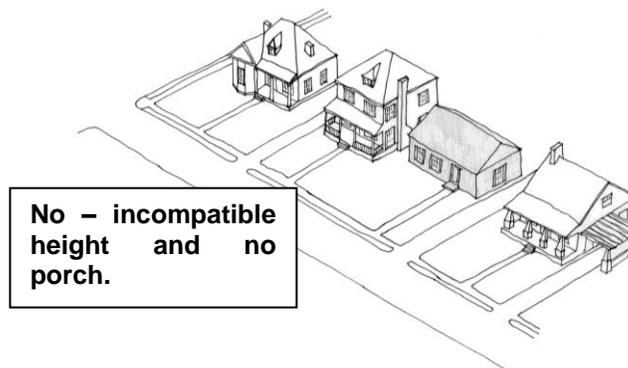
Primary Buildings



Vacant lots such as at the corner of Byrd and Rivermont offer opportunities for infill construction.

New construction of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:

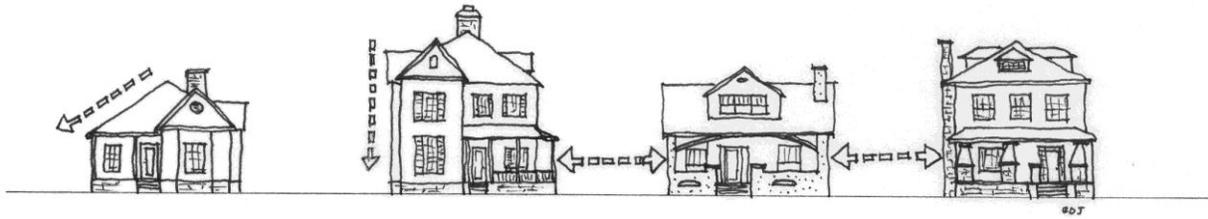
A. **Shape.** Variations of rectangular and square forms are most appropriate for the district;



New construction should be in keeping with adjacent properties in height and porch configuration.

B. **Scale (height and width).** Most residential areas of Lynchburg have zoning that restricts new construction to no more than two-and-one-half stories or forty feet in height. This maximum height would be appropriate for most blocks in the city's historic

areas. On blocks which have predominately one-story buildings, new construction of one-to two-stories would be more appropriate;



New construction should be consistent in roof forms, heights and spacing.

C. Roof shape and pitch. Roof slope ratio for new construction should be a minimum of 6:12 to a maximum of 12:12 (6:12 refers to six inches of rise to 12 inches of run in measuring slopes). Roof forms of gable and hipped variations are more appropriate than those of flat, mansard, or gambrel forms. Flat roofs are generally appropriate only for commercial buildings;

D. Orientation to the street. All buildings should have at least a secondary entrance and some type of entry porch on the front of the building. Most buildings in Lynchburg have their fronts oriented towards the street and this characteristic should be maintained by new construction;

E. Location and proportion of porches, entrances, windows, and divisional bays. Porches should have roof forms of gable or shed design and at least cover the entrance. Porches which extend partially or fully across the main facade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be a minimum of six inches and a maximum of ten inches square or in diameter. Porch railings should have balusters which are no more than two inches square or in diameter. New windows should be rectangular sash whose proportions on the main facade should not exceed three-to-one in a height to width ratio or be any less than two to one in height-to-width (two-to-one proportions are preferred). No horizontal sash or awning type windows should be placed on the fronts of buildings. The use of plastic or "snap-in" muntins (window pane dividers) is not permitted;



New construction should be consistent with existing foundation and floor to ceiling heights.

F. Foundation height. Height of foundations should be a minimum of 1 foot, six inches above grade. No slab foundations or at-grade foundations should be utilized on the fronts or visible sides of buildings. Foundation heights should be consistent with the average heights of other buildings on the street;

G. Floor-to-ceiling heights. Floor to ceiling heights should be consistent with the majority of buildings along the block and the surrounding neighborhood;

H. Porch height and depth. Porch heights should be consistent with those of adjacent buildings. Porch depths should be a minimum of six feet;

I. Material and material color.

Foundations: Most foundations are of brick, poured concrete or concrete block. Poured concrete is more appropriate than concrete block. If concrete block is used, a stucco wash is recommended to provide a smooth surface. Split faced concrete block is also an acceptable foundation material.

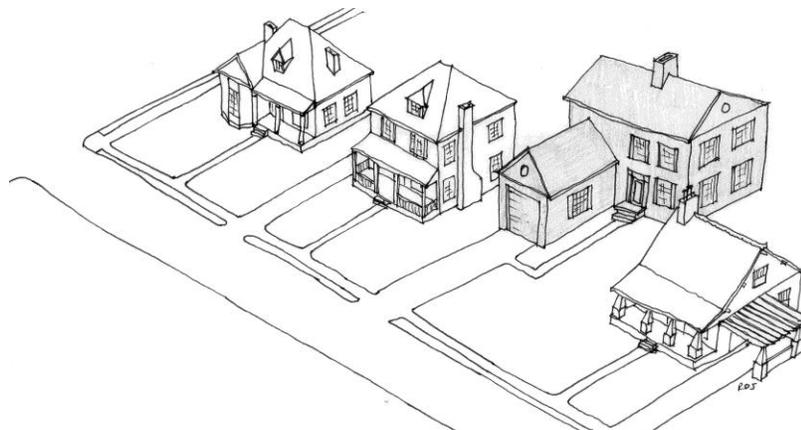
Brick Dwellings: If the new construction is of brick, the brick should closely match typical mortar and brick color tones found in the district and along the block. White or light mortars provide too much contrast with typical dark brick colors and should be avoided.

Frame Dwellings: If the new construction is of frame, the preferred exterior material is horizontal wood siding which is a minimum of four inches and a maximum of six inches in width. The use of cementitious siding is also acceptable as long as it meets these size recommendations. Vertical board siding is not appropriate for new construction on the fronts or sides of buildings. The use of vinyl or aluminum siding is not considered appropriate and will not be approved.

Windows: Wood construction is preferred for windows, especially those on the fronts of buildings. The use of dark anodized or baked enamel aluminum windows or storm windows is appropriate. Although discouraged, the use of vinyl clad windows may be considered for use at rear facades not readily visible from the street.

J. Details and texture. The width of window and door trim should match the typical window and door trim of historic buildings along the block and surrounding area. New construction should have details consistent with adjacent historic buildings including eave widths, soffit details, and fascia boards.

K. Placement on the lot. Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. Placement of a building on the lot should be located at the original setback.



Garages should not be placed on primary facades in historic areas. This new dwelling is also incompatible with its setback and lack of a front porch.

Secondary Buildings

Secondary Buildings such as garages, carports, garden sheds and other outbuildings should be:

- L. located on rear or side facades, not on primary facades. Free-standing carports shall be located at the rear of buildings and shall not be readily visible from the street. Most readily available carport designs have flat roofs and metal support columns and are not compatible with older building designs
- M. smaller in scale than the primary building;
- N. simple in design but reflecting the general character of the primary building. For example, use gable roof forms if the main dwelling has a gable roof, hipped roof forms if the main dwelling has a hipped roof etc.;
- O. located as traditional for the street, near an alley or at the side of the dwelling, not close to or attached to the primary building; and
- P. compatible in design, shape, materials, and roof shape to the main building.
- Q. preferably of wood siding. However, if located along rear alleys or towards the rear of the lot, secondary buildings may have approved synthetic exterior siding materials such as hardiplank. Along rear alleys or rear lot lines, standard pre-fabricated buildings may be considered. Typically, the orientation of the siding (i.e. horizontal or vertical) should be consistent with the orientation of siding on the primary structure.
- R. historic in design and detailing. For garages, wood paneled doors are more appropriate than paneled doors of vinyl, aluminum, or steel. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages.



This new dwelling is compatible with adjacent historic dwellings through its roof form and pitch, materials, fenestration and porch design.



New dwelling built in a gable front plan with appropriate detailing.



This new dwelling respects foundation heights, materials, roof forms and porch design.



This new dwelling combines both contemporary form with historic details.

IX. GUIDELINES FOR SITE AND SETTING

1. FENCES

POLICY:

Fences were used in Lynchburg to separate lots and to outline front yards. Fences were typically constructed of wood, cast iron, brick, stone, or woven wire. Lynchburg is notable for the amount and quality of its historic cast iron fences. Historic (pre-1955) fences should be preserved and maintained. The construction of new fences based upon historic designs and materials is also appropriate.

Fences:

- A. of cast iron, stone, metal (wire) or brick that are original to the property (or built before 1955) should be preserved, or if missing, may be reconstructed based on physical or pictorial evidence.
- B. of cast iron may be added to properties with buildings constructed to the early 20th century. Cast iron fences are not appropriate for buildings built after 1920.

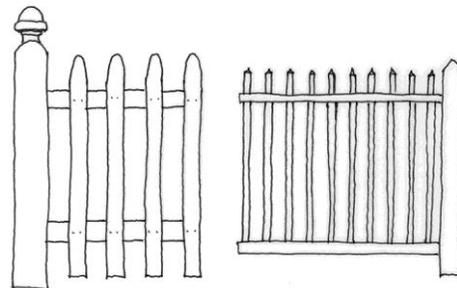


Cast iron fence with manufacturer's plate at 822 Federal Street.



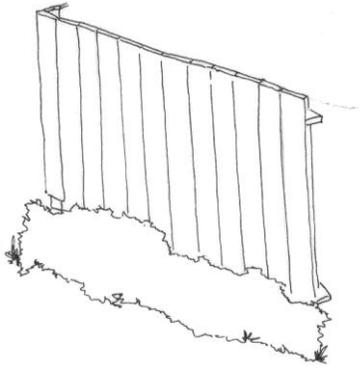
Acceptable woven wire fence design.

- C. of wood pickets are appropriate for front yards and should be painted or stained light, pale white or beige tones. Wood fences in front yards should be no taller than three feet, have pickets no wider than four inches and set no farther apart than three inches. Woven wire fences in front yards should also not be more than three feet tall.
- D. of wood boards for privacy should be located in rear yards and generally be no taller than six feet (most pre-fabricated wood fence sections are 8' wide by 6' high). Privacy fences of this height should be at least half-way back from the front to the back walls on the side of the house. Privacy fences of flat boards in a single row are more historically correct than shadowbox (alternating boards) designs but both designs are acceptable. Fences with flat tops, "dog ear", or Gothic (pointed tops) designs are all acceptable. "Stockade" designs are discouraged. Fences should be finished side visible to the outside of the perimeter, and stained or painted to blend with the building.
- E. of free-standing brick or concrete walls are not appropriate in front yards but are acceptable at rear yards and side yards not visible from the street.
- F. of split or horizontal rails, and of railroad ties or timbers, whether freestanding or as retaining walls, are not appropriate for front yards but may be added at rear yards or non-visible side yards.
- G. of chain link are not considered appropriate and will not be approved except for repairs to existing nonconforming fences resulting from the designation of the property/district as historic.



Recommended picket fence designs.

Appropriate wood picket fences in the 300 block of Harrison Street.



Recommended privacy fence design, finished side out.



Appropriate privacy fence at 416-418 Washington Street.



Stockade style fences (typically tall, solid board fences with “pickets” having flat side on the interior, and rounded side on the exterior) are discouraged.

2. WALLS

POLICY:

A number of lots in Lynchburg’s overlay districts are outlined with stone or concrete walls. Typically these are low and are used to define the yard from the sidewalk. Historic (pre-1955) walls should be preserved and maintained.

Walls:

- A. of stone, concrete, or rock-faced concrete block that are original to a property (or erected before 1955) should be preserved, or if missing, may be reconstructed based on physical or pictorial evidence.
- B. should be repaired with materials which closely approximate the original.
- C. of stone, brick, or concrete may be added in front of a property if historically appropriate and consistent with the character of the district. Use of fabricated or faux stone is discouraged.



Original stone wall at 2024 Rivermont.



Stone retaining wall in the 900 block of Federal Street.



Stone retaining wall at 900 block of Federal Street



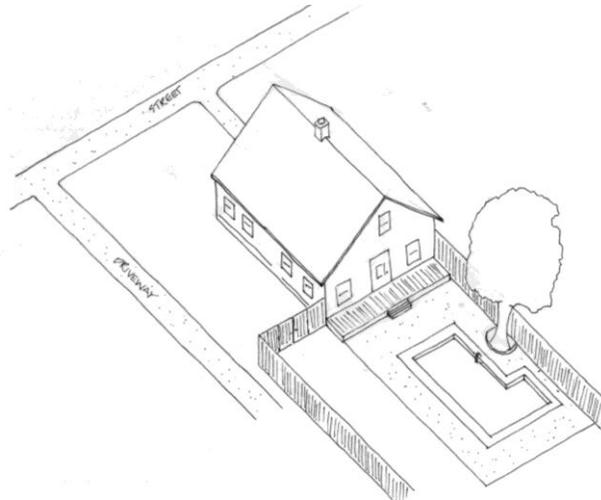
Concrete wall on Washington St.

3. LANDSCAPE ELEMENTS – POOLS, FOUNTAINS, GAZEBOS, PERGOLAS, PATIOS & HARDSCAPES

POLICY:

The installation of swimming pools, fountains, gazebos, pergolas, patios, etc. should be limited to rear yards. Swimming pools should be screened from view by fencing or landscaping.

- A. Installation of landscape elements including but not limited the examples above is subject to review by the HPC. Other landscape work (i.e. planting of natural vegetation, trees, gardens, etc.) that does not substantially alter the contour of a site or its historical character does not require a COA.
- B. Swimming pools should be sited at rear yards and screened from street visibility by fencing or landscaping.



C. Patios & Hardscapes

1. should generally be located in rear or side yards.
2. should be constructed of materials to include but not be limited to brick, brick pavers, colored concrete pavers, slate, flagstone, exposed aggregate concrete.
3. that require retaining walls should have the walls constructed of comparable materials. Wood landscape or railroad ties are discouraged.

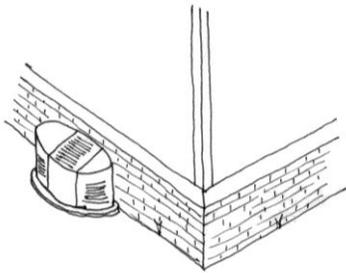
4. MECHANICAL SYSTEMS

POLICY:

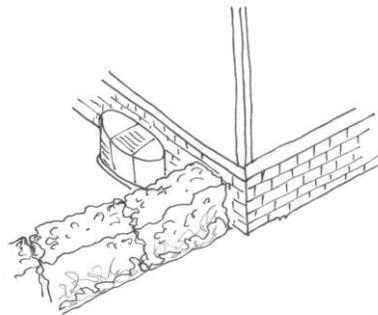
Modern air conditioning and heating units often require condensers and other units to be placed on the exterior. Heating and cooling units should be placed at rear or sides of buildings not visible from the street. The placement of these units at the front of buildings is not appropriate and should be avoided. Screening of these units through shrubbery, fencing, or lattice panels is highly recommended.

Mechanical Systems:

- A. should be located where they are not visible from the street.
- B. if visible on the sides of buildings, should be screened with shrubbery or fencing.
- C. such as window air-conditioners should be located in windows on the rear or sides of buildings and should not result in the removal or replacement of the original window sash or surround.
- D. such as solar energy panels should be located on rear sections of the roof, behind dormers or gables or other areas not visible from the street.
- E. such as electrical and gas meters and other mechanical equipment should be located on the rear or side of a building.



No



Yes

HVAC units should be screened with landscaping or fencing.

5. SIDEWALKS AND WALKWAYS

Policy

Lynchburg's Hill districts have a remarkable collection of brick, block and stone sidewalks and walkways while those in the Rivermont district are of concrete. These sidewalks and walkways are of particular significance in defining the character of these districts and should be preserved and maintained. Brick streets should also be preserved, restored and maintained. Use of stamped asphalt is encouraged when streets have already been paved with asphalt and is considered an acceptable, economic alternative when resources are not available for removal of asphalt and restoration to original street materials.



Restored brick surface on Cabell Street.



This section of Madison Street retains its original brick surface in the Garland Hill Historic District.



Brick sidewalk pattern in the 900 block of Federal Street.



Concrete sidewalk on the 2200 block of Rivermont Avenue.



Stone sidewalk in the 500 block of Washington Street.



Stamped asphalt – 13th Street on Diamond Hill



Brick texture and pattern in the 900 block of Federal Street.

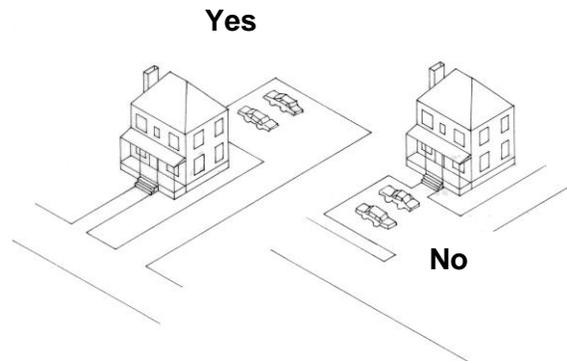
6. DRIVEWAYS AND PARKING LOTS

POLICY:

Historic driveway materials of brick, concrete and gravel should be preserved and maintained. New driveway or parking lot surfaces should be of concrete and brick rather than asphalt. Parking areas should not be sited in front yards but at side or rear locations.

Driveways and Parking Lots:

- A. that are original such as brick or concrete, should be preserved and maintained.
- B. that are new, should be located at the side or rear of the building.
- C. should be of brick, brown pea gravel, concrete, concrete exposed aggregate, or concrete tracks (narrow strips). Blacktop or asphalt driveways are not traditional to Lynchburg's overlay districts and are discouraged.
- D. should have their parking areas located in rear yards and be screened with hedges, shrubs, or fences where noticeable from the street.
- E. should not be sited in front yards unless original to the property.
- F. requiring new curb cuts to access driveways and parking lots should be kept to a minimum. The addition of curb cuts usually results in the removal of historic sidewalk materials, curbs, and retaining walls.
- G. for commercially-used houses, churches, apartment buildings, or schools should be located in rear yards if possible, but when necessary in a side yard, should be located no closer than the front wall of the structure.
- H. on vacant lots between buildings should align edge screening with front facades of adjacent buildings and on corner lots should have edge screening on both the primary and secondary street.



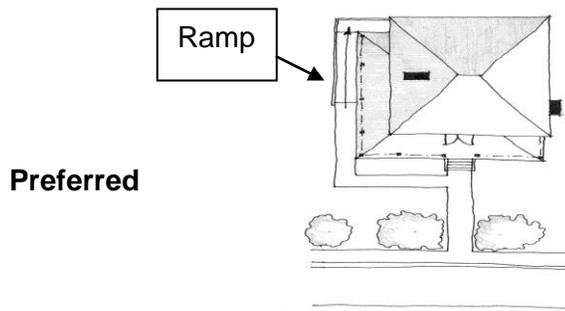
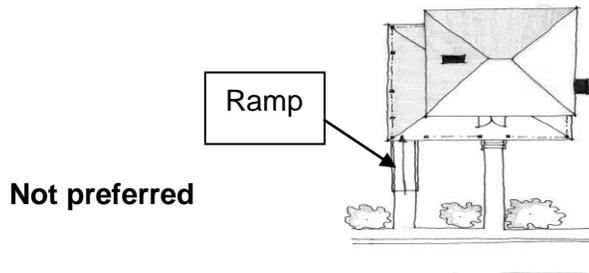
7. HANDICAP ACCESS RAMPS

POLICY:

Handicap access ramps should be sited at the rear or sides of buildings which are not visible from the street. Ramps of wood construction are most appropriate for Lynchburg's historic residential areas and the railings should be with simple designs or match the original porch railing in design and detailing. Ramp construction should not irreparably alter a property and should be built so that the building can be readily restored once the ramp is removed. Retain elements removed for ramp construction for future restoration.

Handicap Access Ramps:

- A. preferably should be located at the rear or sides of buildings. If a handicapped ramp must be placed on the front of a building it should be of wood construction rather than of brick, concrete, or metal. Brick, concrete, and metal ramps are more acceptable at rear and sides of buildings not visible from the street.
- B. of wood construction should be simple in design and configuration using square balusters in the railing and simple square handrails. Ramps may also be designed to match the original porch railing in materials, dimensions, and detailing. Ramps should be painted to match the color of the porch railing or the overall building paint color.
- C. should be screened with landscaping of low shrubbery to provide concealment.
- D. or mechanical handicap lifts should also be considered for installation at rear facades.



Handicap ramps should be sited on the side or rear rather than on the front of dwellings.



Handicap ramps should be of wood and designed to match the original porch railing.



Ramps may also be designed in keeping with the original porch railing as long as they are smaller and secondary to the original porch.



Ramps should be located on side or rear facades and screened with landscaping.



Handicap lifts should also be considered at rear locations when frequent usage is anticipated.

X. GUIDELINES FOR SIGNS

POLICY:

Lynchburg's overlay districts include areas which contain neighborhood commercial buildings or areas zoned for mixed use. Signs should be appropriate for historic buildings in their design and placement as well as meeting the City's sign ordinance.

Signs:

- A. which are historic such as painted wall signs should be preserved, maintained, and repaired when possible.
- B. should typically be of traditional materials such as wood, glass, or metal. Sandblasted wood signs are appropriate. Plastic substrate signs, plywood signs, or unfinished wood are not recommended however, alternative/ composite materials may be considered (i.e. Dibond – laminated aluminum over hard rubber core) depending on use and placement..
- C. should be sized in proportion to the building. Avoid oversized signs.
- D. should total no more than two signs and one sandwich board per building.
- E. that resemble logos or symbols for businesses are encouraged.
- F. should have no more than two or three colors - colors should be coordinated with overall building colors.
- G. should have traditional lettering such as serif, sans serif, or script lettering. Letters should not exceed 18 inches in height and cover more than 60% of the total sign area.
- H. should be located at traditional sign locations for neighborhood commercial buildings such as storefront beltcourses, upper facade walls (not to exceed 5% of the overall wall surface), hanging or mounted inside windows, or projecting from the face of the building. Appropriate sign locations for formerly residential properties include front yards, projecting from porches or eaves, and front walls.
- I. should have mounting brackets and hardware anchored into mortar not masonry.
- J. should have concealed lighting. Spot or up-lit lighting for signs is recommended. Internally-lit signs are not appropriate for commercial buildings in historic areas.



Preserve and maintain original wall signs (508 Cabell Street).



Appropriate free standing sign in front yard at 2460 Rivermont Avenue.



Free standing sign at the sidewalk at 2711 Rivermont Avenue.



Neighborhood commercial buildings in the 1200 block of Rivermont Avenue.



Appropriate sign locations for traditional neighborhood commercial buildings.

XI. GUIDELINES FOR DEMOLITION

POLICY:

Property owners shall not allow their buildings and structures to deteriorate by failing to provide ordinary maintenance and repair. The City's Historic Preservation Ordinance requires that historic properties be maintained in accordance with the standards of the Uniform Statewide Building Code. Demolition of a historic building that contributes to the character of the historic district will only be an action of last resort following review in accordance with the City's Historic Preservation Ordinance.

Note: Non-contributing structures are typically listed in the historical survey documentation and are not subject to the same rigid review as contributing properties/structures. A structure not listed on the historical survey documentation at the time the primary property/structure or encompassing area was designated as historic and which clearly lacks historic character in its own right or does not contribute to the property's historic character, may also be a non-contributing structure and could possibly be demolished pursuant to a determination by and approval of the HPC. However, due caution must be taken by the HPC to ascertain whether the property in fact is non-contributing. Interaction with local/ neighborhood historic/ preservation organizations/ societies is recommended where there may be questions regarding the property at issue. Public safety and welfare may be weighed more heavily in cases where the evidence of historical significance of the property does not exist.

Demolition:

- A. Historic properties must be maintained in accordance with the standards of the Uniform Statewide Building Code (information on file with the HPC Secretary). Property owners cannot allow buildings to deteriorate by failing to provide ordinary maintenance or repair. Section 118.5 of the USBC permits the local building official to allow emergency repairs when it is determined that there is any immediate danger of a building collapsing or falling due to neglect or lack of maintenance.
- B. of any original feature or part of a historic building should be avoided.
- C. of a building which contributes to the historic or architectural significance of a locally designated district cannot occur, unless public safety and welfare requires the removal of the building or structure;

1. a building has lost its architectural and historical value and its removal will improve the appearance of the neighborhood;
2. a building does not contribute to the historical or architectural character and importance of the district and its removal will improve the appearance of the neighborhood; or
3. the applicant has been unable to sell the property after having made an honest attempt to sell the building to an individual or organization that will preserve and restore the building.
4. the property owner has applied to and received approval from the city council.

D. Removal of exterior features for any reason, whether due to neglect, deterioration, damage or willful removal is a violation of zoning ordinance 35.1-44.1 and is subject to penalties. Removal of exterior features is not a violation if it is ordered by the building commissioner pursuant to the provisions of the Uniform Statewide Building Code. Provisions of the Uniform Statewide Building Code can be found at

http://www.dhcd.virginia.gov/StateBuildingCodesandRegulations/Virginia_Uniform_Statewide_Building_Code.htm.

COAs FOR DEMOLITION

In order for a property owner to demolish a historic landmark, building, or structure he or she must:

- 1) Apply to the City Council for such a right;
- 2) Make an honest attempt to sell the property to any individual or organization giving reasonable assurance to preserve and restore the building or structure;
- 3) Determine the market value of the property which can be determined by the City Assessor’s records, or upon the owner’s request by an Appraisal Committee appointed by the City Council. If after the fair market value has been determined and the owner has not been able to sell the property within the waiting time determined by the City, but not exceeding one year, the owner may receive permission for the demolition of the property from the HPC and obtain the necessary demolition permit from the City.
- 4) Allow for offers to sell as determined by the fair market value of subject property are:
 - \$25,000 or less.....3 months
 - \$25,000 to \$40,000.....4 months
 - \$40,000 to \$55,000.....5 months
 - \$55,000 to \$75,000.....6 months
 - \$75,000 to \$90,000.....7 months
 - \$90,000 or more.....12 months
- 5) If no offer to buy has come within the designated period, the owner can renew his request for demolition to the City Council.

XII. GUIDELINES FOR MOVING BUILDINGS

POLICY:

Lynchburg possesses a number of vacant lots that are appropriate locations for new construction or the relocation of pre-1955 dwellings. Moving buildings is generally considered a last resort to demolition and should be considered only if other means of preservation have failed. If a pre-1955 dwelling within or outside a locally designated district is threatened with demolition, it is appropriate to move the dwelling to one of the district's vacant lots for rehabilitation. A building moved into the district should respect the front and side yard setbacks, orientation, and foundation heights of the neighboring properties.

Moving Buildings:

- A. into a locally designated district may be appropriate if compatible with the district's architectural character through style, period, height, scale, materials, setting, and placement on the lot.
- B. that contribute to the historic and architectural character of a district should be avoided unless demolition is the only alternative.