Downtown Historic District Design Guidelines

Town of Fort Mill

July 12, 2016

Tonight’s Agenda

- Introductions
- Draft #1 Design Guidelines
- Next Steps

Introductions

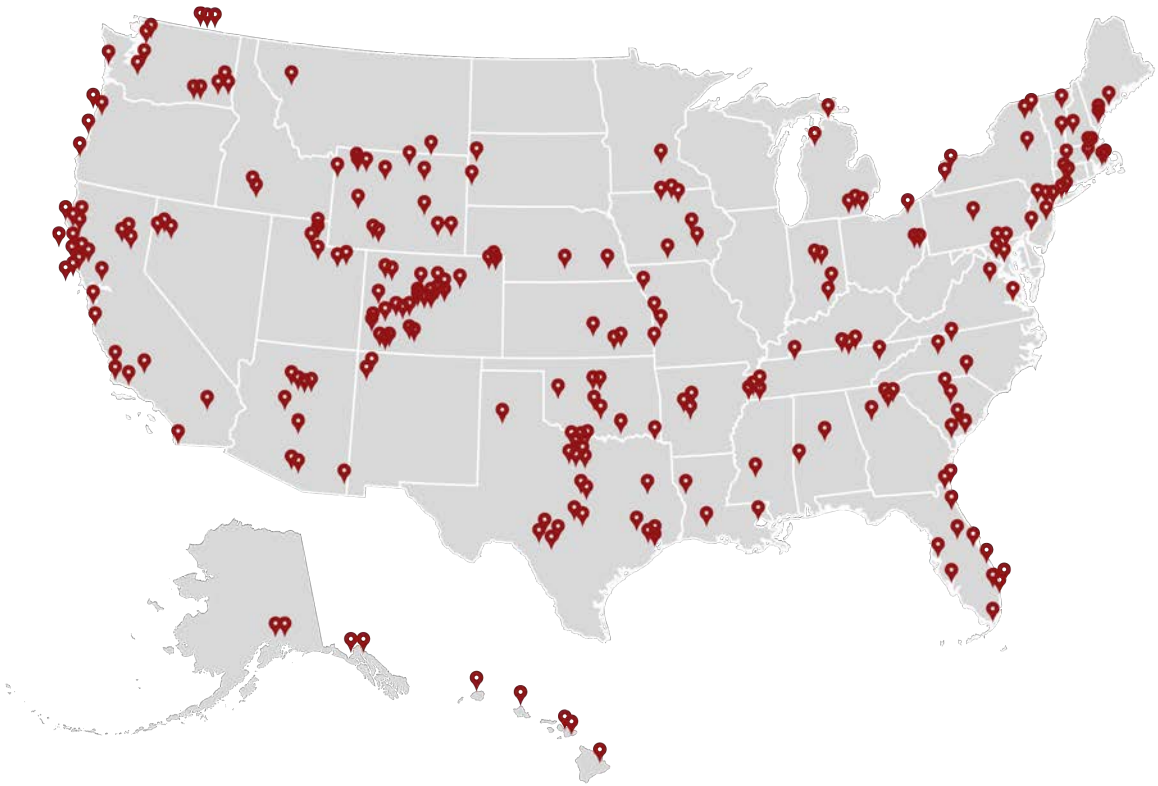
- Town of Fort Mill
  - Joe Cronin
  - Chris Pettit

- Winter & Company
  - Nore Winter, Principal (via web cam)
  - Julie Husband, Project Manager

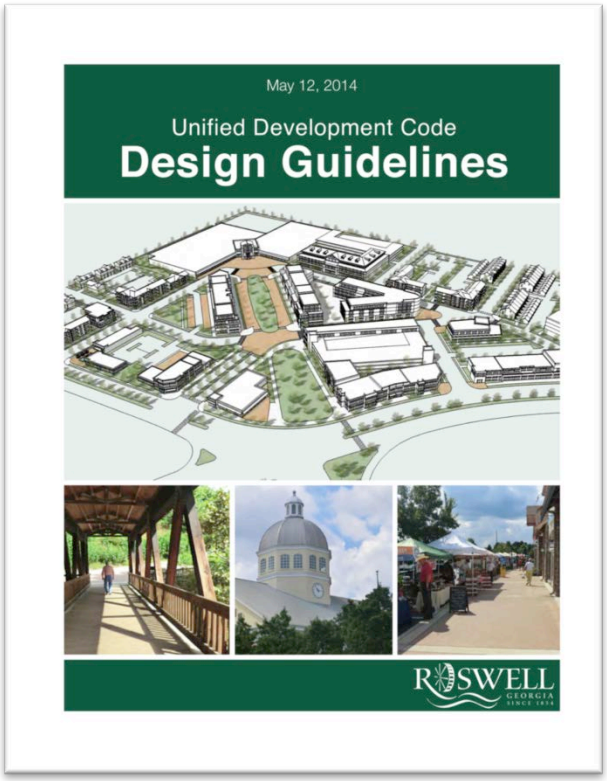
Introductions

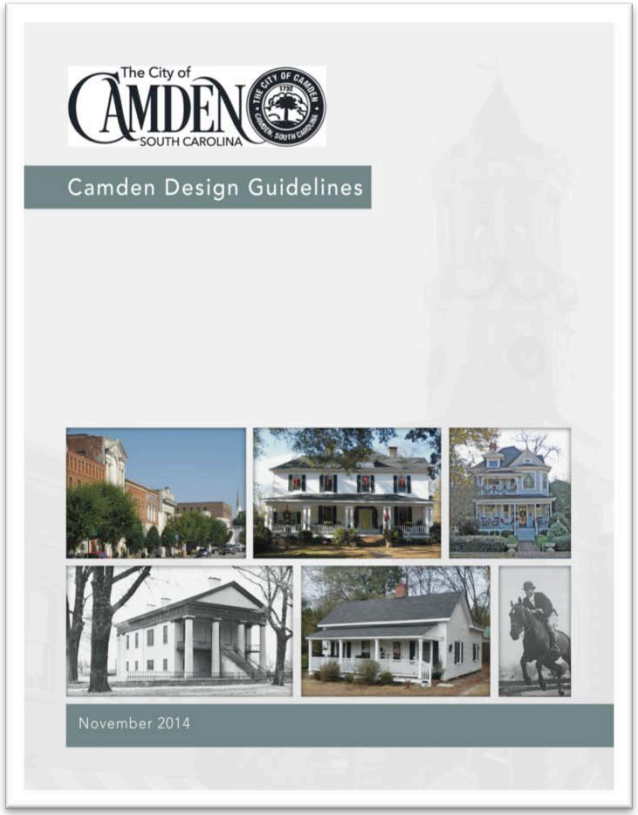
About Winter & Company

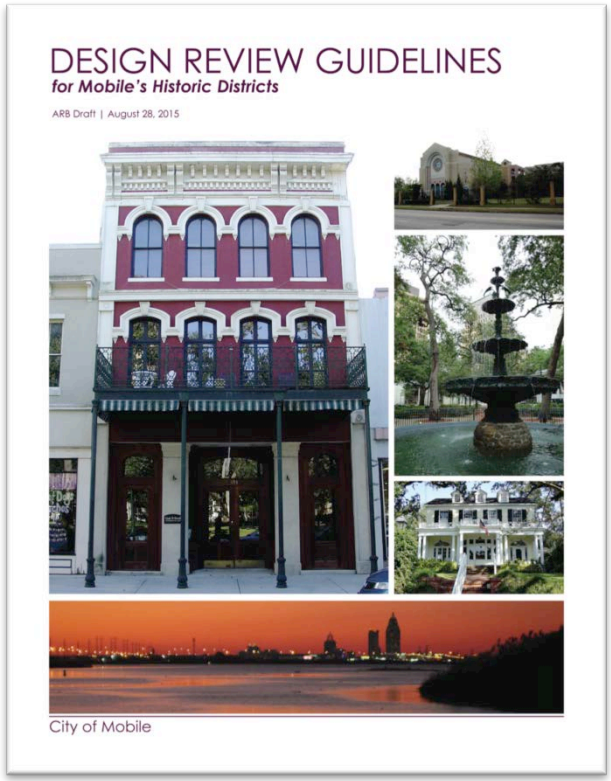
- Preservation Plans
- Design Guidelines
- Neighborhood Plans
- Urban Design
- Rehabilitation Strategies



Recent Projects







Project Overview

Schedule

- **Analysis and Engagement (1 month)**
  - Review existing policy and regulatory framework
  - Meet with staff, stakeholders and HRB
  - Identify issues and objectives
- **Draft Guidelines Preparation (3 months)**
  - Develop Draft Design Guidelines
  - Review with HRB, South Carolina Department of Archives (SCDAH and History and staff)
  - Present Draft Design Guidelines to HRB and Public in joint session
- **Final Guidelines Preparation (2 months)**
  - Develop Final Design Guidelines based on comments
  - Staff Review
  - Final document revisions
  - Adoption hearings

PRESERVATION

Historic Preservation in Fort Mill

What Does Preservation Mean?

- Preservation means **using** historic properties
- Preservation means **accommodating** change
- Preservation means **maintaining** key character-defining features

PRESERVATION IN FORT MILL

Town Policy

Fort Mill Tomorrow

- Preserve historically significant properties
- Assess and update existing boundaries of the Historic District
- Consider funding for improvements of designated properties to enhance the historic image quality of Fort Mill
- Promote Fort Mill’s rich culture and history

Preservation Legal Tools

Legal Tools & Incentives

- Fort Mill Historic Preservation Ordinance
- Design Review Procedures
- Zoning Regulations
- Incentives
  - Bailey Bill
  - Federal tax credits for National Register of Historic Places (NRHP) or a contributing structure within a historic district
  - Grants

Historic Preservation in Fort Mill

Recognized Categories for Fort Mill's Historic Resources

- Locally designated historic landmarks
- Locally designated historic districts
- Buildings or areas accepted to the NRHP

Fort Mill Historic District

*Approximate Boundary

Historic Preservation in Fort Mill

Who's Involved?

- Town Council
- Planning Commission
- Historic Review Board (HRB)
- Planning Department Staff
- Community

Historic Preservation in Fort Mill

Design Review

- Actions Requiring Review
  - Alterations/Additions to Existing Buildings (contributing and non-contributing buildings)
  - New Construction
  - Demolition/Relocation
- Criteria for Review
  - Historic Preservation Ordinance
  - Fort Mill Historic District Design Guidelines
  - Secretary of the Interior’s Standards for Rehabilitation

Design Review

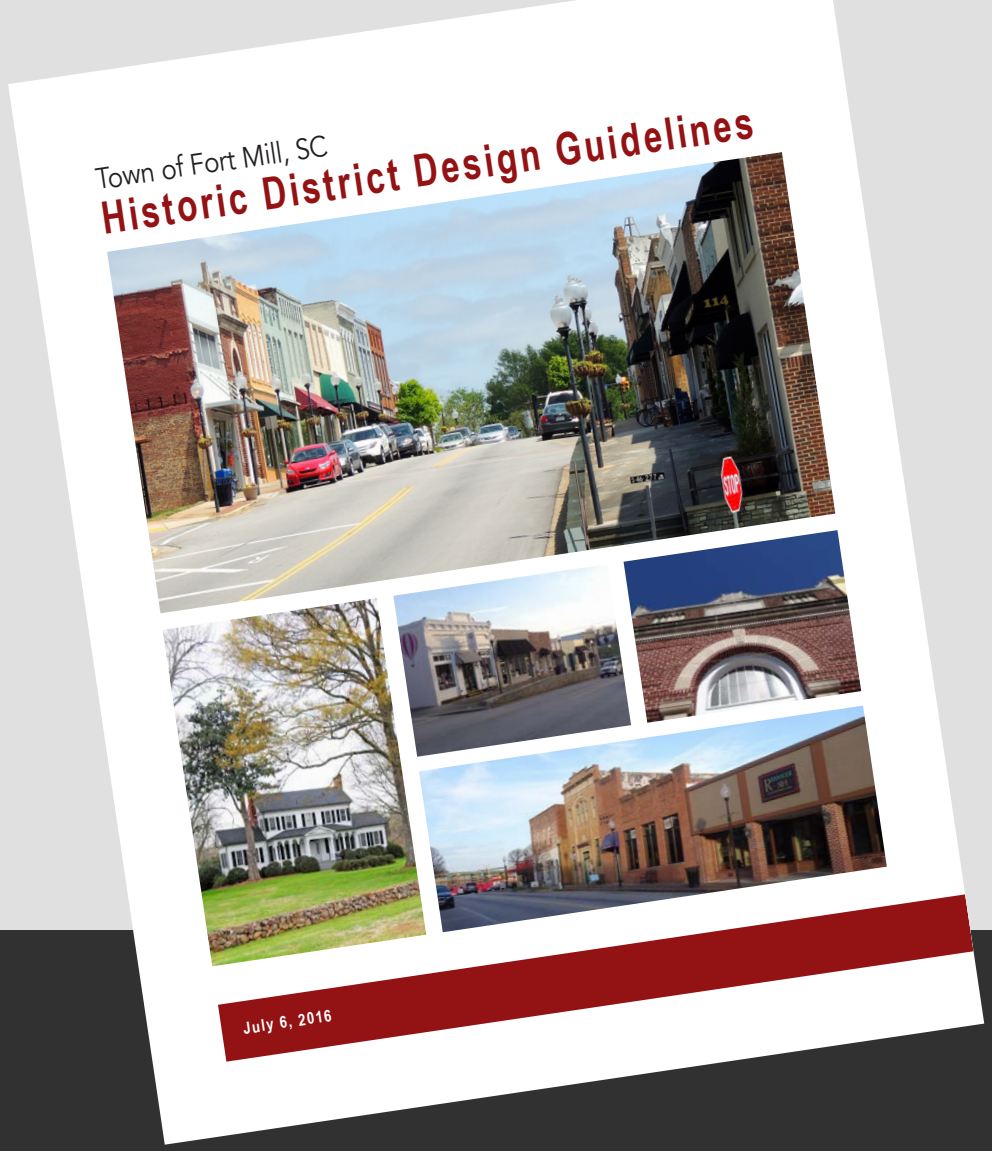
What are Design Guidelines?

- They convey general design policies related to rehabilitation, new construction and site work
- They do not dictate prescriptive solutions
- Instead, they define a range of appropriate responses to specific design issues

Design Review

Why have Design Guidelines?

- Promote preservation
- Inform and educate
- Help property owners plan improvements
- Enhance the review process
- Protect property values



Draft #1 Fort Mill Historic District Design Guidelines

Design Guidelines TOC

CH 1: Using the Design Guidelines

Which Chapters Apply

Design Review Tracks

		Introduction	Chapter 1 Using the Design Guidelines	Chapter 2 Planning a Preservation Project	Chapter 3 Treatment of Historic Properties	Chapter 4 Design Guidelines for New Construction	Chapter 5 Signs	Chapter 6 Design Guidelines for Pedestrian and Site Features for All Properties
Historic Track	Rehabilitation of a historic property	✓	✓	✓	✓	-	-	✓
	Provide an addition to a historic property	✓	✓	✓	✓	✓	-	✓
New Construction	Improve a non-historic property	✓	✓	-	-	✓	-	✓
	Construct a new building	✓	✓	-	-	✓	-	✓
Other Improvements	New & Historic Signs	✓	✓	-	-	-	✓	-
	Provide Pedestrian and Site Improvements	✓	✓	-	-	-	-	✓

CH 1: Using the Design Guidelines

Design Guideline Components

Legend:

A — Design Topic
Describes the design topic addressed by the Design Guidelines that follow.

B — Introductory Statement
This generally provides some discussion about the topic and provides an overarching intent statement.

C — Design Guideline
Describes a desired performance-oriented design outcome.

D — Additional Information
Provides a bulleted list of suggestions on how or how not to meet the intent of the design guideline.

E — Images
Clarify the intent of the design guideline by illustrating appropriate and inappropriate design solutions (see below).

Appropriate
Images marked with a check illustrate appropriate design solutions.

Inappropriate
Images marked with an X illustrate inappropriate design solutions.

A → ## Architectural Details

B → Architectural details contribute to the character of a structure. Such details vary by architectural style. The Design Guidelines below provide general guidance for the treatment of architectural detail. The method that requires the least intervention is preferred.

C → **1.1 Preserve significant stylistic and architectural features.**

D →
- Storefronts, cornices, brackets, doors, and windows should be preserved.
- Employ preventive maintenance measures such as rust removal, caulking and repainting.
- Do not remove or alter architectural details that are in good condition or that can be repaired.

1.2 Repair deteriorated features.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair.

E →

Preserve significant stylistic and architectural features.

CH 2: Planning a Preservation Project

Step 1: Determine Building Significance

Step 2: Determine Building Integrity

Step 3: Determine Building Use

Step 4: Choose a Treatment Strategy

CH 2: Planning a Preservation Project

Step 1: Determine Building Significance

Victorian - Late 19th Century – Vernacular Commercial Storefront
(ca. 1860-1920)

Many nineteenth century commercial structures are usually considered Italianate in style. However, many buildings contain a variety of detailing not associated with Italianate. These commercial buildings have been divided into four categories: the single storefront (most represented in Fort Mill), generally twenty-five feet with one entrance; fifty foot width with one to three entrances; the corner building which may have entrances on two sides and sometime a diagonal corner entrance; and the commercial block which generally covers a large portion of a block with multiple entrances. Most nineteenth-century commercial buildings were two or three stories in height, with a flat roof and a variety of ornamental detailing. The textbook storefront system has a recessed entry flanked by large display windows, transoms above and a kickplate. The primary roof line is often bracketed with parapets, finials or simple decorative panels. There is sometimes a decorative cornice/band separating the first two stories. Windows on the upper floor are typically double hung and are decorated with molded surrounds or stone lintels. Some of the more ornate buildings have Italianate features particularly at the cornice. Richardsonian elements are also evident on some of these buildings.

- **Building style/character**
- **Quality of design and construction**
- **Role in the community's history**
- **Association with significant people**

Key Character-Defining Features

Roofs:
- Flat roof

Heights
- One to two stories

Building Materials
- Brick
- Simple pilasters

Detailing
- Storefront system
- Punched upper story window openings typically double-hung
- Modest brick detailing at cornice

Other Features
- Awning or canopy
- Belt course

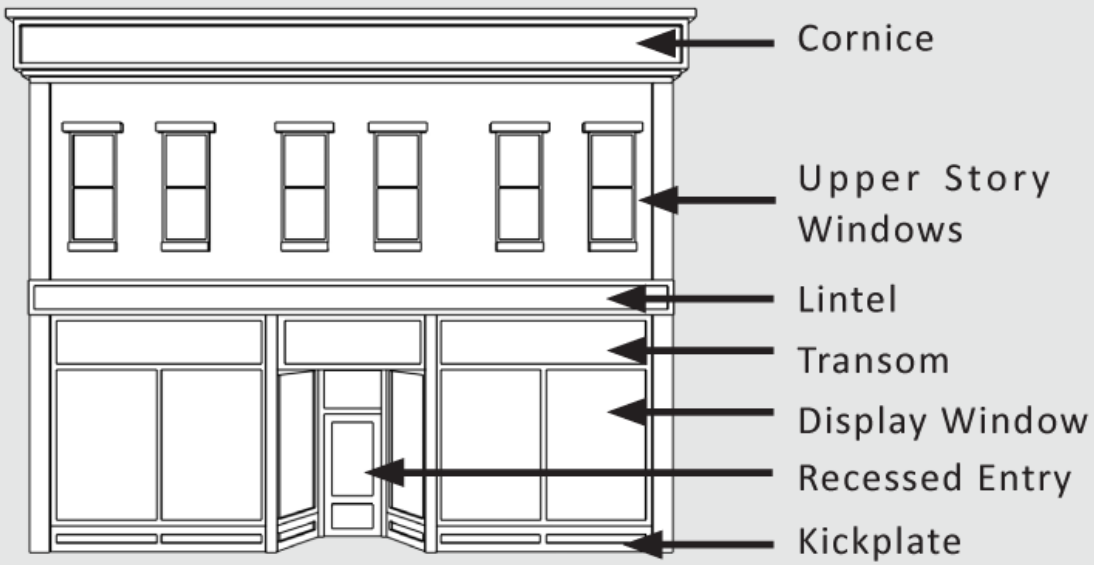
Basic Preservation Theory

Historic Integrity

A building retains a sufficient percentage of key character-defining features from it's period of significance

Character-Defining Elements of a Historic Commercial Façade

Historic commercial façades in Galveston typically feature a tall ground floor (12' to 18' is typical) storefront level and upper stories with shorter floor-to-floor heights (12' to 14' is typical). The key character-defining features of a commercial façade are illustrated below.



CH 2: Planning a Preservation Project

Integrity Categories

Historic buildings in the downtown may be classified into categories that indicate the degree to which they retain their integrity as historic properties or to which they have been altered. This helps in making informed decisions about the most appropriate treatment, in terms of a rehabilitation strategy.

This building has retained a high degree of historic integrity and the historic condition is fully intact.

Intact Historic Property

These properties are those that are well preserved, or that have been restored to their historic character. Some retain original cornices, windows and storefronts. Others have had some of these features reconstructed to match or appear similar to original features. They have the highest degree of integrity. In some cases, minor alterations may still exist that slightly detract from the historic character and could be addressed in future rehabilitation work.

The storefront of this building has been moderately altered while some historic features remain.

Moderately Altered Historic Property

These are properties that retain some original features but are missing others. They also have later alterations that may detract from the historic character. More recent storefronts that are not in proportion to the original, or that have materials that may be out of character are examples. Cornices may be missing and upper story windows may be altered as well. These later alterations may detract from the historic character and could be addressed in future rehabilitation work.

Step 2: Determine Building Integrity

- **Intact Historic Property**
- **Moderately Altered Historic Property**
- **Substantially Altered Historic Building**
- **Rehabilitation Project**

CH 2: Planning a Preservation Project

Step 3: Determine Building Use

- **Adaptive Reuse**

Adaptive Reuse of Historic Properties

The best use for a historic structure is that for which the building was designed or a closely related one. Every effort should be made to provide a compatible use for the building, one that will require minimal alteration to the building and its site. An example of an appropriate adaptive use is converting the upper level of a commercial building to a residence. This can be accomplished without major alteration of the original building fabric.

It may be that in order to adapt a building to the proposed new use, such radical alteration to its significant elements would be required that the entire concept is inappropriate. In most cases, however, designs can be developed that respect the historic integrity of the building while also accommodating new functions.

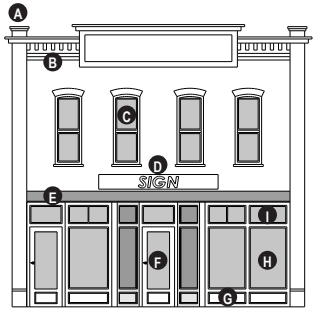
Refer to page 67 for design guidelines that address adaptive reuse in the Historic District.

Remodeling the storefront of a historic building to accommodate an auto repair shop is inappropriate. Storefronts were removed to make way for a garage. Fort Collins, CO.

CH 2: Planning a Preservation Project

Intact Historic Structure

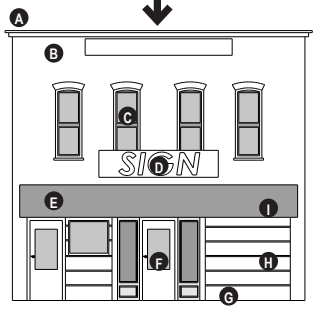
- A Pilasters with brick cap and base
- B Ornamental brick cornice
- C Upper story windows, double hung with brick arches
- D Sign panel above molding
- E Lintel



- F Wood panel door
- G Wood paneled bulkhead
- H Display Window
- I Transom Window

Altered Historic Structure
(Moderately or Substantially Altered)

- A Pilasters removed
- B Ornamental cornice removed
- C Upper story windows intact
- D Sign obscures window details
- E Molding covered



- F Original door missing
- G Bulkhead missing
- H Display windows altered
- I Transom window covered

Historic Reconstruction

- Surviving features preserved and restored
- Missing cornice and pilasters reconstructed
- Storefront elements reconstructed

Contemporary Rehabilitation

- New cornice reflects the form of the original
- Upper windows preserved
- Contemporary finished metal storefront in scale with original
- Canopy installed

Simplified Rehabilitation

- Simplified interpretation of the cornice
- Upper windows preserved
- Contemporary finished metal storefront in scale with original

Step 4: Determine A Treatment Strategy

- **Preserve**
- **Repair**
- **Reconstruct**
- **Replace**
- **Compatible Alteration**

CH 3: Treatment of Historic Resources

In this Chapter:

This chapter provides guidelines for the treatment of historic properties. It begins with general preservation principles, followed by general preservation design guidelines that are applicable to a variety of building types. It then provides guidelines that are specific to a selection of building types such as commercial and residential buildings.

Note that design guidelines for buildings that are in the historic district, but are considered to be "non-contributing" structures, are provided in Chapter 4.

- **Preservation Principles**
- **General Preservation Guidelines**
- **Commercial Design Guidelines**
- **Residential Design Guidelines**
- **Other Considerations**
- **Historic Preservation & Sustainability**

CH 3: Treatment of Historic Resources

General Preservation Principles

It is important to comply with some general design principles that underlie the more specific design guidelines that appear in this document. The following principles apply to all historic properties and will be used when evaluating the appropriateness of related work.

Respect the historic character of a property.

Active uses, such as coffee shops, restaurants, specialty retail shops and those shops that retail local products, are encouraged at the storefront level to enhance the pedestrian experience.

3.1 Respect the historic character of a property.

- The basic form and materials of a building, as well as character-defining features, are a part of the historic character.
- Do not try to change the style of a historic resource or make it look older than its actual age.
- Confusing the character by mixing elements of different styles or periods can adversely affect the historic significance of the property.

3.2 Seek uses that are compatible with the historic character of the property.

- Converting a building to a new use different from the original use is considered to be an "adaptive reuse," and is a sound strategy for keeping an old building in service. For example, converting a residential structure to a coffee shop or office is an adaptive reuse. A good adaptive reuse project retains the historic character of the building while accommodating a new function.
- Active uses, such as coffee shops, restaurants, specialty retail shops and those shops that retail local products, are encouraged at the storefront level to enhance the pedestrian experience.
- Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.
- Changes in use requiring the least alteration to significant elements are preferred. In most cases, designs can be developed that respect the historic integrity of the building while also accommodating new functions.

- **Respect the character of the Property**
- **Seek Compatible Uses**
- **Preserve Character-defining features**
- **Repair deteriorated character-defining features and replace only those elements that can't be repaired.**

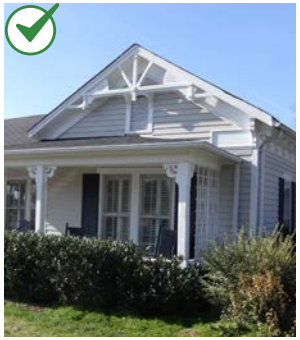
CH 3: Treatment of Historic Resources

General Design Guidelines for Preservation

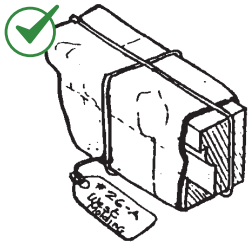
This section translates accepted principles for preservation, based on the Secretary's Standards, to describe how they apply to individual building components. References and links to National Park Service Preservation Briefs are also included in this section.

Character-defining Features and Architectural Details

Key character-defining features contribute to the character of a structure. Such features vary by architectural style. The design guidelines below provide general guidance for the treatment of these features. The method that requires the least intervention is preferred.



Preserve significant stylistic and character-defining features, such as these decorative brackets and kings post.



When disassembly of a historic feature is required in a rehabilitation procedure, document its location so that it may be repositioned accurately.

3.5 Preserve significant stylistic and character-defining features.

- Storefronts, cornices, brackets, doors and windows should be preserved.
- Employ preventive maintenance measures such as rust removal, caulking and repainting.
- Do not remove or alter architectural details that are in good condition or that can be repaired.

3.6 Repair deteriorated features.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair.
- Removing a damaged feature that can be repaired is not appropriate.
- Protect significant features that are adjacent to the area being worked on.

3.7 Use methods that minimize damage when disassembly of a historic element is necessary for its repair.

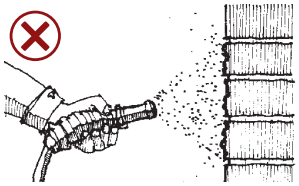
- When removing a historic feature, document its location so it may be repositioned accurately.

Character-defining Features

CH 3: Treatment of Historic Resources

Historic Building Materials

Original building materials are key features of historic buildings and should be preserved in place whenever feasible. If the material is damaged, limited replacement to match the original should be considered. Preserving original building materials and limiting replacement to only pieces which are deteriorated beyond repair reduces the demand for, and environmental impacts of production of new materials.



Harsh cleaning methods such as sandblasting can damage the historic materials and change their appearance.

Preserve original building materials.

Maintain protective coatings to retard drying and ultraviolet damage. If the building was painted originally, it should remain painted.

3.12 Preserve original building materials.

- Do not remove original materials that are in good condition.
- Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.

3.13 Protect wood features from deterioration.

- Provide proper drainage and ventilation to minimize rot.
- Maintain protective coatings to retard drying and ultraviolet damage. If the building was painted originally, it should remain painted.

3.14 Use the gentlest means possible to clean the surface of a structure before repairs or improvements are made.

- Perform a test patch to determine that the cleaning method will cause no damage to the material surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character.
- Harsh cleaning methods, such as sandblasting, can damage the historic materials, changing their appearance. Such procedures are inappropriate.
- If cleaning is appropriate, a low pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.

Historic Building Materials

CH 3: Treatment of Historic Resources

Maintaining Historic Materials:
The primary historic building materials used in Fort Mill include masonry (brick, mortar, stone, concrete), wood and metal. Such materials should be preserved whenever possible. Appropriate treatments to protect specific materials from deterioration include:

Masonry
- Maintain the natural uncovered water-protective layer (patina).
- Do not paint (this can seal in moisture, which may cause extensive damage over time).
- Repoint deteriorated masonry mortar joints with mortar that matches the strength, composition, color and texture of the original. Note, some new mortars can damage original masonry. Also, duplicate the mortar joints in width and profile.
- Maintain masonry caps to insure proper drainage.

Wood
- Maintain paint and other protective coatings to retard deterioration and ultraviolet damage.
- Provide proper drainage and ventilation.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

Metal
- Maintain protective coatings, such as paint, on exposed metals.
- Provide proper drainage.

All Materials
- Epoxies and resins may be considered for wood repair and special masonry repair components also may be used.
- Use a low pressure water wash if cleaning is appropriate. Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.
- Do not use harsh cleaning methods, such as sandblasting, which can damage historic materials, changing their appearance.

For More Information:
The following National Park Service preservation briefs at *www.nps.gov* provide additional information on the treatment of historic materials:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors
http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm

Maintain Materials

CH 3: Treatment of Historic Resources

Alternative Materials

Using Non-Historic Materials on a Historic Structure:

The design guidelines sometimes refer to the use of non-original materials when describing the appropriate treatment of historic building features and components such as moldings, windows, siding and other architectural details.

A non-original material is one which is different from that used originally for a specific application. Such materials may also be called “substitute”, “replacement”, “synthetic” or “imitation” materials, and can include:

- Vinyl siding or fencing
- PVC decking or fencing
- Aluminum siding
- Hardie Plank siding
- Cementitious fiber siding
- Spray-on coatings
- Synthetic stucco
- Panelized brick
- Other non-original materials

Non-original materials may also include those used to replace historic architectural features such as a resin-cast cornice used in place of a stamped metal cornice. In other cases, an original material may be traditional when used for other applications, but new for the particular detail being considered. Using wood to replace an original stamped-metal cornice is an example.

Non-original materials may be considered by the Historic Review Board on a case-by-case basis as replacement materials or for use on a new addition or new building in a historic district. The Town will consider factors including:

Potential Impact on Historic Significance. Removing original material diminishes the integrity of a historic property by reducing the percentage of building fabric that remains from the period of historic significance. Retaining the original material is always preferred. If this is not feasible, non-original materials may be considered. When used, a non-original material should convey the character, including durability, detail and finish, of the original to the greatest extent feasible.

Appearance. A non-original material should have a similar profile, texture and finish as the original material. Some synthetic siding has an exaggerated, rusticated finish that is an inaccurate representation of the original clapboard, and many vinyl products have a sheen that is out of character with that of painted wood and metal. These are inappropriate.

Durability. A non-original material should have proven durability in similar applications. While some new materials are very sturdy, others may degrade quickly and can be difficult to repair.

Location. Up close, it is easier to identify some non-original materials due to differences in texture, finish and feel. Tapping on a hollow plastic column or fence does not convey the same experience as the original. For this reason, locations that are more remote are better. Similarly, the use of non-original materials is more appropriate on non-primary façades. See “Which Areas are the Most Sensitive to Preserve?” on page 23 for more information.

Cost. Some non-original materials are promoted because their initial costs appear to be less than repairing or replacing the original. When the other qualities of appearance and durability are proven, then the less expensive option may be appropriate. However, long-term, “life cycle” costs should also be weighed. Sometimes, the up-front savings is deceptive.

Environmental Impacts. The potential environmental impacts of non-original materials should also be considered including impacts associated with manufacture, transport, installation and ability to recycle.

Interaction with Historic Building Materials. Some non-original materials may interact negatively with historic materials. For example, some metals may corrode and stain original materials and some window and siding materials may expand and contract with temperature changes in ways that degrade weather-protection properties.

CH 3: Treatment of Historic Resources

Removal of synthetic material exposes historic building fabric.

The careful removal of paint on masonry exposes the historic building fabric.

Consider removing later covering materials that have not achieved historic significance.

3.21 Covering original building materials with new materials is inappropriate.

- Vinyl siding, aluminum siding and new stucco are inappropriate on historic buildings. Other imitation materials that are designed to look like wood or masonry siding, fabricated from other materials, are also inappropriate.
- If a property already has a non-contributing building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.

3.22 Consider removing later covering materials that have not achieved historic significance.

- Once the non-contributing siding is removed, repair the original, underlying material.
- If a building has a stucco finish, removing the covering may be difficult, and may not be desirable. Test it first to assure that the original material underneath will not be damaged.

Remove later coverings when it does not damage historic fabric

CH 3: Treatment of Historic Resources

Windows - General

A variety of window sizes, shapes and details exist among the historic resources of Fort Mill. Historic windows are one of the many key character-defining features of a building style. Therefore, the historic window and its distinct decorative features, materials and placement should be preserved. Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, hoods, lights (panes), insect screens, storm windows, operation, hardware and groupings of windows, for example.

Replacing a window is a deliberative process. Replacement should occur only if the existing historic material is beyond repair. In addition, a new window should be in character with the historic building. The new material should match that being replaced in type, design, profile and other visual qualities. The use of vinyl windows is inappropriate.

Also, repairing, weather-stripping and/or insulating (perimeter window cavity) a window is more energy efficient, and less expensive than replacement, if sustainability is a goal.

3.23 Preserve the functional and decorative features of a historic window.

- Preserve functional and decorative window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, hoods, lights (panes), insect screens, shutters, storm windows, and groupings of windows.
- Repair frames and sashes rather than replacing them, whenever conditions permit.

For More Information:

The following National Park Service preservation briefs and National Trust for Historic Preservation article provide additional information on the treatment of historic materials:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

Preservation Brief 9: The Repair of Historic Wooden Windows
http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

National Park Service Preservation Tech Notes (scroll down page for information on windows)
http://www.nps.gov/tps/how-to-preserve/tech-notes.htm

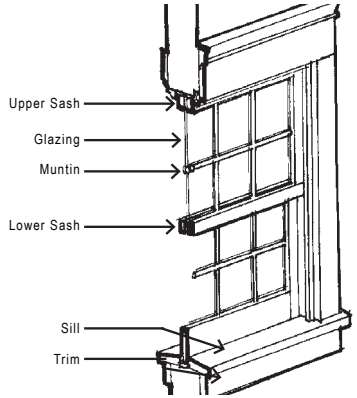
National Trust for Historic Preservation Article on Window Retrofits
http://www.preservationnation.org/who-we-are/press-center/press-releases/2012/new-windows-study.

Preserve Windows

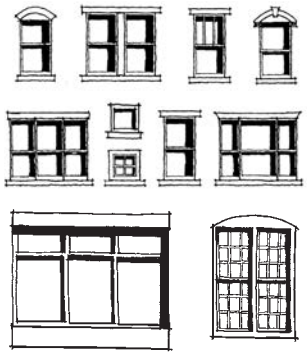
CH 3: Treatment of Historic Resources

Window Types and Details

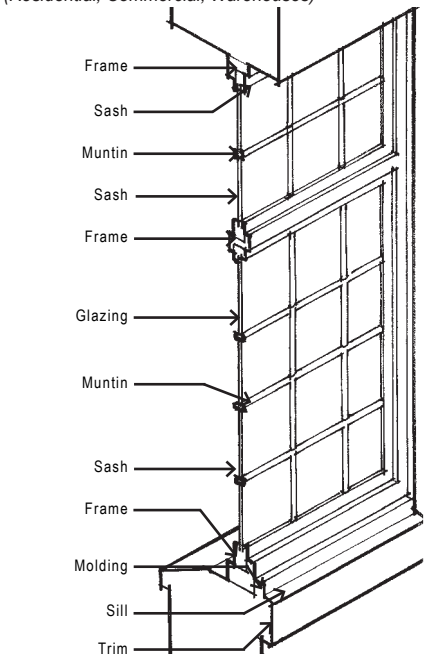
Common original window types that may be found on historic properties are illustrated below.



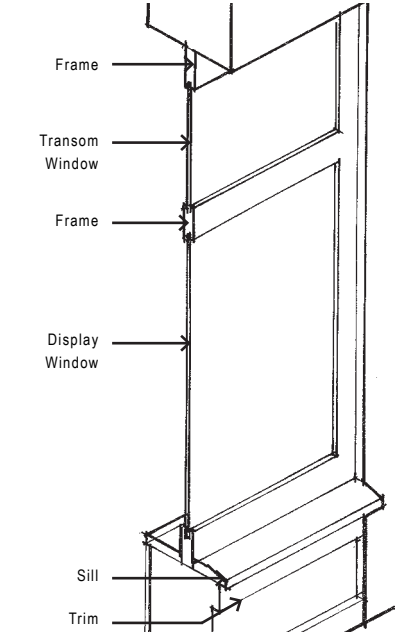
Double Hung Window
(Residential, Commercial, Warehouses)



The character-defining features of a historic window and its distinct materials and placement should be preserved. In addition, a new window should be in character with the historic building.



Pivot Window *(Warehouses)*



Storefront Window *(Commercial)*

Preserve Windows

CH 3: Treatment of Historic Resources

Preserve Windows

3.24 Preserve the size and proportion of a historic window opening.

- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.
- Preserve a distinctive window opening shape, such as an arched top.

Preserve a distinctive window opening shape, such as an arched top.

3.25 Preserve the historic ratio of window openings to solid wall on a primary façade.

- Significantly increasing the amount of glass on a primary, character-defining wall will negatively affect the integrity of the structure; therefore, it is not an acceptable action.

3.26 Match a replacement window to the original in its design.

- If the original is double-hung, then the replacement window should also be double-hung or appear to be so. Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining façades. This includes decorative glass, such as leaded or stained glass and moldings.

Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.

CH 3: Treatment of Historic Resources

Doors

When replacing a door, use a design that has an appearance similar to the original door, or a door associated with the building style or type.

Enhance the energy efficiency of an existing historic door, rather than replace it.

3.39 When replacing a door, use materials that appear similar to that of the original.

- A metal door, if seen from the street, is inappropriate where the original was wood.
- Non-original materials for a door may be considered on secondary walls.

3.40 When replacing a door, use a design that has an appearance similar to the original door, or a door associated with the building style or type.

- Very ornate doors are discouraged, unless photographic evidence can support their use.

3.41 Avoid installing a new door opening on a key, character-defining wall.

- A new opening may be considered on a secondary wall.

3.42 Enhance the energy efficiency of an existing historic door, rather than replace it.

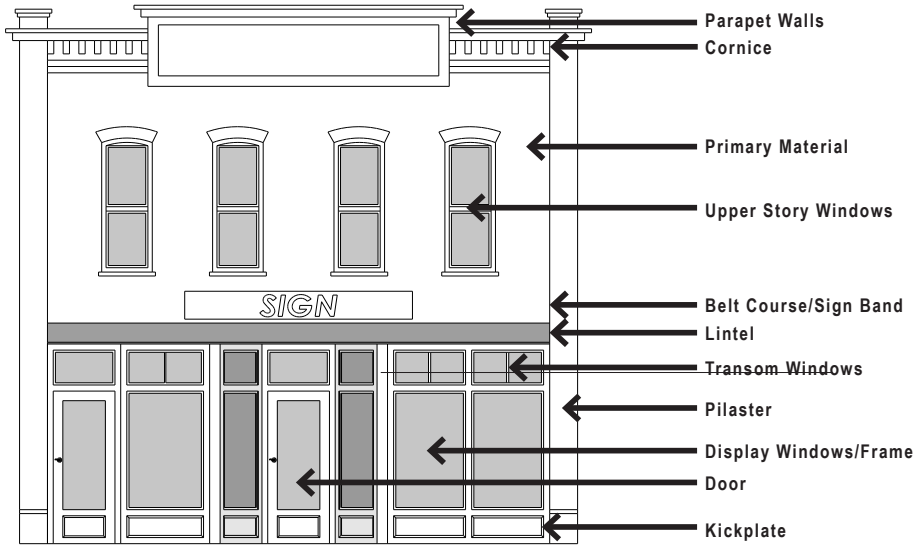
Use these measures:

- Add weather stripping and caulking around the window and frame.
- Install a storm door. Generally, wood storm doors are most appropriate.
- Install an insulated window shade over glazed portions of the door on the interior.

CH 3: Treatment of Historic Resources

3.58 Preserve these character-defining features of a commercial façade.

- **Parapet Walls:** The portion of the building wall that extends above a flat roof surface.
- **Cornice:** A decorative band at the top of the building.
- **Primary Material:** Includes brick, stucco and wood, for example.
- **Upper-Story Windows:** Windows located above the street level often have a vertical orientation.
- **Sign Band:** A flat band running above the transoms to allow for the placement of signs.
- **Lintel:** A horizontal structural member that supports a load over an opening; usually made of wood, stone or steel; may be exposed or obscured by wall covering
- **Transom:** The upper portion of the display window, separated by a frame.
- **Pilaster:** A rectangular column attached to a wall; quite frequently decoratively treated so as to repeat a classical column with a base, shaft and capital.
- **Display Windows:** The main portion of glass on the storefront, where goods and services are displayed.
- **Door:** Usually set back from the sidewalk in a protected recess.
- **Kickplate:** Found beneath the display window.



Commercial Building Character-defining features

Preserve these character-defining features of a commercial facade.

CH 3: Treatment of Historic Resources

Cornices

The character-defining features of a historic cornice should be preserved.

3.59 Preserve the character of the cornice line.

- Most historic commercial buildings have cornices to cap their façades. Their repetition along the street contributes to the visual continuity of the block.

3.60 Reconstruct a missing cornice when historic evidence is available, when feasible.

- Use historic photographs to determine design details of the original cornice.
- Replacement elements should match the original, especially in overall size and profile.
- The substitution of another old cornice for the original may be considered, provided the substitute is similar to the original.

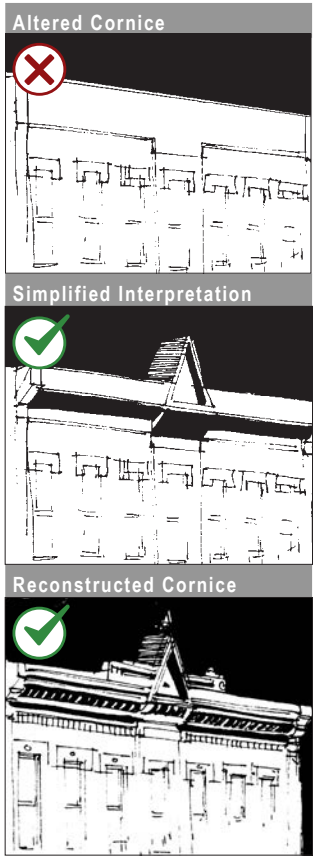
3.61 Design a simplified interpretation of a historic cornice if evidence of the original is missing.

- Appropriate materials include brick, stamped metal, wood and some durable synthetics.
- Simple sheet metal is inappropriate.

3.62 Do not alter a parapet wall on a highly visible façade.

- Inspect parapets on a regular basis.
  - They are exposed to the weather more than other parts of the building, so watch for deterioration such as missing mortar or excessive moisture retention.
- Avoid waterproofing treatments, which can interfere with the parapet's natural ability to dry out quickly when it gets wet.
- Adding coping to a parapet in order to protect masonry is appropriate.

Preserve the original cornice of a historic structure.



Cornices

CH 3: Treatment of Historic Resources

An alternative design that is a contemporary interpretation of a traditional storefront may be considered where the original is missing and no evidence of its character exists.

Storefront System

Many storefronts in Downtown Fort Mill have components seen traditionally on commercial buildings. The repetition of these standard elements creates a visual unity at the street that should be preserved. These features should not be altered, obscured or removed. Preserving a historic storefront maintains interest to pedestrians by providing views to goods and activities inside.

Early storefronts had features typical of traditional commercial buildings. Main display windows were often supported by a paneled kickplate. Above the main display windows, transom windows were installed. Some of these may have been operable, to accommodate air circulation.

Metal storefronts appeared later, perhaps in alterations that occurred during the 1950s and 1960s. These often conveyed a “modern” look, with very simple bases, and usually with a raw aluminum finish. The combination of aluminum windows within a historic façade do not fit within the historic district.

Few original storefronts remain. Restoring a missing storefront is certainly an option where information exists to aid in an accurate design. New designs that draw upon traditional storefront elements and proportions, but do so in more contemporary ways, are also appropriate.

Note: Many of the original storefronts have been replaced over the years; therefore, some flexibility in the design of a replacement storefront may be considered if it reflects the scale and proportion of the traditional Fort Mill storefront.

3.63 If a storefront system is altered, restoring it to the original design is preferred.

- Remove more recent coverings that obscure original features.
- If evidence of the original design is missing, use a simplified interpretation of similar storefronts.
- Historic photographs of commercial buildings in Fort Mill are available and should be used when determining the original character of a storefront design.
- An alternative design that is a contemporary interpretation of a traditional storefront may be considered where the original is missing and no evidence of its character exists.
- The new design should convey the character of a typical storefront, including the transparency of display windows.
- Greater flexibility in treatment of rear walls is available.

Storefronts

CH 3: Treatment of Historic Resources

If the original kickplate is missing, develop a sympathetic replacement design.

3.64 Retain the original shape of the transom glass in a historic storefront.

- Transoms, the upper glass band of traditional storefronts, introduced light into the depths of the building, saving on light costs. These bands should not be removed or enclosed.
- The shape of the transom is important to the proportion of the storefront, and it should be preserved in its historic configuration.
- If the original glass is missing, installing new glass is preferred. However, if the transom must be blocked out, be certain to retain the original proportions and framing divisions. One option might be to use it as a sign panel or decorative band.

3.65 Retain an original kickplate.

- The kickplate, located below the display window, adds interesting detail to the streetscape and should be preserved.
- If the original kickplate is covered with another material, consider exposing the original design.

3.66 If the original kickplate is missing, develop a sympathetic replacement design.

- Wood is an appropriate material for replacements on most styles. However, non-original materials may also be considered when appropriately used with the building style.

If a storefront is altered, restoring it to the original design is preferred.

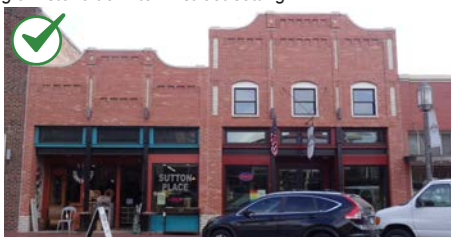
Storefronts

CH 3: Treatment of Historic Resources

Appropriate Storefront Rehabilitation Projects

Successful 1-story commercial rehabilitation projects along a historic downtown street setting.

Before: moderately altered historic building



After: rehabilitation of historic building with reconstructed cornice, new windows and simplified interpretation of historic storefronts.

Before: moderately altered historic building

After: rehabilitation of historic building with a simplified interpretation of historic storefronts, new awnings and paint.

Before: moderately altered historic building

After: rehabilitation of historic building with a reconstructed historic storefronts, new awnings and original materials are exposed

Successful Rehabilitation Examples

CH 3: Treatment of Historic Resources

Additions to Commercial Properties

Two distinct types of additions to historic commercial buildings may be considered. First, a ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. This will have the least impact on the character of a building, but there may only be limited opportunities to do this.

Second, an addition to the roof may be designed that is simple in character and set back substantially from the front of a building. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible to those of the existing structure.

The General Design Guidelines for New Construction in Chapter 4 also apply to additions on historic buildings.

3.67 An addition should be compatible in scale, materials and character with the main building.

- An addition should relate to the building in mass, scale and form. It should be designed to remain subordinate to the main structure.
- An addition with a pitched roof is inappropriate for a building with a flat roof.
- An addition to the front of a building is inappropriate.

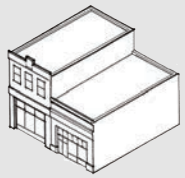
3.68 An addition should not damage or obscure architecturally important features.

- For example, loss or alteration of a cornice line should be avoided.

3.69 An addition may be made to the roof of a building if it does the following:

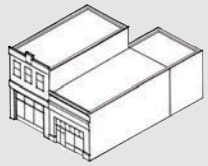
- An addition should be set back from the primary, character-defining façade, to maintain one's perception of the historic scale and character of the building.
- Its design should be modest in character, so it will not detract attention from the historic façade.
- The addition should be distinguishable as new, albeit in a subtle way.

Locating an Addition to a Historic Commercial Building:



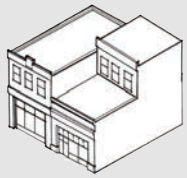
Historic Structure

The one and two-story commercial buildings illustrated above are historic.



Rear Addition

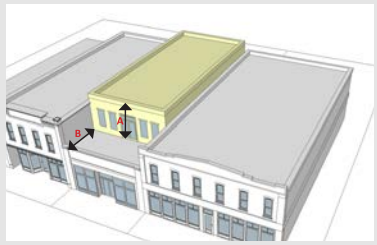
The rear addition illustrated at right is appropriate.



Rooftop Addition

The rooftop addition illustrated at right is appropriate because it is set back

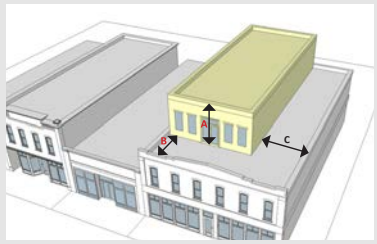
Setbacks of Vertical Rooftop Additions



A = 13' 6"

B = 15'

The height of this rooftop addition is less than 15' so it should be set back a minimum of 15' from the primary façade.



A = 13'6"

B = 15'

C = 15'

The height of this rooftop addition is less than 15' so it should be set back a minimum of 15' from each of the street-facing wall planes.

In general, a rooftop addition on a historic building should be set back from the primary façade by a dimension that is equivalent to the height of the addition, or fifteen feet, whichever is greater. A rooftop addition on a historic building that is located on a corner should be set back from the primary façade by a dimension that is equivalent to the height of the addition, or fifteen feet, whichever is greater; and should be set back from other street-facing wall planes by a dimension that is equivalent to half of the height of the addition, or fifteen feet, whichever is greater.

Additions

CH 3: Treatment of Historic Resources

Historic Residential Building Design Guidelines

These design guidelines for treatment of residential properties supplement the general guidelines for historic buildings. Both sections apply.

Porches

Preserve a porch in its original condition and form. A porch is one of the most important character-defining elements of a façade. A porch provides visual interest to a building and shelter from the elements. It also defines building scale and establishes social hierarchy of space from the street to the house interior.

The preferred treatment for a deteriorated porch is to repair it, rather than replace it altogether. This approach is preferred because the original materials contribute to its historic character. Even when replaced with an exact duplicate, a portion of the historic building fabric is lost; therefore, such treatment should be avoided when feasible.

Replace a missing porch with one that appears similar to that seen historically. When a porch is to be replaced, the first step is to research the history of the house to determine the appearance and materials of the original porch. The most important aspects of a replacement design are its location, scale and materials. Unless reconstructing a porch from historic documentation, it is not necessary to replicate the details of the original porch or a porch design copied from a similar style house. However, it is important that new details be compatible (similar form, scale and materials) for the design of the porch and the style of the house.

Historic Porch Components:

The typical components of a historic residential porch are illustrated below.

Porch Maintenance Tips:

Practicing good maintenance techniques on the porch results in its long term preservation:

A porch, including columns should be well ventilated to reduce condensation and moisture build-up in the wood structure and prevent dry rot.

Weeds and shrubs should not be allowed to come in contact with porch skirting or piers.

Avoid piling items such as firewood, trash or mulch against a porch wall.

Do not use carpets on outside porch decks.

Where deterioration is evident repair as soon as problems appear. Delay could cause more extensive and expensive repairs later.

Maintain a historic porch when feasible.

Residential Building Types

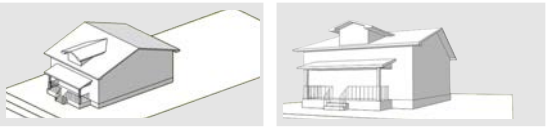
CH 3: Treatment of Historic Resources

Residential Additions

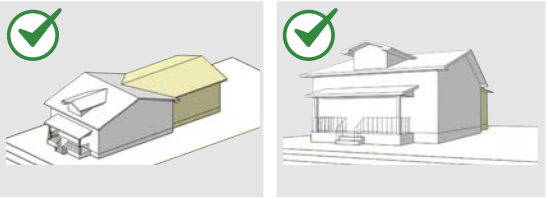
Locating and Designing an Addition to a One-Story Historic Residential Structure

An addition to a historic residential structure should be subordinate to, and clearly differentiated from, the original historic structure as illustrated below.

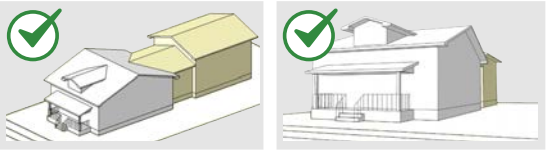
Original Structure
The one-and-a-half story bungalow illustrated at right is historic.



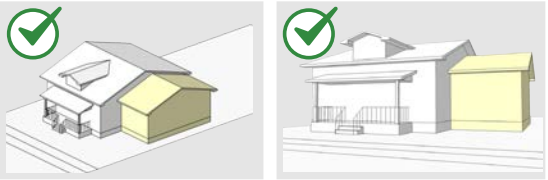
One-Story Addition
The addition illustrated at right is appropriate because it is clearly differentiated from the original structure with a change in roof plane and is nearly invisible from the street.



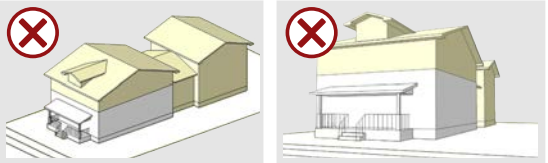
One-and-a-Half Story Addition
The addition illustrated at right is appropriate because it is set back and clearly differentiated from the original structure with a connector.



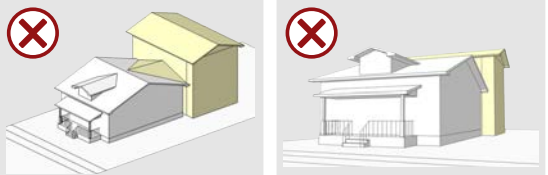
One-Story Addition to the Side
The addition illustrated at right is appropriate because it is set back and is clearly subordinate to the original structure.



Inappropriate Two-Story Addition
The addition illustrated at right is inappropriate because it substantially alters the primary façade of the historic structure



Inappropriate Two-Story Addition
The addition illustrated at right is inappropriate because it is not subordinate to the primary structure.



CH 3: Treatment of Historic Resources

Design Guidelines for Historic Civic, Office, Industrial, Institutional and Religious Buildings

These design guidelines address office buildings (complexes), churches, schools, libraries and government buildings. These historic properties including the building and setting are important resources within the community and should be preserved.

3.87 Preserve the key character-defining features that are important in defining the traditional setting of the historic property. These can include:

- Site features such as expansive front, side and rear yards
- Site features such as fences and walls
- Building orientation to the street or lawn
- Natural and topographic features
- View corridors

3.88 Preserve the key character-defining features of historic Civic, Office, Industrial, Institutional and Religious Buildings. These can include:

- High quality materials such as brick, stone and stained glass
- Four-sided architecture
- Building features such as: a grand entry, porticoes, stairways, canopies, etc.
- Building division into base, middle and cap, as well as streamlined

Preserve the key character-defining features of historic churches.

Other Building Types

CH 3: Treatment of Historic Resources

Other Considerations for Historic Properties

This section provides guidelines for the treatment of landscapes and other site improvements.

Historic Site Features

Site features and landscapes are an important part of Fort Mills's historic context. Proper treatment of these features helps to retain the unique qualities that make Fort Mill historic resources special and assist with the preservation and interpretation of the property and/or district.

Retain the historic relationship between buildings, streets and landscape features.

3.89 Preserve historic site features and settings that are important in defining the property and/or district.

- Preserve streets, alleys, furnishings, fixtures, natural resources, topographic features and key views.
- Preserve historic properties and their landscape setting.
- Preserve historic pergolas, statues and interpretive features.

Preserve key features that are important in defining a traditional neighborhood setting.

Site Features

CH 3: Treatment of Historic Resources

Adaptive Re-Use

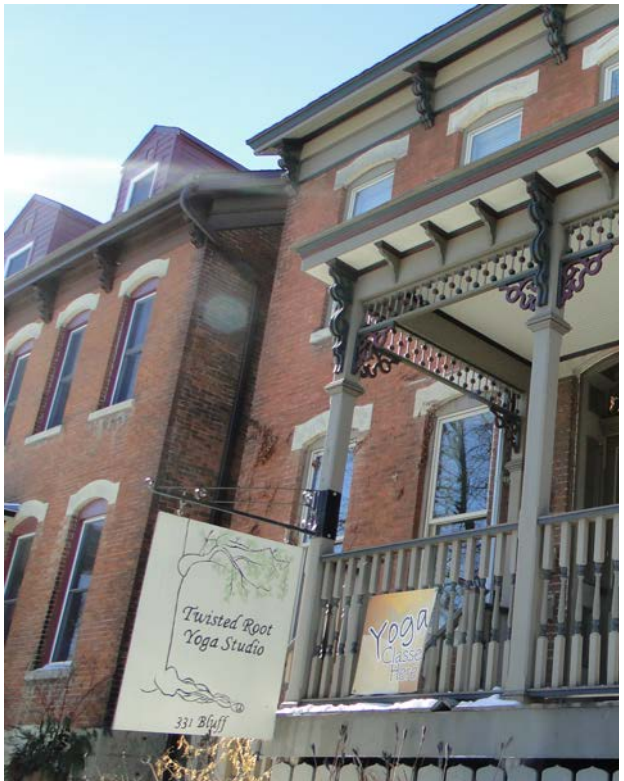
Converting a building to a new use that is different from that which its design reflects is considered to be "adaptive re-use." For example, converting an agriculture building to a residence is adaptive re-use. A good adaptive re-use project retains the historic character of the building while accommodating its new function.

3.90 Seek uses that are compatible with the historic character of the building.

- Building uses that are closely related to the original use are preferred. Residential house conversions to offices or coffee shops are examples of appropriate adaptive re-use. This can be accomplished without radical alterations to either the interior or exterior of the structure.
- Avoid altering porches and original windows and doors.

Seek uses that are compatible with the historic character of the building. Providing a small dining area for a residential building is appropriate in a commercial setting.

Adaptive Reuse



Fences, Retaining Walls and Gates

Historic site features and landscapes are important character-defining features of the district and designated properties. Proper treatment of these features helps to retain the integrity of the district. They should be preserved. See Chapter 6 for design guidelines for new construction of site features.

3.91 Preserve historic fences, gates and retaining walls.

- Avoid damaging or removing historic materials.
- Replace only those portions that are deteriorated beyond repair.
- Any replacement material should match the original in color, texture, size and finish.
- Maintain any distinctive details and protective finishes.
- For retaining walls, if repointing is necessary, use a mortar mix that is similar to that used historically and apply it in a joint design that matches the original.
- Painting a historic masonry wall, or covering it with stucco or other cementitious coating is inappropriate.
- Increasing the wall height to create a privacy screen is inappropriate.

Preserve historic fences, gates and

CH 3: Treatment of Historic Resources

Historic Preservation and Sustainability

Keeping older buildings in use avoids environmental impacts associated with new construction. Maintaining and improving energy efficiency and providing options for energy generation further promotes the sustainability of historic buildings.

Sustainability

Energy Efficiency in Historic Buildings

Original sustainable building features and systems should be maintained in good operating condition in an energy efficiency rehabilitation project.

Historic Preservation and Sustainability:

By preserving existing buildings and guiding compatible redevelopment, the *Design Guidelines* promote the three key elements of community sustainability:

Economic Prosperity. The economic benefits of protecting historic resources include higher property values, job creation in rehabilitation industries and increased heritage tourism.

Environmental Sustainability. Rehabilitation of historic resources conserves energy that is embodied in the construction of existing structures. It also reduces impacts on land fill from demolition and reduces the need to fabricate new materials.

Social/Cultural Sustainability. Preserving historic places and patterns promotes social and cultural sustainability by supporting everyday connections between residents and the cultural heritage of the community. It also enhances livability in the community.

3.94 Preserve the inherent energy efficiency of a historic building.

- Identify inherent sustainable features and operating systems and maintain them in good condition.
- Repair or restore covered, damaged or missing features where appropriate.

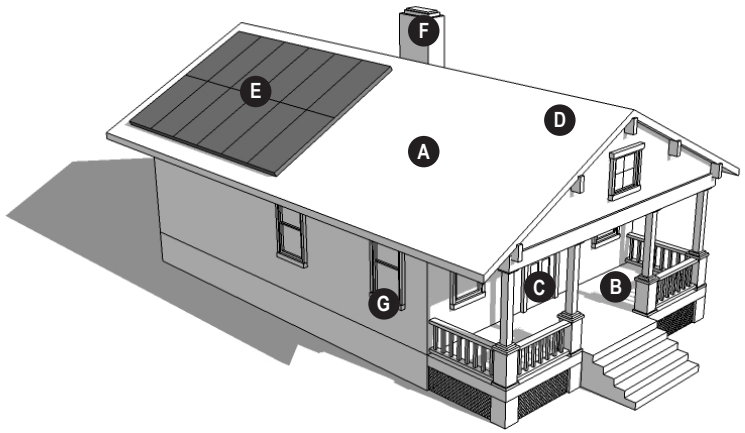
3.95 Maintain a building's sustainability features in operable condition.

- Retain original operable shutters, awnings and transoms to increase the range of conditions in which a building is comfortable without mechanical climate controls.
- Repair or restore covered, damaged or missing features where necessary.

CH 3: Treatment of Historic Resources

Historic Residential Building Energy Efficiency Strategy:

The following National Park Service preservation brief at *www.nps.gov* provides additional information: *Preservation Brief 3: Improving Energy Efficiency in Historic Buildings*



Quick simple fixes that will increase the energy efficiency of a historic building.

A Attic & Walls
- Insulate internally

B Awnings & Porches
- Restore porches and awnings

C Doors
- Maintain original doors
- Weatherstrip
- Install a storm door

D Roof Material
- Retain & repair

E Solar Panels
- Set back from primary façade to minimize visibility from street

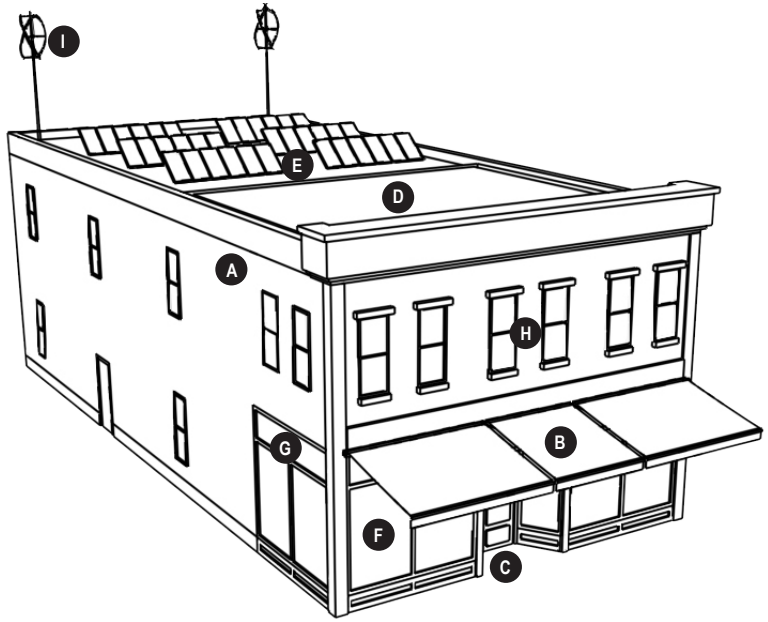
F Chimney
- Install draft stopper

G Windows
- Repair & retain original or early windows
- Retain original glass
- Enhance thermal & acoustic efficiency with storm windows (preferably interior) weatherstrip.

This diagram summarizes a general strategy for energy conservation on a traditional residential building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.

Historic Commercial Storefront Building Energy-Efficiency Diagram

This diagram below illustrates a general strategy for energy conservation on a traditional commercial building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.



A Attic
- Insulate internally

B Awnings
- Use operable awnings to control solar access and heat gain

C Doors
- Maintain original doors
- Weather-strip
- Consider interior air lock area

D Roof Material
- Retain & repair

E Solar Panels
- Set back from primary façade to minimize visibility from street

F Display Windows
- Maintain original windows
- Weather-strip

G Clerestory Windows
- Retain operable clerestory window to circulate air

H Windows
- Maintain original windows
- Weather-strip and caulk
- Add storm windows (preferably interior)

I Wind Turbines
- Set back from primary façade to minimize visibility from street

CH 4: Guidelines for New Construction

Chapter 4

Guidelines for New Construction

In this Chapter:

This chapter provides guidelines for new construction. It begins with general guidelines for designing new construction to be compatible with the surrounding historic district. It provides overall guidelines for site design and guidelines that are specific to either commercial or residential properties. The General Design Guidelines in this chapter also apply to additions to historic properties in addition to the design guidelines in Chapter 3.

New construction in the Historic District should be compatible with the surrounding historic fabric. Each of the new buildings shown on this page would be appropriate in the Historic District. The commercial building at the top of the page would be compatible within the core commercial area, the residential infill would be appropriate in the residential context and the three-story commercial building below would be appropriate along N. White Street, for example.

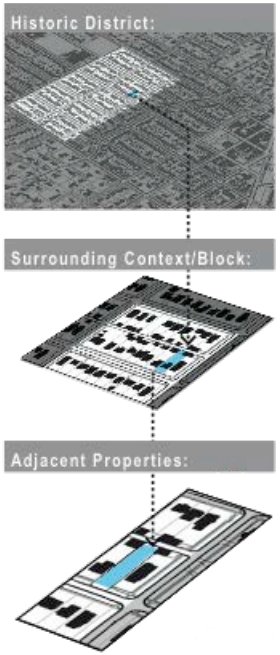
- **General Guidelines**
- **Guidelines New Commercial, Mixed Use, Multifamily**
- **Guidelines Small Scale Residential**
- **New Civic, Institutional and Religious**
- **Parking Structures**

CH 4: Guidelines for New Construction

Context

Designing in Context

The Fort Mill HPOD is not frozen in time. It continues to evolve while maintaining its essential historic character. A new building in a historic context should be compatible with the surrounding historic fabric, but also express its true age. A key objective is to retain the overall character of the district while accommodating creative, yet compatible, new buildings. It is important to understand how new construction will affect the ability to perceive the historic sense of time and place. Ideally, a new building will contribute to an understanding of the area, or at least incorporate a neutral design that has little impact.



This series of illustrations provides examples of terminology related to design context. This particular example highlights a residential context.

4.1 Maintain the design context of the district.

- Each new building should be designed to be compatible with its context.

Overall Compatibility Considerations:

To achieve compatibility, a new building should:

- Relate to the character-defining features of the context, including setback and open space patterns, mass and form, entries and porches, materials and other features.
- Relate to features in the surrounding historic context and on adjacent properties, including setbacks, building heights, porch and window heights, the proportions of windows and architectural features, as well as roof forms.
- Express its true age, rather than directly imitating a historic style, or using faux historic treatments, to avoid confusing historic interpretation of the context.

A new building may use a variety of designs to achieve compatibility. These may include simplified interpretations of historic styles, or creative contemporary designs that incorporate compatible features.

Location, Setbacks and Alignments

Building location, setbacks and alignments define the established context. New buildings should reflect the location, set backs, and alignments within its surrounding context. There are differences found within the HPOD and these should be considered.

4.2 Respect established building location, lot coverage and open space patterns when locating a new building.

- Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern of the surrounding context.
- Provide a general pattern of open space that is compatible with the existing historic pattern of the surrounding context.
- Locate a garage or secondary structure to be consistent with the location of secondary structures in the surrounding context.

Locate a new building to reflect established setback patterns of the surrounding context.

4.3 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.

- Locate a new building to reflect established setback patterns of the surrounding context.
- If existing historic buildings are positioned at the sidewalk edge, creating a uniform street wall, then locate a new building to conform to this alignment.
- Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.
- Orient a building's entrance to be consistent with the established historic pattern of the surrounding context. Typically, the primary entrance faces the street.

Respect established building location, lot coverage and open space patterns when locating a new building. Two distinct development patters are highlighted; Main Street where buildings align at the sidewalk and Academy Street where building are set back from the property line. These established development patterns should be continued.

CH 4: Guidelines for New Construction

Architectural Character

Opportunities exist for new construction in the district. Design principles that draw upon the traditions of Fort Mill at large as an inspiration for new, creative designs are appropriate. However, in order to assure that the history of a historic district can be understood, it is important that any new building be distinguishable from the historic structures. That is, a new building should appear as a product of its own time in terms of its style, while also being compatible with the context of the area.

Contemporary interpretations of traditional designs and details are encouraged. For example, the storefront on this new infill commercial building reflects the typical features found on a traditional storefront. (Boulder, CO)

An example of a contemporary interpretation of a residential porch balustrade.

Design a new building to express the distinction between the street level and the upper floor. The upper floors have a pattern of vertical windows and the street

4.4 Design a building to include the typical features and rhythms of historic buildings in the surrounding context, using similar proportions and dimensions. Features to reference include:

- Foundation heights for all building types
- Floor-to-floor heights and overall building height for all building types
- Window locations, proportions, and a recess in the wall
- Entry and porch location, size and proportions for residential building types
- Scaling elements and articulation, such as belt courses, decorative roof cornices, storefronts and window moldings for commercial building types
- Scaling elements and articulation, such as porches, balconies, window and door moldings for residential building types

4.5 Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context.

- Use a simplified interpretation of historic designs found in the historic district, or use a contemporary design that is compatible with historic siting, massing, and forms found in the context. At a minimum, an acceptable design should be neutral and not detract from the area's historic character.
- Include features that relate to the surrounding historic context, such as front porches in a residential setting, or a defined roof cornice and storefront system on a commercial and mixed-use structure.
- Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.

Architectural Character

- **Draw upon traditional architecture**
- **Be distinguishable**

CH 4: Guidelines for New Construction

Materials

Building materials of new structures and additions to existing structures should contribute to the visual continuity of the context. To do so, they should appear similar to those seen traditionally along the block. Select materials which are high quality, convey a sense of human scale and provide visual interest. Use green materials and those which improve environmental performance that have been proven effective in the local climate. Materials should also minimize negative environmental impacts.

Use building materials that appear similar to those used traditionally in the area. (Baxter Crossing)

Use masonry that appears similar in character to that seen historically. (Baxter Crossing)

Guidelines:

4.8 Use building materials that appear similar to those used traditionally in the area.

- This will reinforce the sense of visual continuity in the area.
- Use building materials of traditional dimensions, profile and finish.
- Brick is found in the district and, therefore, is an appropriate material to use.
- Horizontal lap siding is appropriate for residential style buildings.
- All wood siding should have a weather-protective finish.
- The use of highly reflective materials is discouraged.
- Use a simple combination of materials since this is a characteristic of historic buildings in Fort Mill.

4.9 Use masonry that appears similar in character to that seen historically.

- Brick should have a modular dimension similar to that used traditionally. Brick larger than the nominal 2-3/8" x 8" is discouraged. Brick should also appear structural in its application; it is load-bearing and should be detailed accordingly.
- Stone, similar to that used traditionally, is also appropriate.

4.10 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.

- Non-original materials should appear similar in scale, proportion, texture and finish to those used traditionally for that particular building type.

4.11 Use high quality, durable materials.

- Materials should be proven to be durable in the local climate.
- Attach materials in a manner that will remain secure.

4.12 Use green building materials that are compatible with the historic context.

- They should employ the guidelines noted above.

Similar Materials

CH 4: Guidelines for New Construction

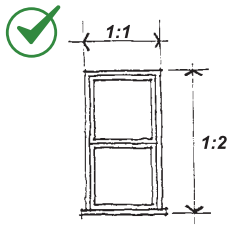
4.13 Use similar window and door proportions and materials to those used traditionally in the area.

- This will reinforce the sense of visual continuity in the area.
- Use building materials of traditional dimensions, profile and finish.
- The use of highly reflective materials is discouraged.
- New glazing should convey the visual appearance of historic glazing. It should be clear. Metallic and reflective finishes are inappropriate.
- Windows with a vertical emphasis are encouraged. A general rule is that the height of the window should be twice the dimension of the width in most districts.
- If a larger window is needed, combine sets of vertically proportioned windows.
- Odd window shapes such as octagons, triangles and diamonds are generally inappropriate in the historic districts.
- When using contemporary window patterns and designs, ensure they respect the character and proportions of windows in the surrounding historic context.
- Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.
- Use door widths, heights and materials that are similar to doors on historic buildings in the surrounding historic context.
- Use simplified configurations of historic doors rather than replicating a historic door exactly.
- Use clear or near clear low-e glass in windows.

Use traditional materials, including wood and brick, in a consistent manner, as the primary façade material.

Design windows, doors and other features to be compatible with the historic context. (Baxter Crossing)

Use building materials of traditional dimensions, profile and finish.



Using traditional window and door proportions will reinforce the sense of visual continuity in the area.

Similar Window & Door Details

CH 4: Guidelines for New Construction

Horizontal Alignment

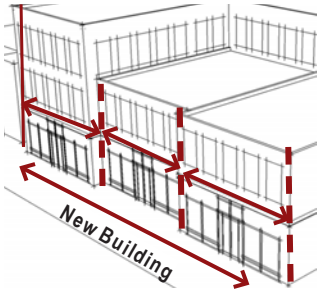
A strong alignment of horizontal elements exists along Main Street street. Alignment is seen at the first floor level with moldings found at the top of display windows; at upper floor levels, alignment is found among cornices, window sills and headers. This alignment of horizontal features on building façades is one of the strongest characteristics of the street and should be preserved. It is important to note, however, that slight variations do occur, which add visual interest. Major deviations from these relationships, however, disrupt the visual continuity of the street and are to be avoided.

4.20 Maintain the general alignment of horizontal features on a building front.

- Typical elements that align include: window moldings, tops of display windows, cornices, copings and parapets at the tops of buildings.
- When large buildings are designed to appear as several buildings, there should be some slight variation in alignments between the horizontal façade elements.

4.21 Define the first and second floors of commercial type buildings with clearly distinguishable details.

- Changes in horizontal details and architectural panels may be used to help define the first and second floors.
- Changes in material, color, texture, pattern or wall plane may be used to help define the first and second floors.



New façades should provide the traditional proportions in width and in height, including following the traditional one-two story height limit.

Horizontal Alignment

CH 4: Guidelines for New Construction

Design Guidelines for New Small Scale Residential Buildings

This section provides design guidelines for new residential buildings in the historic district. It addresses single family and small-scale multifamily buildings of various types. Small-scale multifamily buildings include duplex, fourplex, and town homes for example. In addition, this section addresses new secondary structures.

Residential Entry Pattern

A typical residential context reflects a hierarchy of public and private space. It is a progression that begins at the street, which is the most public space, then proceeds through the front yard, which appears "semi-private," and ends at the front door, which is the "private" space. This sequence enhances the pedestrian environment and contributes to the character of a residential neighborhood; it should be provided for new residential building types.

4.24 Provide a walkway from the street to the building entry in residential settings.

- A walkway running from the street to the front entry provides unity to the streetscape. Where a walkway has been an element of the hierarchy, this should continue.

4.25 Clearly define the primary entrance by using a defined entry or a front porch in single family and small-scale multifamily residential building.

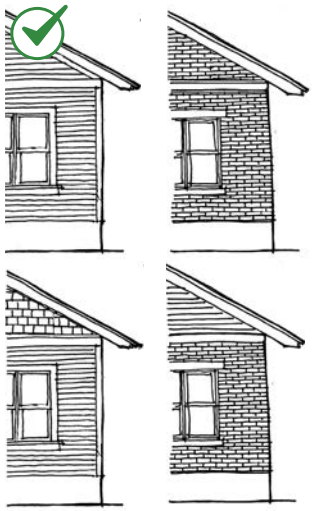
- A porch should be "functional," in that it is used as a means of access to the entry and is appropriate for all types of residential buildings.
- Projecting porticoes, canopies, awnings and recessed entries with decorative surrounds are appropriate for small-scale multifamily residential building types.

Clearly define the primary entrance by using a defined entry or a front porch in single-family and small-scale multifamily residential building.

New
Small Scale Residential

- **Entry Pattern**

CH 4: Guidelines for New Construction



Incorporate materials similarly to the way they were used traditionally on residential buildings. The foundations were typically stone and upper floors were wood or brick. In some cases, a simple combination of materials were used.

4.26 Orient a front porch or covered landing to the street.

- A porch or covered landing serve as a transition area from the street to the building; it is also an essential element of the streetscape. It provides human scale to the building, offers interest to pedestrians, and is a catalyst for personal interaction.
- This should not be interpreted to exclude side porches.

4.27 Design a porch to be compatible with the historic context.

- Proportion a front porch to be compatible in size and scale with the building and surrounding historic context.
- Use materials similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were common on many styles.
- Use porch posts and columns that are proportioned similarly to those seen in the surrounding historic context.

Proportion a front porch to be compatible in size and scale with the building and surrounding historic context.

New Small Scale Residential

- **Orientation Porch**
- **Proportion of Porch**

CH 4: Guidelines for New Construction

4.32 Use façade articulation techniques to help new single family and small-scale multifamily buildings fit within the scale of the surrounding historic context.

- Include horizontal elements in the design of residential buildings that help to express the height of floors and that relate visually to similar features in the block. For example, align porches and groupings of windows with similar features on adjacent historic properties.
- Use vertical and horizontal wall offsets (changes in the wall plane) to reduce the overall scale of a building as viewed from the street.
- Use vertical and horizontal wall offsets to reduce the visual impact of long side wall areas on neighboring properties and the street. This is especially important on a corner lot, or a wider lot where side façades are more visible.

4.33 Use material treatments to ensure that new single family and small-scale multifamily buildings fit within the scale of the surrounding historic context.

- Use foundation materials that match historic foundation materials, whenever possible.
- If historic foundation materials are not used, cover an exposed foundation with materials that are typical of those used on historic structures in the surrounding context.

Use façade articulation techniques to help new single family and small-scale multifamily buildings fit within the scale of the surrounding historic context.

Use material treatments to ensure that new single family and small-scale multifamily buildings fit within the scale of the surrounding historic context.

New Small Scale Residential

- **Articulation**
- **Materials**

CH 4: Guidelines for New Construction

Parking structures

The design guidelines in this section focus on principles for new parking structures that reinforce the historic building fabric and enhance the pedestrian environment in the Fort Mill Historic District. Designing these facilities as mixed use projects should be considered. This is typically achieved with providing an active use at the ground floor.

This parking structure incorporates a shallow commercial wrap and a three-story parking structure is located internally.

4.39 Design a parking structure to incorporate ground floor features that promote a high-quality pedestrian environment.

- Wrap a parking structure or stack it above retail or other active uses at the street level.
- If active uses are not possible at the street level, provide visual interest using display cases, architectural detailing, public art and/or landscaping at street level.

A parking structure should be compatible with traditional buildings in the surrounding area. It should respect the regular window pattern and other architectural elements of adjacent buildings.

4.40 Screen the upper levels of a parking structure to minimize the visual impacts of parked cars on the street and sidewalk.

- Use upper-story architectural screens or other devices that are integral to the building design to minimize the visibility of parked cars from the street and sidewalk.
- Use screens with decorative patterns, railings and details to provide visual interest.
- Use screens made from durable materials.
- Ensure that screening or other devices minimize the glare from headlights and parked cars.

Design a parking structure with articulation techniques such as moldings, columns, a change in material, or an offset in the wall plane to reflect building proportions seen in the historic context.

4.41 Design a parking structure to be compatible with the mass and scale of nearby buildings.

- Divide a parking structure into modules that reflect façade and lot widths in the historic district.
- Design a parking structure with vertical and horizontal articulation techniques such as moldings, columns, a change in material, or an offset in the wall plane to reflect building proportions seen in the surrounding historic context.
- Design a parking structure to minimize the visibility of angled ramps from the street and sidewalk.

CH 5: Guidelines for Signs

Chapter 5
Guidelines for Signs

In this Chapter:

Signage on historic buildings and districts should serve the needs of businesses, and also be compatible with historic buildings and the surrounding context. Well designed signage can create visual interest, enhance the historic streetscape, and promote business activity.

The design review and approval process for signs is similar to other projects in the historic districts. The historic design review process ensures signage serves business needs while also enhancing historic building architecture and surroundings.

The signs shown on the this page are appropriate sign designs. The top image is an appropriately scaled projecting sign. In addition this sign provides a color scheme that compliments the existing color scheme of the building with a simple graphic. The middle image is a preserved historic sign and the lower images is an appropriately scaled wall sign.

- **Treatment of Historic Signs**
- **Guidelines for New and Modified Signs**
- **Appropriate Sign Types**

CH 5: Guidelines for Signs

Avoid damaging or obscuring architectural details or features when installing signs.

Use colors for the sign that are

Sign Installation

The installation of a sign is an integral aspect in the retention of key architectural features and in minimizing damage to the building.

5.7 Avoid damaging or obscuring architectural details or features when installing signs.

- Minimize the number of anchor points on the wall when feasible.

Sign Materials

A sign should exhibit qualities of style, permanence and compatibility with the natural and built environment.

5.8 Use sign materials that are compatible with the building façade and site.

- Use colors, materials and details that are compatible with the overall character of the façade.
- Permanent, durable materials that reflect the Fort Mill context are encouraged.
- Avoid highly reflective materials.

Sign Color

Color should be used both to accentuate the sign design and message and also to integrate the sign or lettering with the building and its context.

5.9 Use colors for the sign that are generally compatible with those of the building front.

- Limit the number of colors used on a sign. In general, no more than three colors should be used, although accent colors may also be appropriate.

Sign Installation

Sign Color

CH 5: Guidelines for Signs

Establish objectives for signage

Limit impacts on character-defining features

Find original sign locations on a building

Ensure compatibility with building or site

Consider impacts on the block

CH 5: Guidelines for Signs

Design a window sign to minimize the amount of window covered.

Design a window sign to be painted on the glass or hung inside a window.

Design a wall sign to minimize the depth of a sign panel or letters.

A wall sign should be relatively flush with the building façade.

Window Sign
This is a sign painted on the surface of, or located on the interior of, a display window.

5.11 Design a window sign to:

- Minimize the amount of window covered.
- Be painted on the glass or hung inside a window.

Wall Sign
This is an attached sign painted on or attached to the wall or surface of a building or display surface which is parallel to the supporting surface

5.12 Flush mounted wall signs may be considered.

- Place wall signs to align with nearby buildings.
- Determine if decorative moldings exist that could define a sign panel. If so, locate a flush-mounted wall sign to fit within a panel formed by moldings or transom panels.
- Do not obstruct character-defining features of a building with signage.

5.13 Design a wall sign to minimize the depth of a sign panel or letters.

- A wall sign should be relatively flush with the building façade.
- Design a wall sign to sit within, rather than forward of, the fascia or other architectural details of the building.

Sign Types

- **Window Signs**
- **Wall Signs**

CH 5: Guidelines for Signs

Projecting Sign
This is an attached sign which projects and has one end attached to a building, and which does not employ ground support.

5.14 Design a projecting sign to be similar in character to those seen traditionally.

- Design the sign bracket as a decorative or complementary element of the sign. The bracket should appear as part of the sign composition and design.

5.15 Projecting or blade signs may be considered.

- Locate small projecting signs near the business entrance, just above the door or to the side of it.
- Mount moderately sized projecting signs higher on the building, centered on the façade or positioned at the corner.
- Small hanging signs are appropriate under a canopy on commercial building types or from the inside of a porch on residential building types.

Symbol Sign
This refers to a symbol displayed on a sign that portrays a certain word, name, product or idea. This may be located on the interior of a display window and may also be installed on an exterior façade.

5.16 Using a symbol for a sign is encouraged.

- A symbol sign adds interest to the street, can be read quickly and is often remembered better than written words.

Design the sign bracket as a decorative or complementary element of the sign.

A symbol sign adds interest to the street, can be read quickly and is often remembered better than written words.

Sign Types

- **Projecting Signs**
- **Symbol Signs**

CH 5: Guidelines for Signs

Pole Mounted or Freestanding Sign
A pole mounted/freestanding sign is generally mounted on one or two simple poles.

5.20 A pole sign should be appropriate to the context.

In a residential context:
- The top of the sign should not rise above the typical front porch railing height of a traditional residential building.
- A double pole mounted sign or cantilevered sign is preferred.

In a commercial context:
- The top of the sign should not rise above the typical top of the street level storefront of a traditional commercial building.
- Sign panels that stretch to the ground are inappropriate.

Ground or Monument Sign
These signs are low to the ground and are not attached to any part of the buildings.

5.21 Maintain the visual qualities and ambience of a building, site and surrounding context when adding ground signage.

- Place ground mounted signs in a location that is readable from the street and appropriate for the building and it surroundings.
- Design ground mounted signs to be subordinate in size to the building and in scale with a building's architectural elements.
- Do not design ground or monument signs to be so elaborate that they replicate or upstage the architecture of a historic building or its surroundings.
- When night time illumination is needed, use focused external illumination, particularly in residential settings.
- Do not use internally lit plastic or plastic-looking boxes.

A pole sign should be appropriate to the context.

Maintain the visual qualities and ambience of a building, site and surrounding context when adding ground signage.

Sign Types

- **Pole Mounted**
- **Ground Sign**

CH 6: Guidelines for Pedestrian and Site Features for All Projects

Chapter 6

Design Guidelines for Pedestrian and Site Features for All Projects

In this Chapter:

Historic preservation and new construction projects in the Fort Mill Historic District should incorporate new site and building designs that contribute to the historic character of the district and promote an active, pedestrian-oriented street front.

The design guidelines apply to historic preservation projects and new construction in the district and address a range of design elements that directly affect the public realm such as plazas, courtyards, awnings, lighting, site features, surface parking and service areas.

- **Outdoor Amenity Space**
- **Site Furnishings**
- **Awnings & Canopies**
- **Site and Building Lighting**
- **Service Areas and Building Equipment**
- **Site Features**
- **Parking**

CH 6: Guidelines for Pedestrian and Site Features for All Projects

Outdoor Amenity Space

Outdoor amenity space in a commercial setting such as courtyards, plazas and outdoor dining areas help to enliven the area and encourage pedestrian activity. They should be designed to protect, enhance and integrate into downtown's historic character, including the site and associated buildings.

Design and locate outdoor amenity space to promote pedestrian activity and complement historic buildings.

Locate a small public plaza or courtyard to complement the character of the surrounding context.

6.1 Design and locate outdoor amenity space to promote pedestrian activity and complement historic buildings.

Outdoor amenity spaces should meet all of the following criteria:

- Not be roofed or fully enclosed
- Be paved or otherwise landscaped
- Be subordinate to the line of historic building fronts

6.2 Locate a small public plaza or courtyard to complement the character of the surrounding context.

- Small public courtyards and plazas are appropriate throughout the district.
- Within the Main Street context small public plazas or courtyards should be carefully located within the area so as not to create new gaps in the existing wall.

6.3 Include features to promote and enhance the use of a small public plaza or courtyard.

A small public plaza or courtyard should have one or all of the following:

- Street furniture
- Public art
- Historical/interpretive marker, plaques, or interpretative panels
- Green space or landscaping features
- Lighting
- Open area for street performances

Location

- **Design to promote Pedestrian Activity**
- **Sensitive to context**
- **Include features to enhance the use**

CH 6: Guidelines for Pedestrian and Site Features for All Projects

6.8 Use an operable awning, when feasible.

- An operable awning can increase the energy efficiency of a building, providing shading in the summer and solar access in the winter.

6.9 Design an awning or canopy to be in character with the building.

- Mount an awning to accentuate character-defining features of the building.
- Design an awning to be in proportion to the building.
- Avoid covering or obscuring significant features.
- Use colors that are compatible with the facade.
- Solid colors are encouraged.
- Simple shed shapes are appropriate for rectangular openings. Odd shapes, bull nose and bubble awnings are inappropriate.
- Internal illumination of an awning is inappropriate.
- Awnings and canopies are generally inappropriate on upper story windows.
- Appropriate supporting mechanisms are wall mounted brackets, cable suspended and chains consistent with the style of the building.
- Post supported canopies are generally inappropriate.

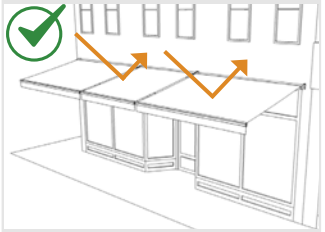
Design an awning to be in proportion to the building.

Simple shed shapes are appropriate for rectangular openings.

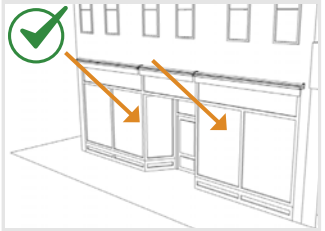
Use of Operable Awnings for Energy Efficiency

An operable awning can be lowered in the summer to shade the storefront and sidewalk and raised in the winter to provide solar heat gain and .

Awnings Open to Provide Shading



Awnings Close to Provide Solar Access



Awnings & Canopies

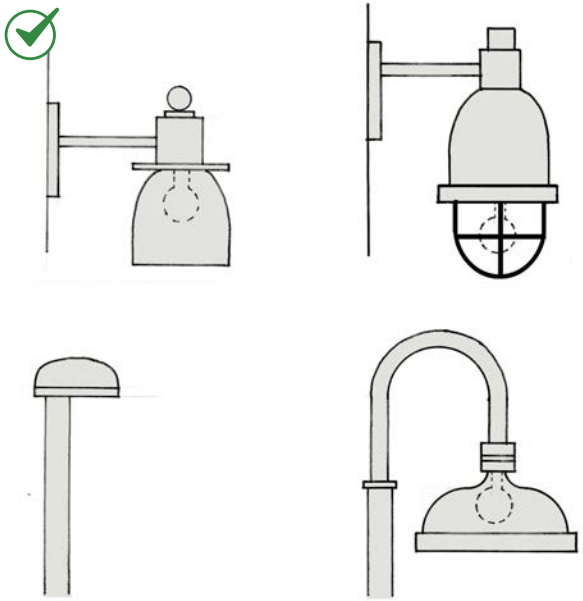
CH 6: Guidelines for Pedestrian and Site Features for All Projects

6.11 Minimize the visual impacts of architectural lighting.

- Use existing or ambient streetlight or storefront lighting rather than adding new lighting whenever possible.
- Use exterior light sources with low luminescence.
- Use white lights that cast a similar color to daylight.
- Do not wash an entire building facade in light.
- Use lighting fixtures that are appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.

6.12 Use shielded and focused light sources to prevent glare.

- Provide shielded and focused light sources that direct light downward.
- Do not use high intensity light sources or cast light directly upward.
- Shield lighting associated with services areas, parking lots and parking structures.



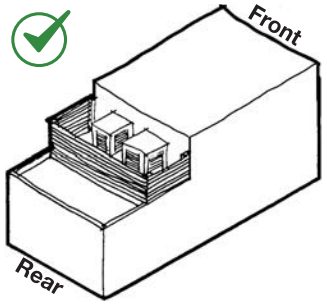
Use shielded and focused light sources to prevent glare.

Do not wash an entire building facade in light. Only light the necessary features of the building such as an entry, sign, or path.

Lighting

CH 6: Guidelines for Pedestrian and Site Features for All Projects

Service areas should be visually unobtrusive and should be integrated with the design of the site and the building.



Minimize the visual impacts of mechanical and HVAC equipment on the public way and surrounding neighborhood.

6.13 Minimize the visual impacts of services areas.

- Minimize noise impacts by locating sources of offensive sounds away from other uses.
- Use an alley when feasible.
- Screen a service area with an enclosure. It should be designed to be compatible with the context and of durable materials.

6.14 Minimize the visual impacts of building equipment on the public way and the surrounding neighborhood.

- Screen equipment from view.
- Do not locate equipment on a primary facade.
- Use low-profile or recessed mechanical units on rooftops.
- Locate satellite dishes and mechanical equipment out of public view.
- Locate roof-top building equipment away from the facades of the building.
- Locate utility lines and junction boxes on secondary and tertiary walls, and group them, when feasible.
- Locate utility pedestals (ground mounted) to the rear of the building.
- Gutters and downspouts should be located on the least visible face of a building and away from character-defining architectural features.

Minimize the visual impacts of utility equipment on the public way and surrounding neighborhood.

Service Areas

Building Equipment

CH 6: Guidelines for Pedestrian and Site Features for All Projects

Parking

Surface parking may be incorporated into the design of downtown projects, but it should be visually subordinate to other uses. Buffer areas should screen parking areas from the street and neighboring uses while incorporating design and landscape features that complement the existing natural character and context of the site.

6.17 Minimize the visual impact of surface parking.

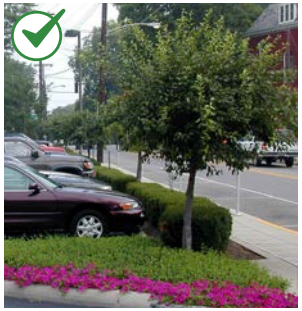
- Locate a parking area at the rear or to the side of a site or to the interior of the block whenever possible. This is especially important on corner properties since they are generally more visible than interior lots.

6.18 Site a surface lot so it will minimize gaps in the continuous building wall of a commercial block.

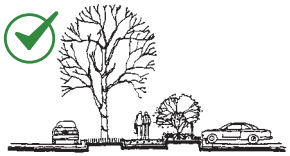
- Where a parking lot shares a site with a building, place the parking at the rear of the site, or if this is not feasible, beside the building.

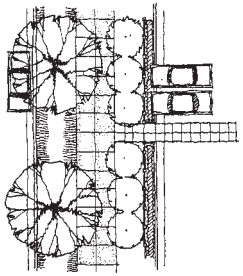
6.19 Provide a visual buffer along the edge of a parking lot and between parking lots.

- Planters or a landscape strip with a combination of trees and shrubs may be used as a visual buffer.
- A low, decorative site wall may be used as screen for the edge of a parking lot. Materials should be compatible with those of nearby buildings.
- Maintain pedestrian connections to streetscape.



Minimize the visual impact of surface parking.





Provide a visual buffer along the edge of a parking lot and between parking lots.

Parking

- **Minimize the impact**
- **Buffer**

CH 6: Guidelines for Pedestrian and Site Features for All Projects

Oops!

Forthcoming in the Final Document

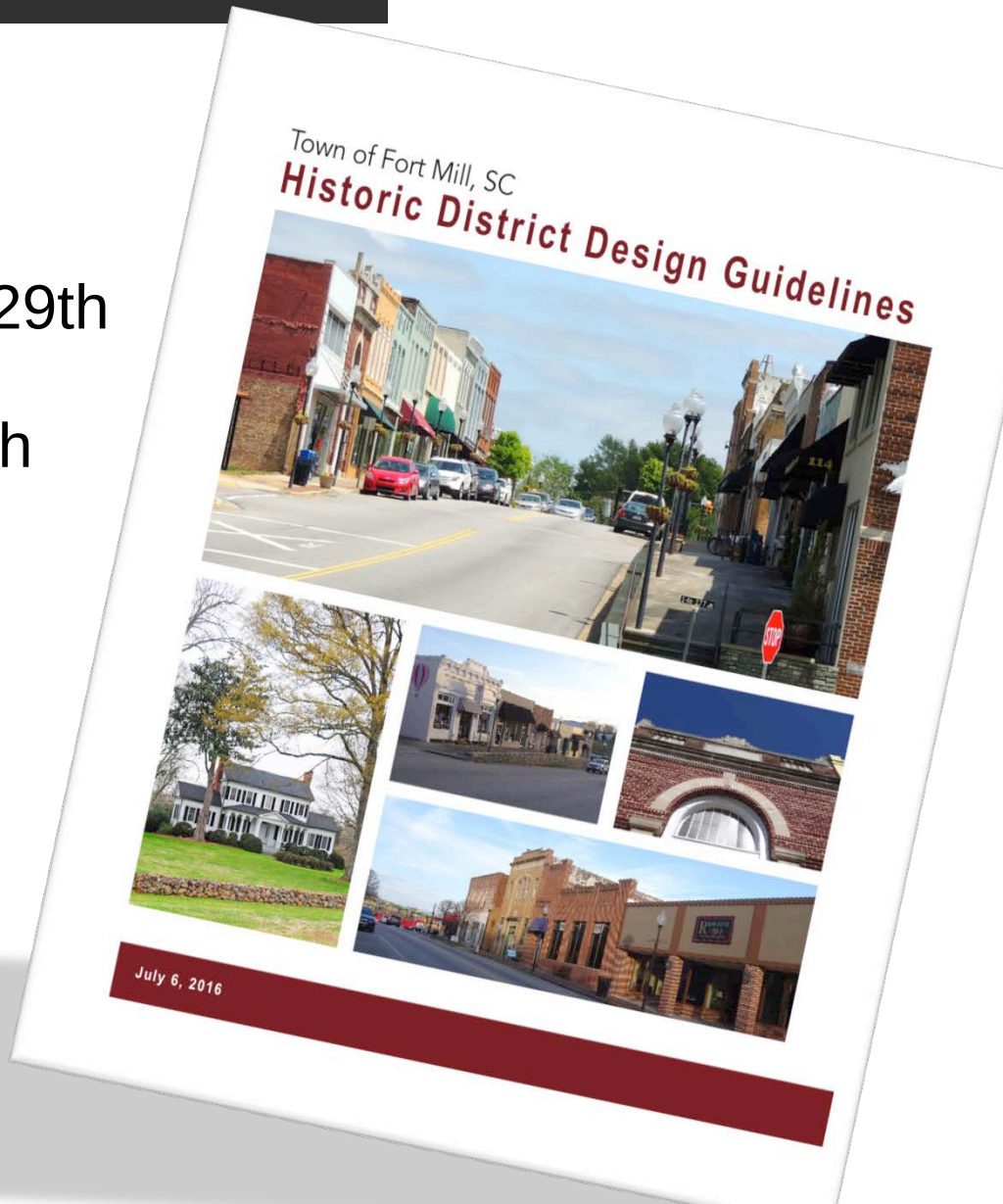
Secondary Entrance

Secondary entrances that abut an alleyway or other public improvement should be designed to enhance the pedestrian experience.

- Provide a visually attractive entrance, use an awning and landscape features, for example.
- The entrance should be less ornate and appear secondary to the primary entrance.

Next Steps

- Comments: July 26th
- Final Document: August 29th
- Adoption: September 13th



Rehabilitation Projects

Rehabilitation Projects

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Rehabilitation Projects

Rehabilitation Projects - Phasing

Historic building remodel.

Interim improvements to the building included removing the canopy, providing a new sign and painting the stucco covering.

A later rehabilitation effort included removing the stucco, reconstructing the cornice and installing a new storefront system.