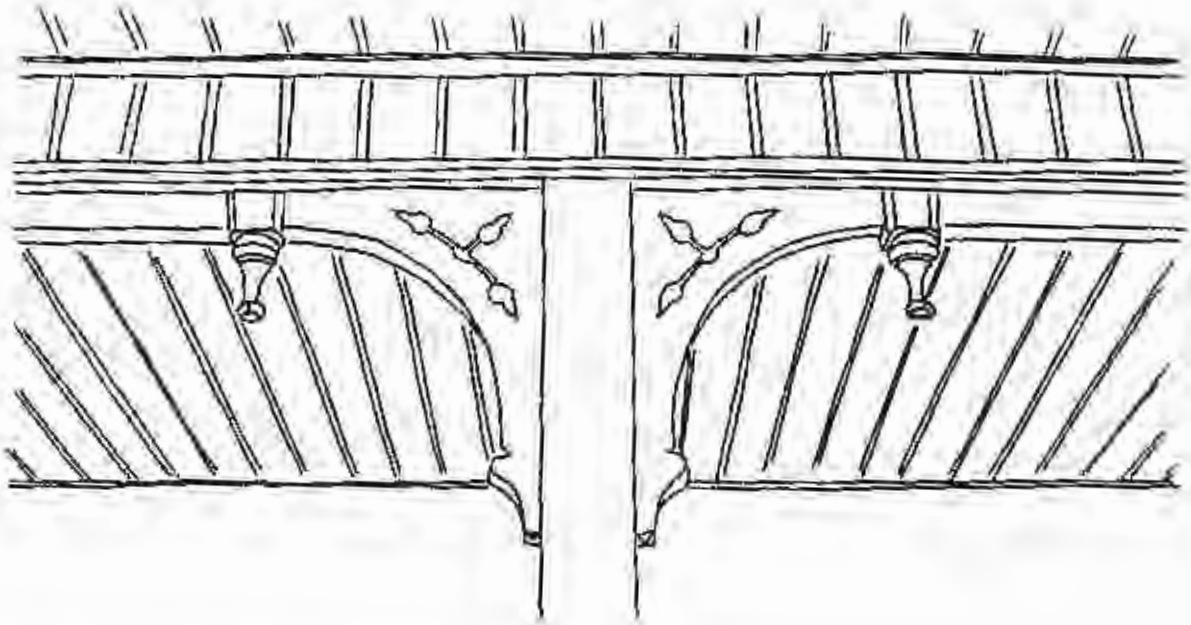
# WYTHEVILLE B-2DT DOWNTOWN DISTRICT
# DESIGN REVIEW GUIDELINES
# FOR
# TOWN OF WYTHEVILLE

**PREPARED BY**
**THOMASON AND ASSOCIATES**
**PRESERVATION PLANNERS**



# WYTHEVILLE B-2 DT DOWNTOWN DISTRICT DESIGN REVIEW GUIDELINES WYTHEVILLE, VIRGINIA

PREPARED FOR THE
TOWN OF WYTHEVILLE

THOMASON AND ASSOCIATES
PRESERVATION PLANNERS
NASHVILLE, TENNESSEE

DECEMBER, 2000

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# ACKNOWLEDGEMENTS

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**Wytheville Board of Architectural Review**

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# INTRODUCTION

Wytheville is one of southwestern Virginia's most historic communities. The history of the town is reflected in its architecture, particularly the residential area to the east of downtown. Along these streets are fine examples of the Greek Revival, Italianate, Queen Anne, and other 19th century building styles. The downtown area primarily reflects commercial buildings erected in the late 19th and early 20th centuries. The significance of this area was recognized in 1994 with the listing of the Wytheville Historic District on the National Register of Historic Places.

*The Downtown Wytheville Historic District and Review Process*

In order to protect and preserve the heritage of the community, the Town of Wytheville achieved recognition of a local historic district for both its commercial and residential properties. Within this historic district, the B-2 DT Downtown District was established to "promote the economic, cultural, and general welfare of the town through the preservation and protection of historic buildings, or buildings having unusual architectural or cultural interest; through the development of an appropriate setting for such building through the construction of buildings which will be in harmony with, and supplemental to, existing buildings and through benefits resulting to the economy of Wytheville, and for developing and maintaining an attractive downtown business community by way of preservation and appropriate additions."

Property owners within this district are required to receive a Certificate of Appropriateness (COA) prior to erecting, reconstructing, altering, restoring, or razing a building. Buildings located in the district which are solely used for residential purposes are exempt from these requirements. However, any property used for commercial purposes, including previously residential properties, are subject to the provisions of the district.

Property owners present their proposals for COAs before the Board of Architectural Review (BAR) for their consideration. The BAR is composed of five members of the community who have expertise and knowledge in history, preservation, and architecture. The BAR can approve, approve with conditions, or deny the applications. A COA must be obtained prior to the property owner receiving a building permit. If a property owner is denied a COA, the decision of the BAR can be appealed to the Board of Zoning Appeals.

*The Economic Benefits of Design Guidelines*

Economic development and design guidelines and standards are closely related. In communities across the country, an emphasis on historic preservation and design guidelines has been rewarded through an increased tax base, cultural tourism, and neighborhood and downtown revitalization. The economic growth and development of Wytheville can be strengthened through renewed attention to preserving and maintaining its historic resources. Heritage tourism, or tourism which focuses on historic areas and sites, is one of the rapidly growing segments of the tourism industry.

The historic architecture in Wytheville provides opportunities to enhance tourism in the town. Design guidelines encourage historic rehabilitation that is authentic and reinforces downtown character.

Many of the buildings in the Wytheville B-2 DT Downtown District are listed as contributing buildings to the National Register of Historic Places. This status on the National Register may make income-producing properties eligible for a 20% federal tax credit and 25% state tax credit if substantially rehabilitated according to proper design guidelines. Income-producing properties are buildings used for residential rental, office, or commercial use. By following design guidelines, property owners have the opportunity to obtain these tax credits for their investment in rehabilitation.

The application of design review guidelines helps to ensure that our investment in an historic area will be protected from inappropriate new construction, misguided remodeling, or demolition. Historic designation and design review benefits not only existing owners of the downtown area but it often also attracts new buyers since they know their investment will be protected.

In the final analysis, historic zoning and design guidelines are about community. When we own property in a locally zoned district we give up our ability to tear down our property or remodel it as we please. What we get in return is knowing that by following certain guidelines our investment in our property will be protected and the entire downtown area improved. Without design guidelines, Wytheville's appearance in ten or twenty years could be uncertain. With design guidelines there is a clear commitment, purpose, and blueprint as to how the historic downtown area will appear into the 21st century.

*The Purpose of this Manual*

This design guideline manual is designed to provide information to property owners in the Wytheville B-2 DT Downtown District on appropriate work for the rehabilitation and alterations to buildings. These design guidelines are written to be in accordance with the "Secretary of the Interior's Standards for Rehabilitation." These standards are those which are utilized by the National Park Service and hundreds of review boards across the country. These standards are located in Appendix C.

The primary approach in design review guidelines is the emphasis on preservation over complete remodeling. This view is illustrated through the use of terms such as *repair, retain, maintain,* and *protect.* It is better to *repair* original materials rather than replace them; *retain* original downtown features such as historic storefronts; *maintain* original windows; and *protect* the downtown area from incompatible new construction.

This manual lists guidelines in alphabetical order and is divided into two sections. The first section is for traditional commercial buildings along Main Street and adjacent streets. The second section is for residential properties now used for commercial purposes. Included is information on common rehabilitation questions, recommendations for maintaining the site and setting of historic

downtown areas, and guidance for new construction. Illustrated descriptions of the architectural details in Wytheville are included to familiarize property owners with typical features and characteristics. At the end of the guideline section are appendices which have a sample application for architectural review, definitions of terms, and suggested bibliography.

The design guidelines are primarily concerned with the fronts and readily visible sides of buildings. Most often the public views buildings from the street or sidewalk. The fronts of buildings also contain the defining features of the property such as historic storefront, porches, main entrances, and decorative details. The rears of buildings are usually reviewed with more flexibility since they are generally not readily visible due to the building's placement on the lot or screening by landscaping or fences. New construction at the rears of buildings is best when additional living space is required. Property owners are encouraged to refer to the guidelines when planning or designing new construction projects, planning exterior rehabilitations, and proposing maintenance.

The design guidelines apply to all properties which are included within the Wytheville B-2 DT Downtown District except those used exclusively for residential purposes. For non-contributing buildings (properties which are less than fifty years of age or which have been substantially altered), the BAR may apply the guidelines with more flexibility than for historic buildings. In reviewing work affecting non-contributing buildings, the BAR's primary concern is to maintain or enhance the relationship and compatibility of the non-contributing buildings with adjacent historic contributing buildings and streetscapes.


Boundary of the Downtown Wytheville Historic District.

# II. DESIGN GUIDELINES FOR COMMERCIAL BUILDINGS

Wytheville's downtown commercial buildings were built primarily between ca. 1880 and ca. 1930. Within this fifty year span, the overall arrangement of the primary facades facing the street did not change significantly. These commercial buildings were designed with traditional storefronts containing bulkheads, display windows, and the main entrances. Above the storefronts were generally transoms or beltcourses. Two-story buildings were designed with arched or rectangular windows, and at the roofline were sheet metal or brick cornices. Upper facade decoration also included inset brick or concrete panels, or rows of decorative brick.

## UPPER FACADE COMPONENTS

**Cornice or Parapet**
Generally of corbelled brick or sheet metal.

**Windows**
Rectangular windows are most common in the Wytheville commercial area although some also have arched windows.

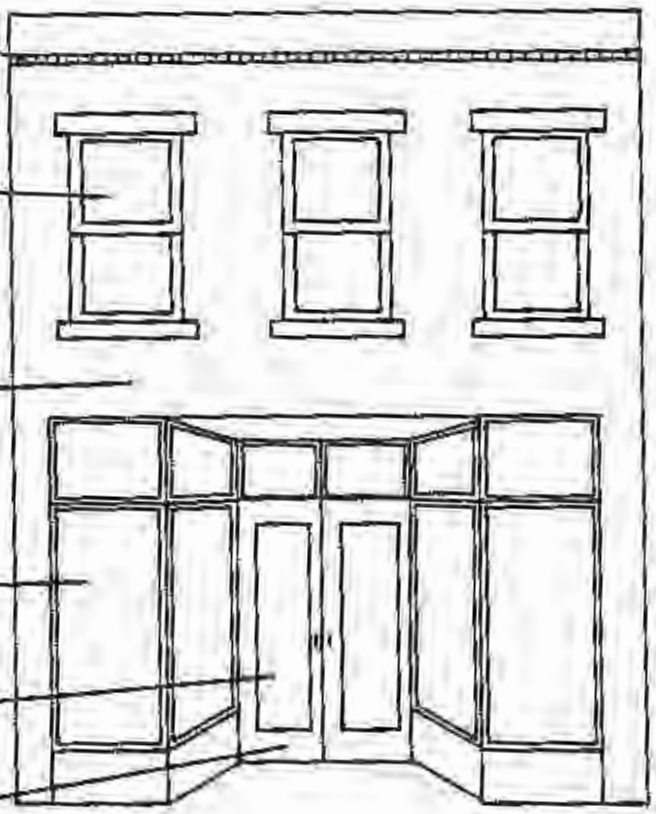
## STOREFRONT COMPONENTS

**Beltcourse**
Visual division between storefront and upper facade, a decorative cornice, decorative brickwork, or a place for signage.

**Display Window(s)**
Usually with bulkheads below and transoms above.

**Entrances**
Usually recessed in middle or at side.

**Door(s)**
Both single and double light doors are common.



## 1. ADDITIONS

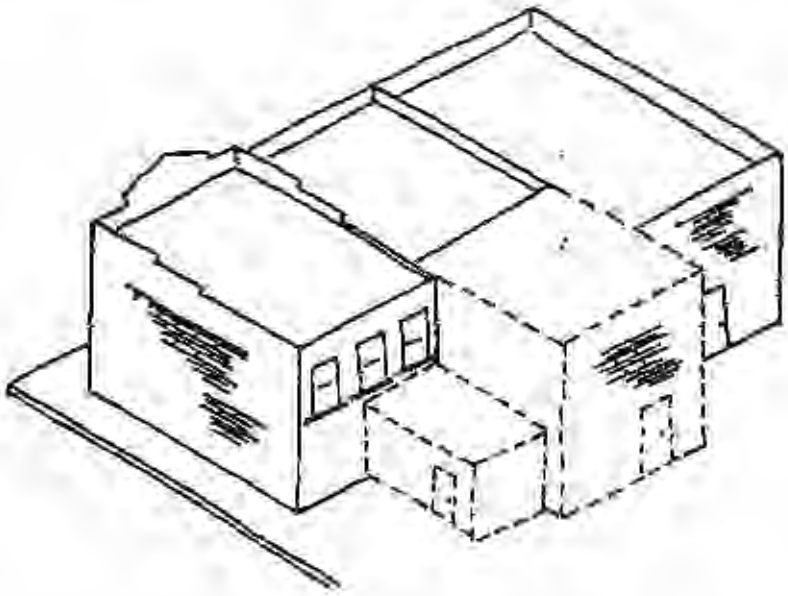
*It is acceptable to construct additions to commercial buildings as long as they are located at the rear of the building or a side elevation that is not readily visible from the street. Rooftop additions are less appropriate, but if they are added they should be set back from the front of the building and not be readily visible from the street.*

A. Rooftop penthouses or additional stories should not be constructed unless they are set back from the main facade and are not readily visible from the street or other pedestrian viewpoints.

B. Additions at the rear of commercial buildings are appropriate. Rear additions should be compatible with the original building in scale, proportion and rhythm of openings, and size.

C. Rear additions should be of wood or brick construction. Metal or concrete additions are less desirable.

D. Rear additions should be constructed to cause minimal damage or removal of original walls and details from the rear of the building.



**New additions should be located on the rear facades.**

## 2. ARCHITECTURAL FEATURES

*Original architectural and decorative features should be preserved, maintained, and repaired. These features include cast iron pilasters, second floor porches, brick corbelling or inlaid patterns, terra cotta, decorative cast concrete, window hoods, and cornices. Architectural features should not be removed or concealed.*

A. Architectural features which have been removed should be replaced based upon their original design, materials, proportion, and details.

B. Architectural features should not be added to a building where none originally existed.

C. Architectural features should be repaired using compatible materials.

D. No cast iron columns or pilasters are presently visible in the downtown area. However, these storefront elements may be hidden beneath added materials. If cast iron columns or pilasters are uncovered, they should be maintained through regular painting. If cleaning is desired, chemical or detergent cleaning is preferable over the use of abrasive cleaning methods such as sandblasting.

## 3. AWNINGS

*Awnings are historically common for commercial buildings and the application of new awnings for Wytheville's commercial buildings is appropriate.*

A. The addition of awnings to commercial buildings is appropriate. Awnings should be in traditional awning designs, materials, and placement.

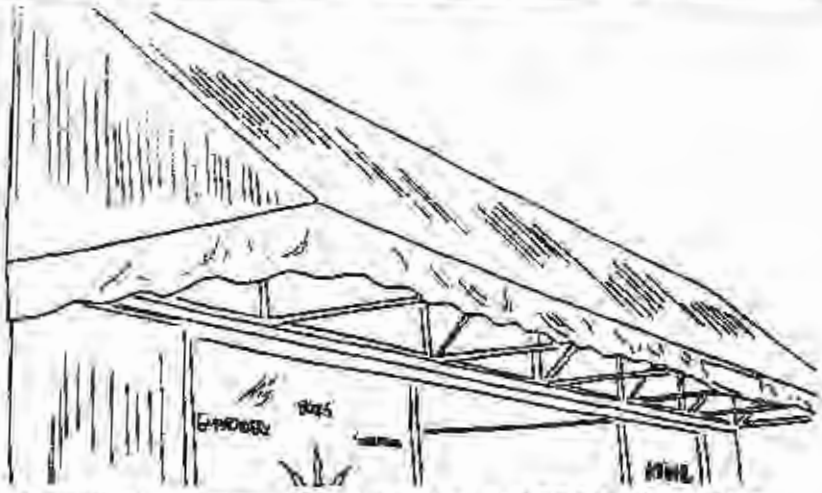
B. Appropriate locations for awnings are storefronts and upper facade windows.

C. Awnings may be retractable or fixed in place and should fit the opening to which they are applied. Shed awnings are appropriate for rectangular openings while arched awnings are appropriate for arched openings.

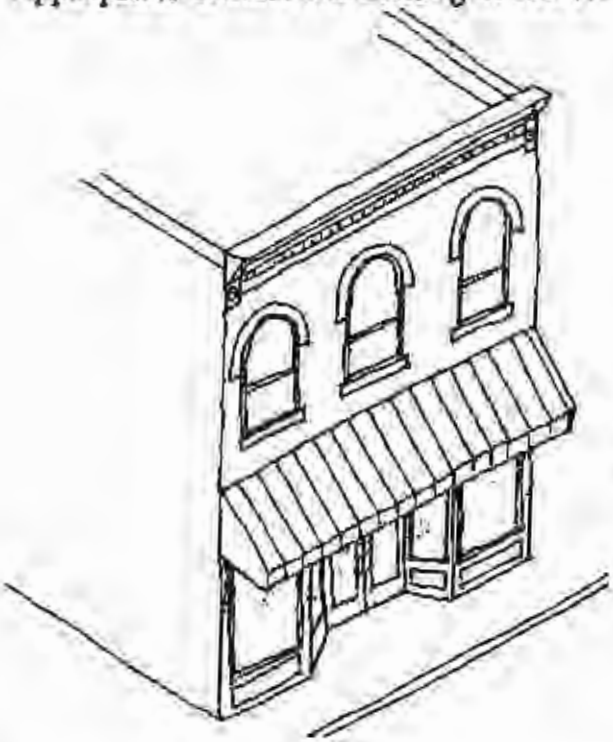
D. Awning materials should be canvas, acrylic, or vinyl coated. The use of fixed metal, vinyl, or wood awnings is discouraged.

E. Shed awnings are most appropriate for Wytheville buildings. The use of bubble, concave, or convex forms is discouraged. Internally lit awnings are also less appropriate.

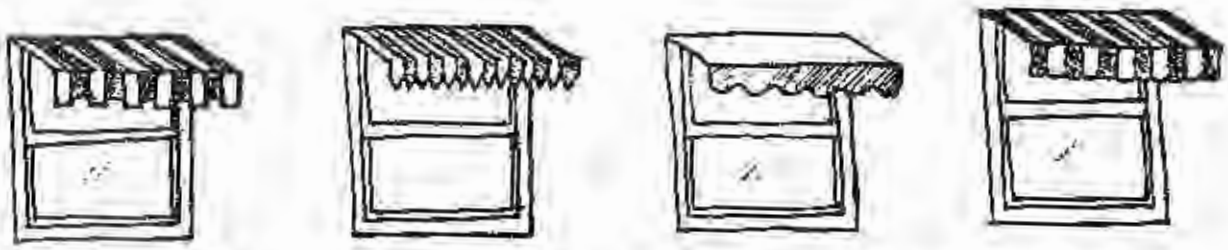
F. Transom lights of prism glass or stained glass should not be covered by awnings.



Appropriate commercial awning at 155 W. Main Street.



Shed awnings of canvas material are best for Wytheville's traditional storefronts.



Appropriate awning designs for the downtown area.

## 4. Brickwork and Mortar

*Most of the commercial buildings in the Downtown Wytheville Historic District are of brick construction. Brick can last for hundreds of years if it is well maintained. The key to brick and mortar preservation is to keep water out and to continue to use a soft mortar when repairs are needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and can cause water to get inside. The use of hard mortars like Portland cement will not allow the brick to expand and contract with hot and cold weather and can cause the brick to crack and break. Low pressure cleaning like using a garden hose and the use of soft mortar mixes are best for Wytheville's brick buildings.*

A. Materials original to the building should be preserved and maintained.

B. Brickwork should never be subjected to any kind of abrasive cleaning such as sandblasting.

C. Brickwork should never be cleaned with high pressure water that exceeds 600 pounds per square inch.

D. Brickwork should be cleaned with detergent cleansers if needed. If brick walls have bad stains or if you want to remove paint, use chemical stain and paint removers. Chemical cleaning can be tricky and messy so you may want to have professionals do these type of jobs.

E. Brickwork should be cleaned only when necessary to remove bad stains or paint build up. If there are only a few small stains or a little dirt on the walls it may be best to leave the brick alone. Avoid putting water or chemicals into your brick walls if you can help it.

F. Water-repellent coatings should not be added unless repairs have failed to stop water getting into your brick.

G. Do not cover brickwork with silicone-based water sealants. Water sealants can have the affect of trapping water on the interior of the building and that can damage your inside walls.

H. Brickwork that has never been painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Previously sandblasted brick or brick that is in poor condition may be painted to provide a sealing coat.

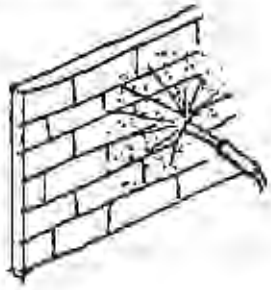
I. Brickwork should not be stuccoed.

I. Brickwork should be repaired carefully to match the original brickwork and mortar, using hand tools, not electric power saws, to remove mortar.

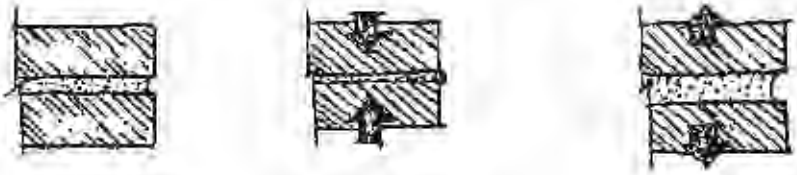
K. Repointing (fixing the mortar between the bricks) should match the original brick and mortar regarding width, depth, color, raking profile, composition, and texture.

L. Repointing should never be done with Portland cement or other hard mortars but with soft mortars to match the original composition. If the original composition can't be determined, use a historic compound such as one part lime and two parts sand.

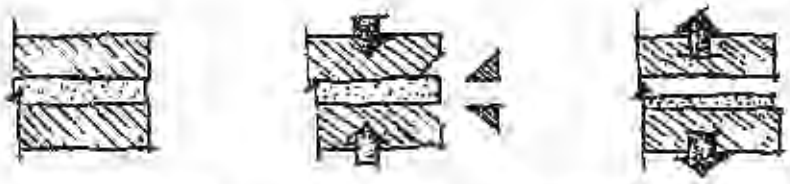
M. Missing features may be replaced with other brick to match. Molded or decorative bricks to match those missing on a building may be found at salvage companies.



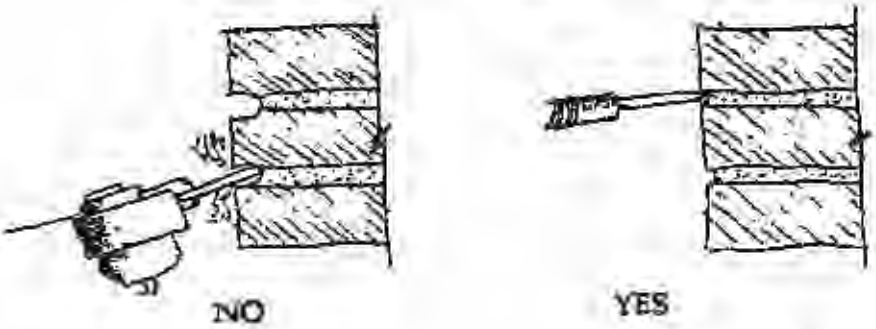
Sandblasting damages brick and erodes mortar joints.



Mortar composition should allow brick to expand and contract.



Hard Mortar or cement can cause spalling and cracking.



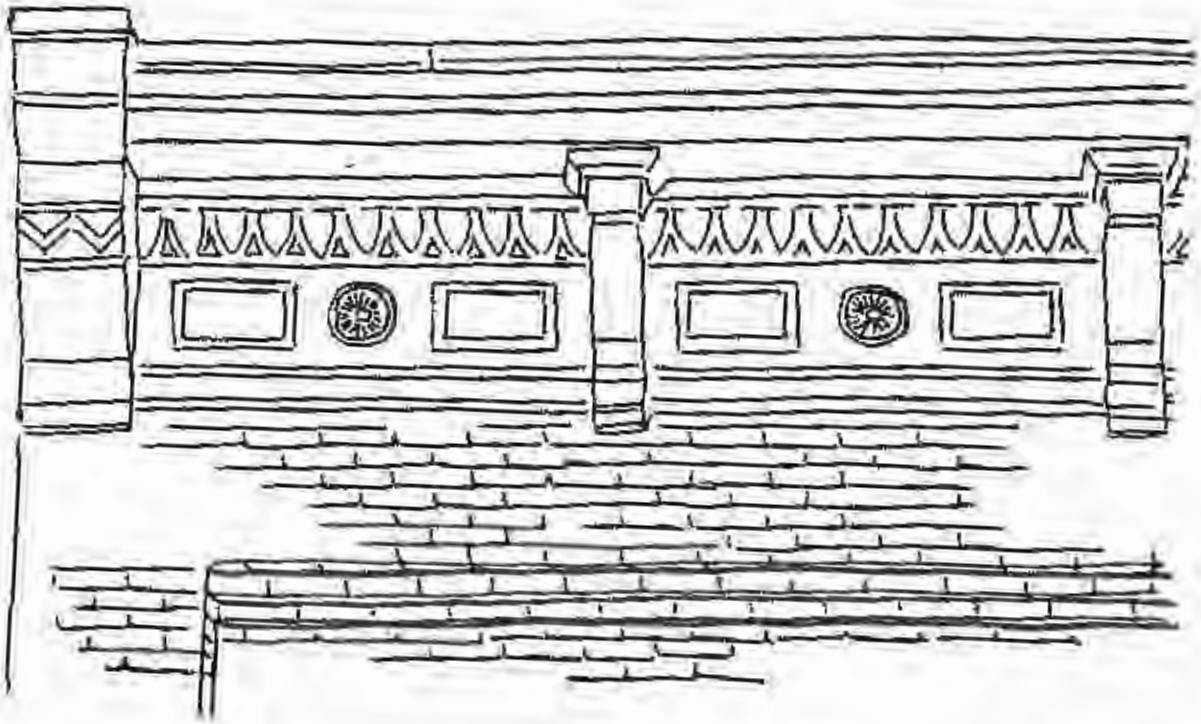

Use hand chisels, not power tools, to remove mortar.

## 5. Cornices

*Cornices are important architectural features that provide decoration at the tops of buildings. Original configuration and details of brick, sheet metal, or terra cotta cornices should be preserved, maintained, or repaired. Cornices should not be removed, concealed or covered with modern materials.*

A. Missing cornices should be replaced based upon historical physical or pictorial evidence. If no such evidence exists, a simple wood cornice in keeping with other cornices in the commercial area is appropriate.

B. Cornices should not be added to buildings where no physical or pictorial evidence for such a cornice existed.



Original sheet metal cornices such as at 190 W. Main Street should be preserved and maintained.

## 6. Display Windows and Bulkheads

*Original display windows project the historic character of commercial buildings and should be preserved, maintained, or repaired.*

A. New display windows should match the original in location, design, size, and materials.

B. If the original display window design is unknown, replacement windows should be traditionally scaled with large glass lights and with as few structural divisions as possible to maintain the traditional transparent storefront look.

C. Window mullions or framing should be of wood, copper, or bronze anodized aluminum.

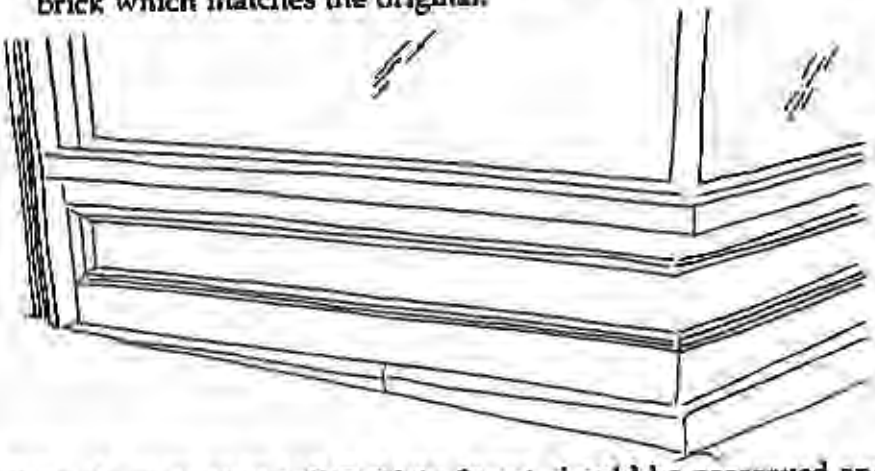
D. Clear glass should be installed on storefronts, not tinted glass. Interior shades or blinds should be utilized for privacy.

E. Transom lights should not be obscured.

*Bulkheads, also known as kickplates, are the lower panels on which the display windows rest. Original bulkheads should not be altered or removed, but should be preserved, maintained, or repaired where they exist.*

A. When replacing missing bulkheads, the original should be matched in design, size, and materials.

B. If the original bulkhead material is unknown, replacement may be of wood or brick which matches the original.



Original bulkheads such as at 115 E. Main Street should be preserved and maintained.

## 7. Entrances

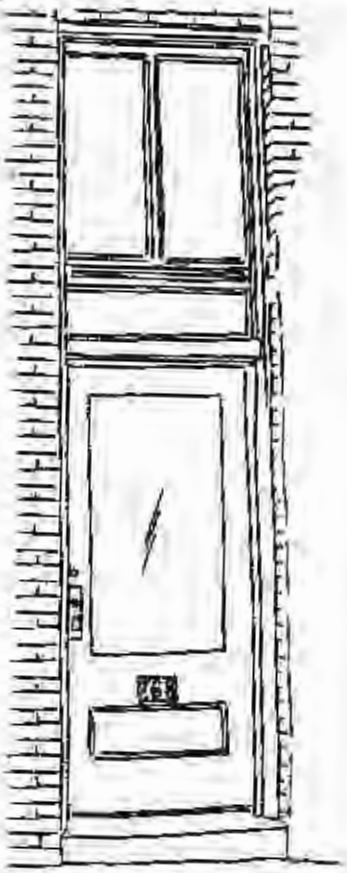
*Original entrances to commercial buildings should be preserved, maintained or repaired in their original design, materials, and arrangement whether recessed or flush with the sidewalk.*

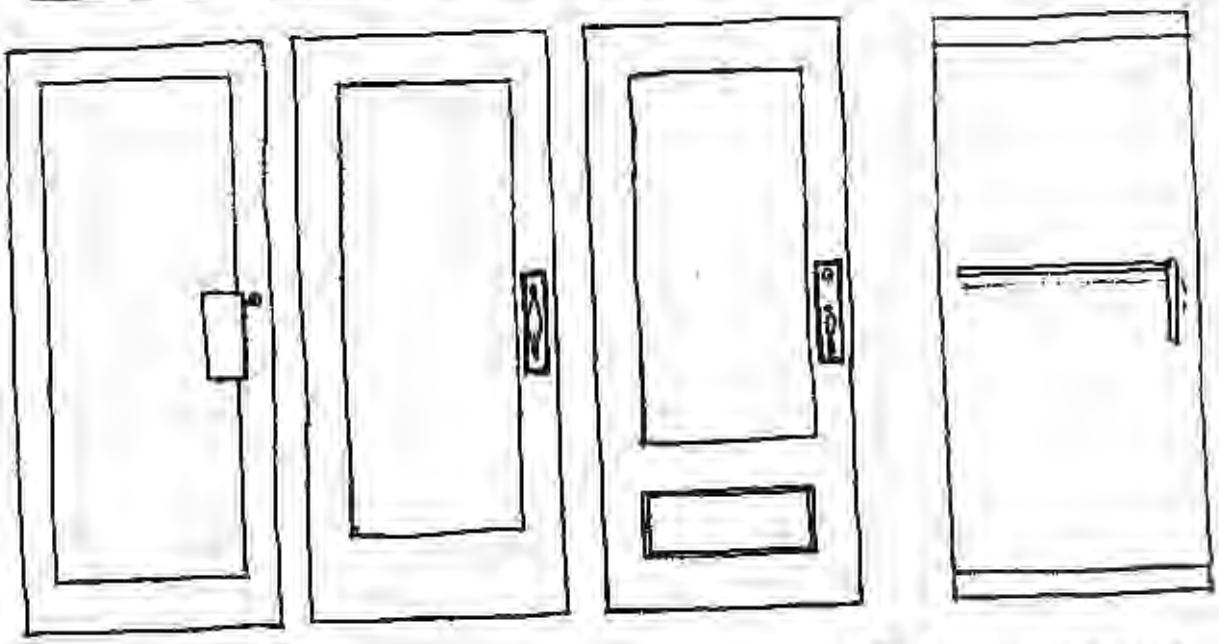
A. Historic doors should be retained and repaired with materials to match the original. Doors added to storefronts should be replaced with doors to match the original in design and materials. Solid wood doors should not be installed on storefronts.

B. If the original door design is unknown, replace with plain wood doors in a single light (glass area) design, not: solid paneled doors; decorative doors; or any kind of door based upon a different historical period or architectural style (Colonial, Gothic church doors etc.).

C. New doors should generally use glass proportionate to display window glass and kickplate panels proportionate to bulkhead panels. Wood is the material most appropriate for new doors, however, metal with a dark or bronze anodized finish and with a wide stile may be substituted. Raw aluminum or other silver-colored metals are never appropriate.

**Historic doors and transoms should be preserved and maintained (268 W. Main Street).**





YES - Appropriate replacement doors. NO - Inappropriate door.

**New doors should be in traditional single-light, glass and wood designs.**

## 8. LIGHTING

*Light fixtures for commercial buildings should be kept as simple as possible and mounted where they will be partially or completely hidden. Existing historic light fixtures should be preserved, maintained, and repaired.*

A. In the absence of historic light fixtures, use fixtures appropriate to the period of the building, concealed up-lit light fixtures, or fixtures of simple design.

B. "Colonial" coach lights and similar fixtures are not historically accurate for Wytheville, and their use is discouraged.

Inappropriate "Colonial" fixture.

Appropriate commercial lighting fixtures for primary facades.

## 9. New Commercial Buildings

*Construction of new commercial buildings in the Downtown Wytheville Historic District should be representative of their contemporary period and be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement, and rhythm and proportion of openings.*

A. New construction should be compatible in height with adjacent buildings. In Wytheville, one- to-two-and-one-half story buildings are most appropriate. New buildings should not exceed three-stories in height.

B. Masonry (brick and stone) is the most appropriate material for new construction. Wood construction is less desirable but also acceptable.

C. New buildings should be aligned with adjacent buildings along the street and conform to existing setbacks.

D. New construction should be of similar width and scale and have similar proportions as adjacent buildings.

E. New construction should be oriented towards the major street.

F. New construction should have flat roof forms consistent with adjacent buildings.

G. Window size and proportion of openings should be consistent with adjacent buildings.

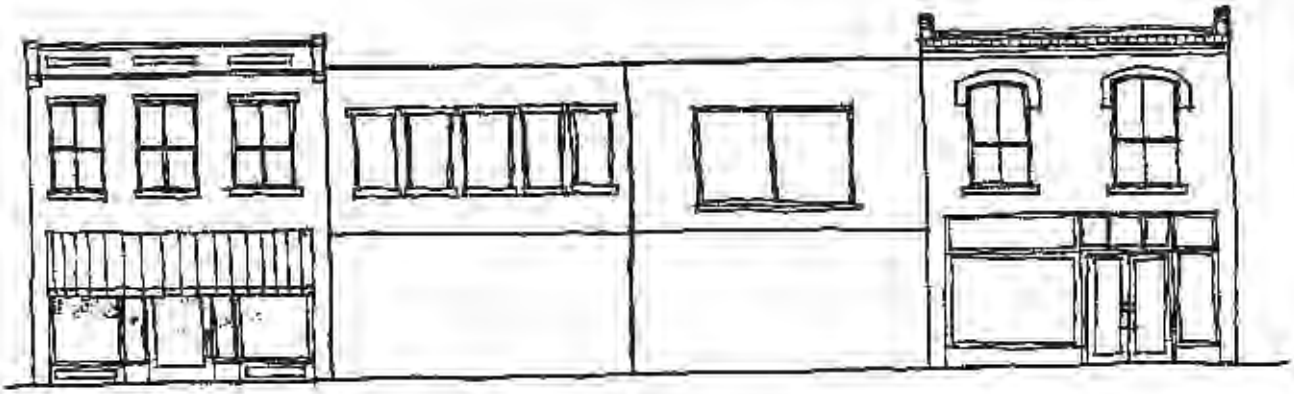
H. New buildings should maintain the traditional separation between storefronts and upper facades. This separation should be in alignment with adjacent buildings.

I. New buildings that are constructed over several lots should have vertical divisions to maintain traditional building widths.

J. Historic styles that pre-date Wytheville's late 19th century commercial development such as Colonial Williamsburg designs are not appropriate.

NO - New design Historic Building YES - New design

**Storefronts for new buildings should follow traditional forms.**



Historic building YES - New Design NO - New design Historic Building

**Upper facade designs should follow traditional forms.**

Historic building. New construction Historic Building

**New commercial buildings constructed over several lots should maintain traditional building widths.**

## 10. Roofs

*Most roofs on Wytheville's commercial buildings are flat and are not readily visible from the street. Original details such as parapet walls should be preserved, maintained, or repaired.*

A. Most commercial building roofs have flat or sloping roofs that are not visible from the street. If any metal roofs exist they should be preserved and maintained where feasible. However, if replacement is required, new roofs of rolled or asphalt roofing materials are appropriate.

B. Parapet walls and features such as concrete or stone piers should not be altered or removed.

## 11. Signs

*Wytheville's commercial buildings have traditionally had a variety of sign designs and placement. There should be wide flexibility for sign use for Wytheville's businesses. Whenever possible, historic signs should be preserved, maintained, and repaired. New signs should be of traditional materials and reflect the style and period of the building.*

A. Historic signs should be preserved, maintained, and repaired.

B. New signs should be of traditional materials such as wood, glass, copper or bronze letters. Sandblasted wood signs are appropriate. Plastic substrate signs, unfinished plywood signs, or unfinished wood are not recommended.

C. Signs should be sized in proportion to the building. Oversized signs should be avoided.

D. Buildings should have no more than three signs, not including signs painted on windows. Neon signs are appropriate if mounted behind display windows or transoms.

E. Signs that resemble logos or symbols for businesses are encouraged.

F. Signs should have no more than two or three colors, and colors should be coordinated with overall building colors.

G. Serif, sans serif, or script lettering are traditional lettering styles for signs. Letters should not exceed 18 inches in height and cover more than 60% of the total sign area.

H. Traditional sign locations include storefront beltcourses, upper facade walls (not to exceed 20% of the overall wall surface), hanging or mounted inside windows, or projecting from the face of the building.

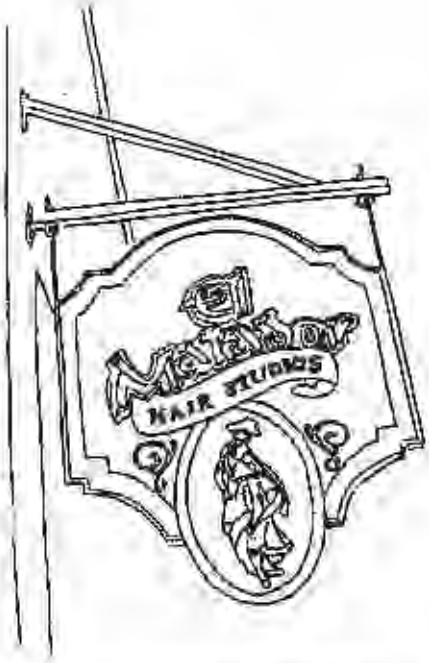
I. Mounting brackets and hardware for signs should be anchored into mortar not masonry.

J. Fake historic signs such as "Colonial" designs should be avoided.

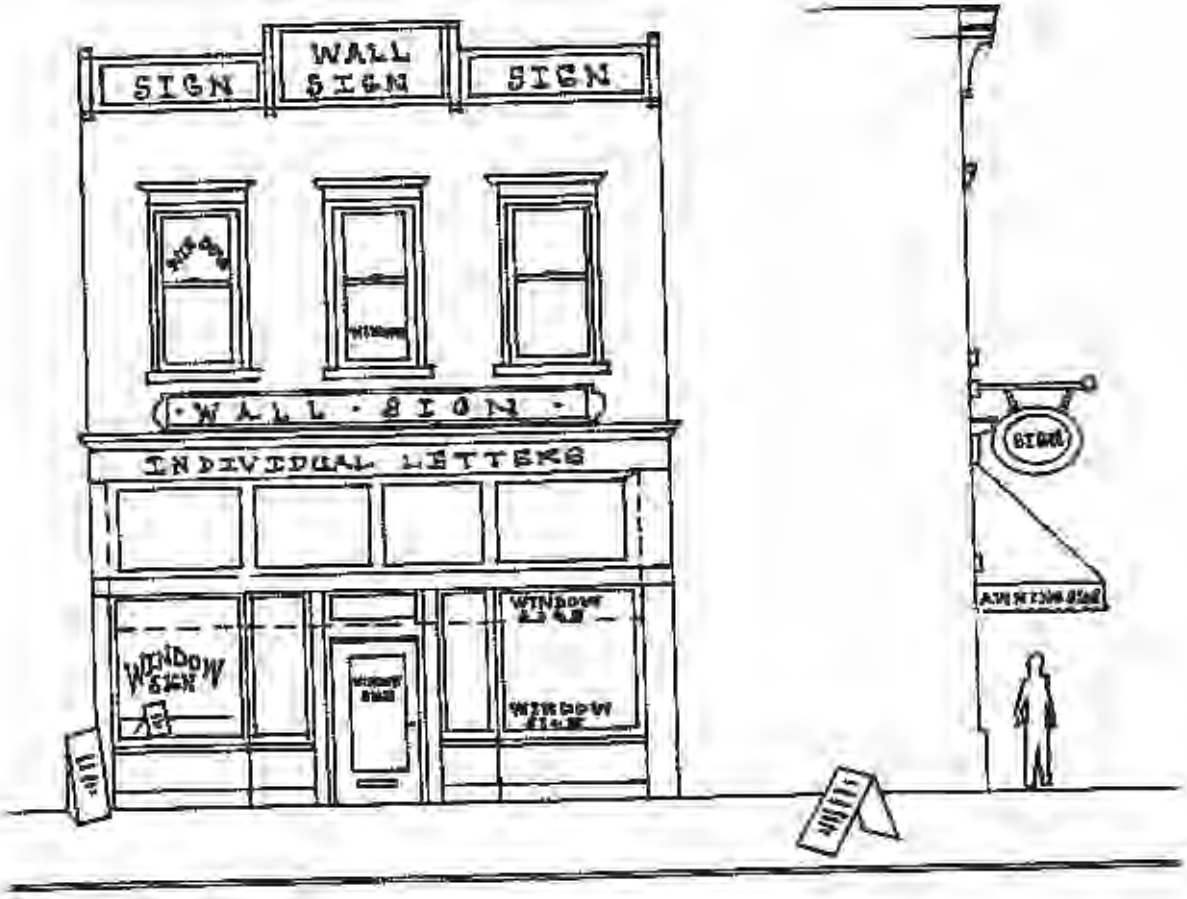
H. Lighting for signs should be concealed. Spot or up-lit lighting for signs is recommended. Internally-lit signs are not appropriate.


Avoid "Colonial" designs.


Appropriate window sign. (100 W. Main Street)




Appropriate projecting sign. (195 S. First Street.)




Traditional sign locations for downtown Wytheville

## 12. Storefronts - General Approach

*Storefronts are the most important defining feature of a commercial building's architectural design. Existing original storefronts should be preserved, maintained, or restored and not removed or altered. Repairs and replacements should be in keeping with the original design and materials of the building.*

A. Storefront features that have become deteriorated should be repaired rather than replaced.

B. If replacement is necessary, new storefront elements should be with features to match the original in design and materials.

C. Storefronts which were altered after 1950 should be reconstructed based upon pictorial or physical evidence of the original building.

D. If original storefront appearance is unknown, a newly constructed storefront based upon traditional designs should be installed. This includes the construction of bulkheads, display windows, and appropriate materials. New storefronts should be typical of those built during the late 19th and early 20th century and not reflect earlier or later architectural styles or periods.


Historic storefronts should be preserved (115 E. Main Street).

## 13. Windows

*Most of the two-story commercial buildings in Wytheville retain their original wood sash windows on the upper floor. These windows should be preserved, maintained, or repaired including their size, number and arrangement of lights, materials, and decorative detailing. Windows should not be concealed, enclosed or covered.*

A. Deteriorated windows should be repaired rather than replaced. Missing windows should be replaced with windows that match the original in size, number and arrangement of lights, and materials.

B. If the original window configuration is unknown, rectangular one-over-one wood sash windows are most appropriate for Wytheville commercial buildings. Wood is the preferable material for new windows. Anodized or baked-on enamel aluminum, in white or dark finishes is also appropriate.

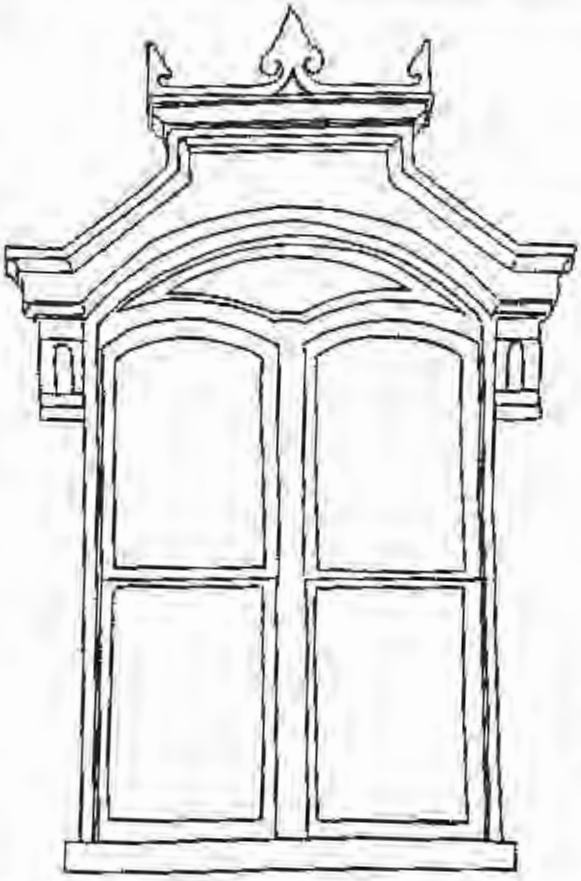
C. The application of flush or snap-on muntins is not appropriate. These materials do not replicate the appearance of historic windows.

D. Shutters should not be added to windows on commercial buildings unless there is physical or pictorial evidence that they originally existed on the building. Wood shutters may be used to conceal blocked-in or bricked-in windows until restoration of windows takes place.

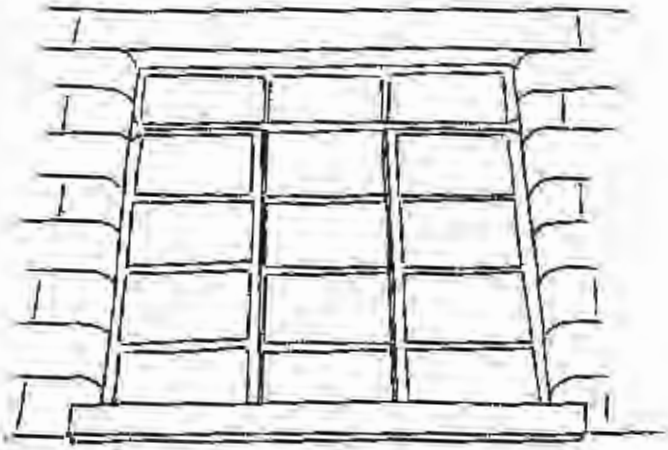
E. Shutters should be of louvered wood design and sized to fit their opening. If closed they should completely cover the window opening.

F. Original window surrounds and detailing should be maintained and preserved such as sheet metal hood molding, brick or stone lintels, and sills.

G. Storm windows are appropriate for historic window openings if they are of full view (single light) design or if they match the dimensions of the upper and lower sash with matching meeting rails. "Raw" or unfinished aluminum storm windows are not appropriate. If aluminum windows are used they should have an anodized or baked-on enamel finish.



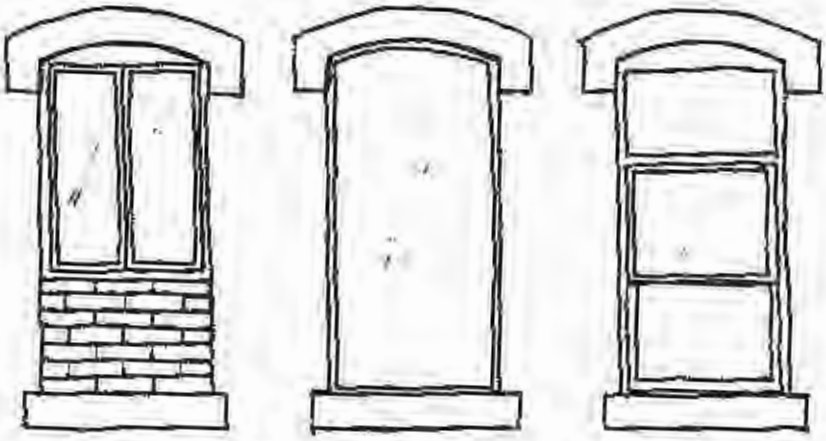
19th Century Italianate wood sash window.
(290 W. Main Street)



Early 20th Century steel casement window.
(140 W. Spring Street)

Historic windows should be preserved and maintained.

Original sash window.

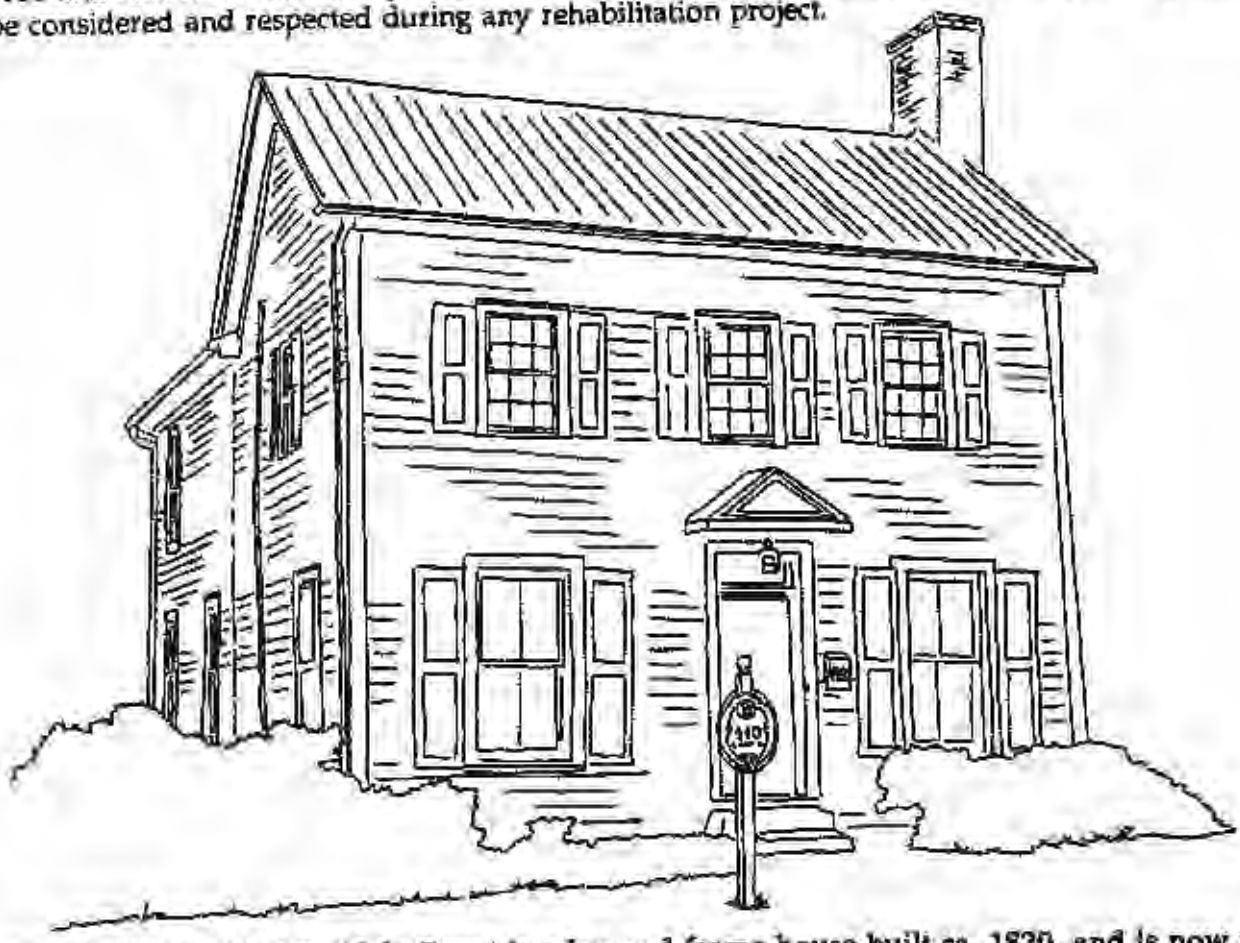


Inappropriate replacement windows.

# III. DESIGN GUIDELINES FOR TRADITIONAL RESIDENTIAL BUILDINGS

Included within the Downtown Wytheville Historic District are dwellings which have been converted to commercial use. These properties are some of the oldest remaining buildings in Wytheville, and their continued maintenance and preservation is important to the town's heritage. Residential buildings which continue to be used as residences are not subject to the COA process. However, property owners are strongly encouraged to follow the design guidelines during rehabilitation. The design guidelines must be adhered to if the property is now used for commercial purposes. This would include the majority of the existing dwellings along both North and South Main Street.

Residential buildings in the Downtown Wytheville Historic District were built from ca. 1800 to ca. 1930 and reflect a wide variety of architectural styles. The original style of each property should be considered and respected during any rehabilitation project.



The dwelling at 440 E. Main Street is a log and frame house built ca. 1820, and is now used for commercial purposes.

## 1. ADDITIONS (New Rooms) FOR RESIDENTIAL BUILDINGS

*Buildings must be able to adapt to the needs of each generation of occupants, which often includes adding additional living space. The best approach to planning additions is to site additions where they will not be readily visible from the street, or where they will have the least impact on the building's overall form and plan. The rear of buildings are the best locations for the addition of rooms, wings, porches, or decks.*

A. Additions should be located at the rear of buildings, not on the front or readily visible areas of the sides of buildings.

B. Additions should be secondary (smaller and simpler) than the original building in scale, design, and placement.

C. Additions should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of windows, doors, cornice heights, etc.

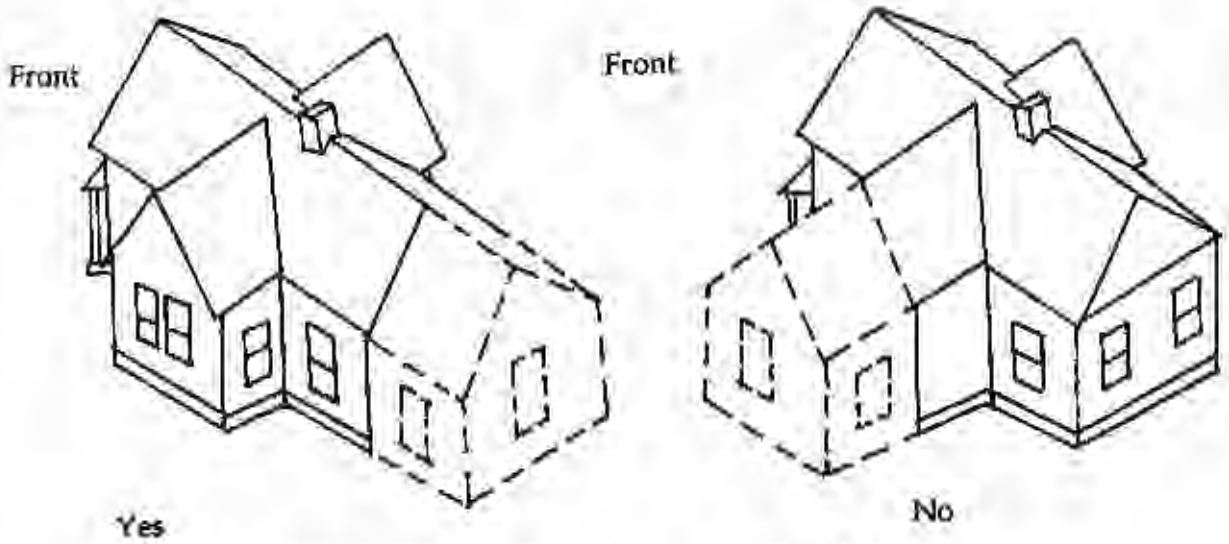
D. Additions should not imitate an historic style or architectural period that is earlier than that of the original building. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a 1920s Craftsman/Bungalow house.

E. Additions should appear distinguishable from the historic building, not an exact copy of it. Additions should be contemporary in design but compatible with the original building.

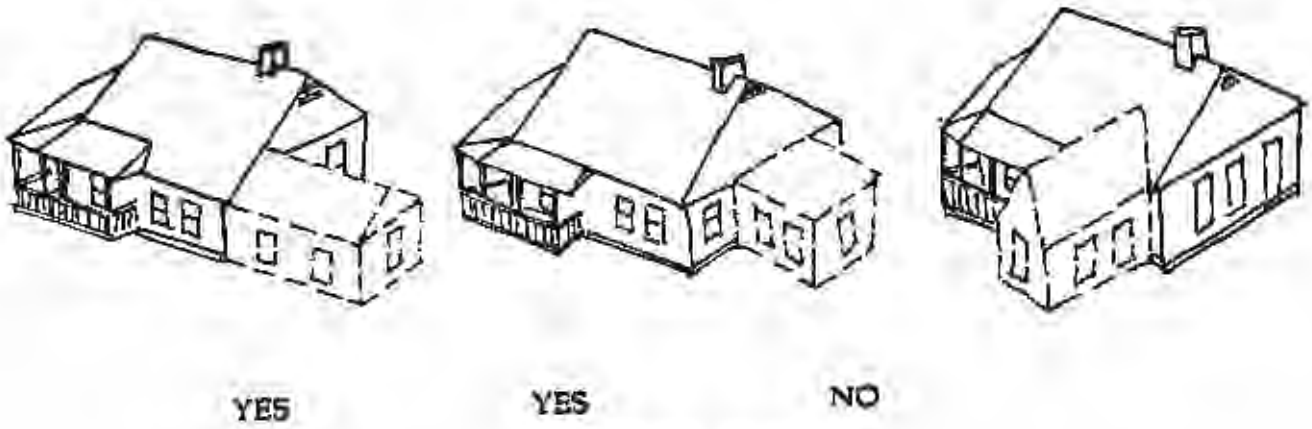
F. Additions should be built in a manner that avoids extensive removal or loss of historic materials and that does not damage or destroy the main architectural features of the building.

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

H. Additions should not be made through enclosing a front porch or a prominent side porch.




Additions should be made to the rear, not sides, of the house.




Rear addition variations.

## 2. ARCHITECTURAL DETAILS AND FEATURES

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

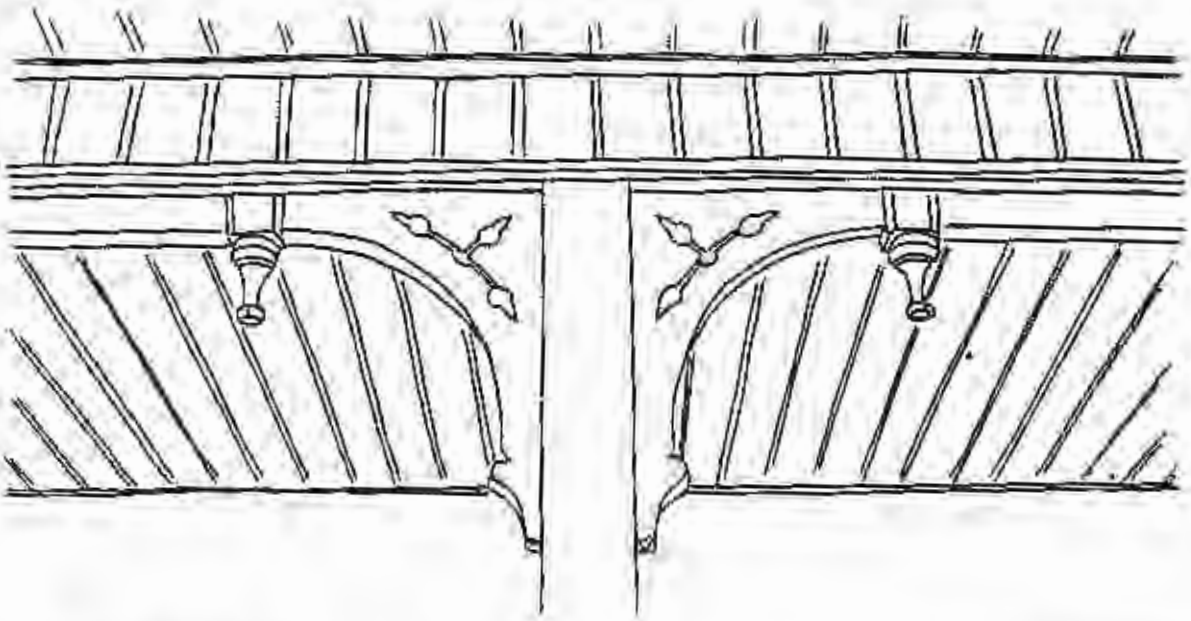
*Architectural detailing is one of the major elements that define a building's character and style. Original architectural detailing should be preserved and maintained. If original details need to be replaced, the new materials should match the original as closely as possible.*

A. Architectural features original to the building should not be removed or altered.

B. Details should not be added unless original and authentic to the building and accurately based on physical, pictorial, or historical evidence (not guesswork), and should be historically accurate in materials, scale, location, proportions, form, and detailing.

C. Architectural features and details should be repaired rather than replaced.

D. Do not cover original detailing with vinyl, aluminum, or other artificial siding.



Porch detailing such as at 390 W. Main Street should be maintained and preserved.

## 3. AWNINGS

*Canvas awnings for windows and porches were common features of early 20th century buildings. The use of awnings declined after World War II when air conditioning became widely used. In recent years, the use of awnings has increased because they are attractive and save energy costs. Canvas and similar material awnings are acceptable for residential buildings.*

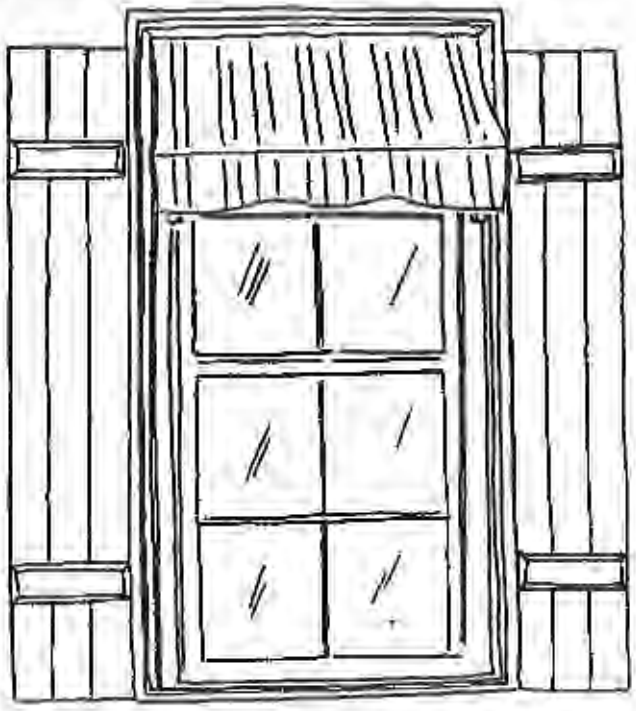
A. Awnings may be added on buildings at traditional locations such as over windows and doors and attached to porches.

B. Awnings should be of canvas, vinyl-coated, or acrylic material.

C. Awnings should not cover or conceal significant architectural details.

D. Awnings should be of colors to blend with the building.

E. Awnings should be made to fit the opening. For example, rectangular window and door openings should have straight across shed type awnings, not bubble or arched forms. Awnings over windows with rounded or oval shapes should have curved awnings to match the opening.



**Appropriate window awning at 450 E. Main Street.**

## 4. Chimneys

*Chimneys often feature decorative brickwork or designs that contribute to a building's architectural character. For some dwellings, particularly those constructed in Tudor Revival and Craftsman/Bungalow designs, chimneys on the front of the house are important to its style. Chimneys should be maintained and preserved in accordance with the brick and mortar guidelines.*

A. Chimneys should not be removed or altered if original.

B. Chimneys should be repointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern. If chimneys have been extensively repointed resulting in mismatched colors and textures, painting the chimney dark red or brown is appropriate.

C. If it is necessary to rebuild a chimney due to its unstable condition, it should match the original design.

D. Chimneys should have clay, slate, or stone caps. Avoid metal caps unless they fit right in the top of the chimney and are not easily visible.

E. Never cover chimneys with stucco or other veneers.

## 5. Decks

*Outdoor wood decks are popular additions and can often work well with older buildings. As in the case of adding rooms, wood decks should be constructed only at the rear of buildings. Decks may also be put on the sides of buildings if they are not readily visible from the street.*

A. Decks should be located at the rear of buildings. Decks built on the side of a building should be screened from street view with fencing and/or native evergreen plants and shrubs.

B. If readily visible from a street view, decks should be stained or painted to match or blend with the colors of the building.

C. Decks should be simple rather than ornate in design. If readily visible from the street, wood decks are recommended to have simple square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.


**Appropriate rear deck location.**

## 6. DEMOLITION

*Demolition is forever and once a building is gone, another piece of the neighborhood's character is permanently lost. Demolition of a historic building that has most of its original design and features should only be an action of last resort.*

A. Demolition of any original feature or part of a historic building should be avoided.

B. Demolition of a building that contributes to the historic or architectural significance of the Downtown Wytheville Historic District should not occur, unless:

1. public safety and welfare requires the removal of the building or structure;

2. a building no longer retains its architectural and historical value and its removal will improve the appearance of the area, or;

3. a building does not contribute to the historical or architectural character and importance of the district and its removal will improve the appearance of the area.

C. Demolition of pre-1950 secondary buildings (garages, etc.) may be appropriate if substantially deteriorated and require 50% or more replacement of exterior siding, roof rafters, surface materials, and structural members.

## 7. Doors

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

A. Original doors and/or their surrounds, sidelights, transoms, and detailing should not be removed or altered.

B. Historic doors at front entrances or side entrances that are readily visible from the street should not be replaced by new doors.

C. Doors of original historic designs that are missing should be replaced with new doors appropriate for the style and period of the building. Missing original doors should be replaced with doors similar in design to the original in style, materials, glazing (glass area) and lights (pane configuration). If the original design is unknown, a secondary entrance may contain an original door that can be moved to the main entrance. Historic doors may also be found at salvage companies.

D. Doors of solid six-panel or flush wood or steel design should be used only for rear entrances or side entrances which are not readily visible from the street.

E. New "decorator" design doors commonly sold at wholesale hardware stores are usually inappropriate for front entrances. These doors are not similar enough to the historic door designs of Wytheville buildings. Doors with fake leaded glass inset designs also are not appropriate for front entrances. For Craftsman/Bungalow dwellings, fifteen-light wood doors are readily available from wholesale stores and are acceptable for front entrances.

F. If doors are introduced where none existed originally, they should be added at the rear or sides of buildings where not readily visible.

*Screen doors:*

A. should be preserved and maintained if original.

B. if new, should be wood and full-view or with structural members aligned with those of the original door.

*Storm doors:*

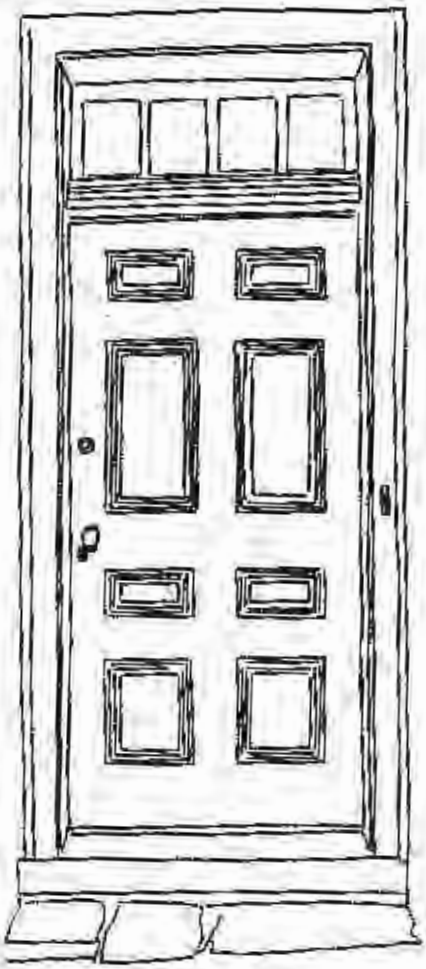
A. should be full-view and baked-on enamel or anodized aluminum in dark colors. Storm doors with brass dividers or beveled glass are fine as long as most of the historic door remains visible.

*Security doors:*

A. are not usually appropriate at front entrances. However, security doors may be used at front door locations if they are of full-view design and do not have ornate or decorative grillwork.

B. that have extensive grillwork or structural frames are acceptable for rear entrances or side entrances which are not readily visible from the street.

**Preserve and maintain original doors (440 E. Main Street).**



## 8. DRIVEWAYS & PAVING

*Access to buildings in Wytheville is generally from rear alleys, and new driveways for buildings should also be added at the rear of the lot. Historic driveway materials such as concrete should be preserved, and new driveways should be designed with traditional materials and placement.*

A. Driveways and their original designs, materials, and placement should be preserved.

B. New driveways should be located at the rear of the lot with access from the alley.

C. Driveways in the front or side yards should be of gravel (white or pea gravel), brick, concrete, or concrete tracks (narrow strips). Blacktop or asphalt driveways may be approved but this material is not traditional to the neighborhood and should be avoided.

D. Parking areas should be located in the rear yard nearer the alley than the building and should be screened with hedges, shrubs, or fences where noticeable from the street.

E. Driveways of semi-circular design should not be sited in front yards.

F. Driveways that require new curb cuts to access driveways and parking lots should be kept to a minimum. The addition of curb cuts usually results in the removal of historic sidewalk materials, curbs, and retaining walls, thus diminishing the area's historic character. Access through rear alleys is preferred.

*Traditional paving materials for driveways include gravel and concrete, which are more appropriate materials than aggregate or asphalt. Brick, textured concrete designed to look like brick pavers is also an appropriate material. As an aspect of landscaping, paving materials are not subject to Historic Zoning requirements. However, the use of appropriate materials such as gravel and concrete are recommended.*

A. Brick, gravel, and textured or smooth concrete should be used instead of asphalt or aggregate for houses.

B. Concrete "ribbons" or narrow tracks are traditional for driveways leading from the street and are encouraged for new driveway designs.

## 9. Fans

*Ceiling fans are generally uncommon, but were sometimes added to front and side porches of dwellings to assist in air circulation. New ceiling fans for porches on rear or side facades are appropriate. New ceiling fans on front porches are non-historic additions and are discouraged.*

A. Fans mounted on ceilings at rear porches or porches located on non-readily visible sides of buildings are appropriate.

B. Fans should not be added on the ceilings of front porches.

C. Exterior fans should be simple in design and be mounted flush with the ceiling.

## 10. Fences

*Fences used to separate lots and outline front yards were typically of wood. Other common fence materials include cast iron, brick, stone, and wire. Historic (pre-1950) fences should be preserved and maintained. The construction of new fences based upon historic designs and materials is also appropriate. Property owners should also consult zoning restrictions on fencing.*

A. Cast iron, stone, metal (wire) or brick fences that are original to the building (or built before 1950) should be preserved. If original fences are missing, they may be reconstructed based on physical or pictorial evidence.

B. Cast iron fences may be added to buildings constructed in the late 19th and early 20th centuries. Cast iron fences were not common after 1920, and these style fences are not appropriate for Bungalow/Craftsman style dwellings or for other designs built after 1920.

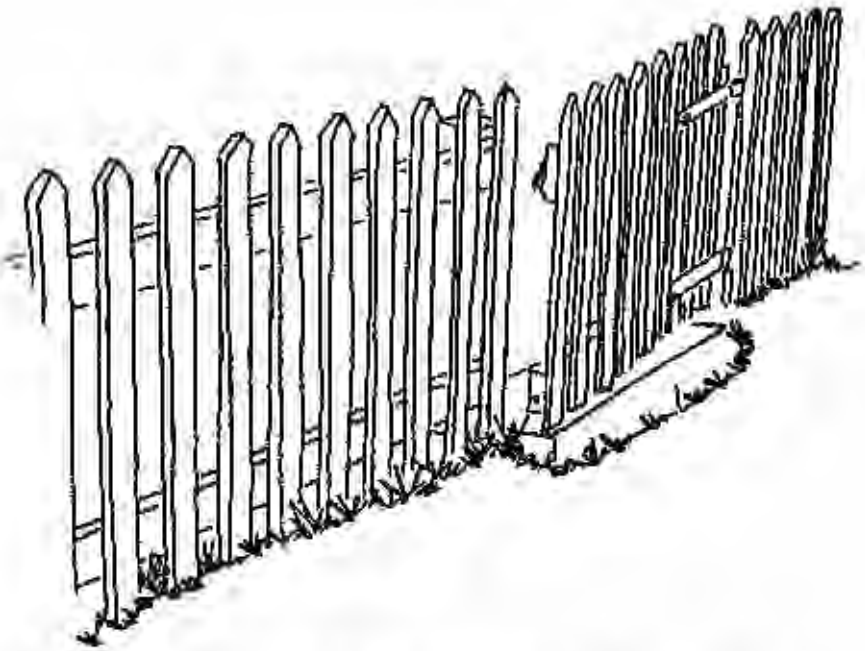
C. Fences of wood pickets are fine for front or rear yards, generally following property lines, and should be painted or stained light, pale white or beige tones. Wood fences should be no taller than three feet, have pickets no wider than four inches and set no farther apart than three inches. Wire fences should also not be more than three feet tall.

D. Wood board privacy fences should be located in rear yards and generally be no taller than six feet (most pre-fab wood fence sections are 8' wide by 6' high). Privacy fences of this height should be at least half-way back from the front to the back walls on the side of the house. Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, "dog ear", or Gothic (pointed tops) designs are all acceptable. "Stockade" designs are discouraged. Fences should be stained or painted to blend with the dwelling.

E. Free-standing brick or concrete walls are not appropriate in front yards but are acceptable at rear yards and side yards that are not readily visible from the street.

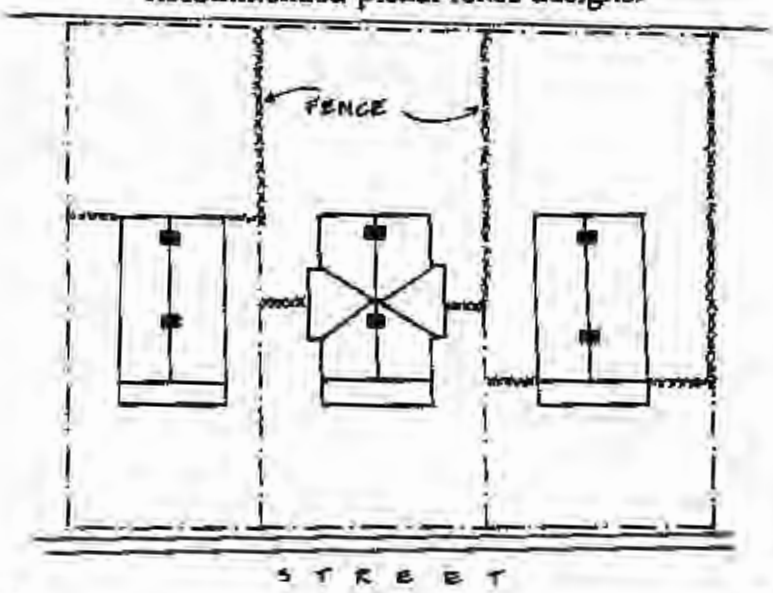
F. Chain link fences are not appropriate for front yards. Chain link is not an historic fence material and wood picket fences or wire fences are preferred. Chain link fences are acceptable where they are not readily visible from the street such as in rear yards or side yards. It is recommended that visible sections of chain link fences be painted in dark green or black colors. Plastic coatings for chain link fences in green and black colors are also available and are recommended. It is also encouraged that chain link fenced be screened with hedge, ivy, or other creeping cover.

G. Fences of split or horizontal rails, and of railroad ties or timbers, whether freestanding or as retaining walls, are not appropriate for front yards but may be added at rear yards or non readily visible side yards.



**Appropriate wood picket fence at 610 W. Main Street.**

Recommended picket fence designs.




YES YES NO

Acceptable fence locations.

## 11. Fire Escapes

*Fire escapes are commonly required of multi-story buildings used for commercial and/or rental residential uses in order to meet fire and safety codes. Fire escapes, whether incorporated within the walls of the building or attached to exterior walls, should be sited at the rear or sides of buildings that are not readily visible from the street.*

A. Fire escapes should not be added unless required by building codes or where no other means of upper floor access is reasonably feasible.

B. Fire escapes should be located at the rear of sides of buildings where they will not be readily visible from the street.

No Yes

Fire escapes should be on the rear or sides, not the front of a building.

## 12. Foundations

*Several buildings in Wytheville have finely crafted foundations of native stone. Brick is also widely used as a foundation material. Repointing and repair of masonry foundations should follow masonry guidelines.*

A. Foundations should be preserved and maintained in their original design and with original materials and detailing.

B. The area between existing piers should be filled in as traditional for the type and style of the house. Acceptable materials include wood lattice framed panels, brick of color, tooling, and mortar color appropriate for the period of the house, or decorative vertical wood boards.

C. Foundations should not be concealed with concrete block, plywood panels, corrugated metal, or wood shingles.

D. If masonry, foundations should be cleaned, repaired, or repointed according to masonry guidelines.

E. Brick foundations that are inappropriately repaired or have mismatched brick and/or mortar may be painted or stuccoed. Appropriate paint colors for foundations are dark reds, browns or other traditional brick colors.

## 13. Garages, Carriage Houses and Outbuildings

*At the rear of many of Wytheville's dwellings are original outbuildings including 19th century carriage houses, 20th century garages, and sheds. These outbuildings are important components of the area's character and should be preserved and maintained.*

A. Outbuildings that contribute to a property's historic character should be preserved and maintained. Original features should be repaired with matching materials and profiles.

Preserve and maintain original garages (485 W. Main Street).

## 14. Garbage collectors

*Garbage collectors (cans, dumpsters, etc.) should be located at the rear of buildings or along alleys. Large garbage collectors should be screened with landscaping or wood panels such as lattice.*

A. Garbage collectors for institutional and commercial structures, garbage collectors should be located at the rears of buildings and be screened from the street view with fencing or shrubbery.

## 15. Gutters

*Deteriorated gutters and downspouts can cause extensive damage to building materials and detailing. Existing gutters should be regularly cleaned and maintained. If new gutters are required, half-round designs are the most historically accurate. If not readily available, "K" or ogee design gutters of aluminum or vinyl are acceptable.*

A. Gutters of boxed or built-in type should be repaired rather than replaced if possible.

B. Gutters of hang-on type should be half-round rather than "K" or ogee. If half-round gutters are not easily available, ogee gutters of aluminum or vinyl are acceptable.

C. Gutters should have downspouts located away from significant architectural features on the front of the building.

D. Gutters should provide proper drainage through use of downspouts and splashblocks to avoid water damage to the building.

## 16. HANDICAPPED ACCESS RAMPS

*Handicapped ramps are sometimes needed to provide access for those with disabilities. The best locations for handicapped access ramps are the rear or sides of buildings that are not readily visible from the street. The most appropriate material for ramp construction is wood, and railings should be of simple designs or match the building's original porch railing in design and detail.*

A. Ramps preferably will be located at the rear or sides of buildings. If a handicapped ramp must be placed on the front of a building it should be of wood construction rather than of brick, concrete, or metal. Brick, concrete, and metal ramps are more acceptable at rear and sides of buildings that are not readily visible from the street.

B. Ramps of wood construction should be simple in design and configuration using square balusters in the railing and simple square handrails. Ramps may also be designed to match the original porch railing in materials, dimensions, and detailing. Ramps should be painted to match the color of the porch railing or the match the overall paint color of the building.

C. Ramps should be screened with landscaping of low shrubbery to provide concealment.

**Handicap access ramps should be located at the side, rather than in front of a building, and match existing porch balusters.**

## 17. LANDSCAPING

*Landscaping is not reviewed by the BAR unless features such as historic retaining walls and fencing are affected. Although landscape planting does not require approval, use of landscape plants native to the area are strongly recommended. These include traditional plants such as boxwoods, dogwoods, and azaleas. It is important to maintain and not remove historic or early landscaping, especially trees. New landscape patterns should reflect the Wytheville's traditional landscape, and the concealment of architectural features of historic buildings should be avoided.*

A. Landscape features that are original or early (pre-1950) such as sidewalks, retaining walls, historic fence materials, curbs, stepping blocks, etc. should be preserved (See Section 11 on Fences).

B. Plant beds of railroad ties, cut wood, brick, concrete, or any other structural material should be avoided for front yards.

## 18. LIGHTING

*Original exterior light fixtures at the porch ceiling or adjacent to the main entrance are common features of historic buildings. Distinctive tinted globes and the "box" shaped fixtures for Craftsman/ Bungalows are part of a building's character and should be preserved and maintained. If original light fixtures are missing, light fixtures with simple designs and detailing are preferred to large, ornate colonial or "Williamsburg" style fixtures. Many companies now provide light fixtures based upon historic designs and the addition of these types of period fixtures is appropriate and encouraged.*

A. Fixtures original to the building should be preserved and maintained.

B. Fixtures introduced to the exterior of a structure should be from the building's historic, or if new, should be of simple designs based on traditional styles of the nineteenth and early twentieth centuries, and mounted on porch ceilings or adjacent to entrances.

C. Lighting for security purposes, such as flood lights, should not be mounted on the front of buildings but placed on rear or side elevations.

D. Lighting for sidewalks and front yards should be of small footlights rather than post-mounted fixtures. Post-mounted fixtures are less appropriate but may be installed if desired.

E. Fixtures to be avoided are carriage lamps or any fixtures of a period earlier than the building such as colonial or "Williamsburg" designs.

## 19. MASONRY (Stone)

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

A. Materials original to the building should be preserved and maintained.

B. Masonry should never be subjected to any kind of abrasive cleaning such as sandblasting.

C. Never clean masonry with high pressure water that exceeds 600 pounds per square inch.

D. Masonry should be cleaned by professionals with detergent cleansers or chemical agents.

E. Clean masonry only when necessary to halt deterioration or remove heavy soiling. Limited cleaning helps to avoid needlessly introducing water or chemicals into the building.

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

G. Water-repellent coatings should not be added unless masonry repairs have failed to stop water penetration problems.

H. Masonry should not be painted.

I. Masonry should not be stuccoed.

J. Mortar between stones should be removed by hand tools, not electric power saws, for repairs.

K. Repointing should match original width, depth, color, raking profile, composition, and texture.

L. Repointing should never be done with Portland cement or other hard mortar but with an original compound if it can be determined. If the original compound cannot be determined, use of a historic compound such as one part lime and two parts sand is appropriate.

M. Features that are missing or deteriorated may be replaced if accurately duplicated.

## 20. MECHANICAL SYSTEMS

*Modern air conditioning and heating units commonly require condensers and other units to be placed on the exterior of buildings. These units are typically located adjacent to, or within a few feet of the building. Heating and cooling units should be placed at rear or sides of buildings where they are not readily visible from the street. The placement of these units at the front of buildings is not appropriate and should be avoided. It is strongly recommended that these units be screened through shrubbery, fencing, or lattice panels.*

A. Heating and cooling units should be located to the rear or sides of buildings where not they are not readily visible from the street.

B. If visible on the sides of buildings, mechanical systems should be screened with shrubbery or fencing.

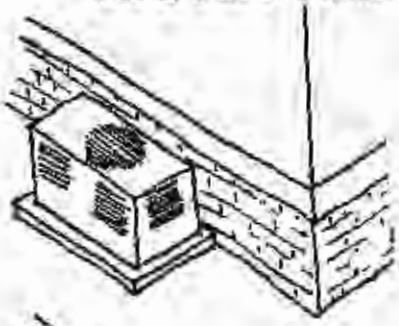
C. Systems such as window air-conditioners should be located in windows on the rear or sides of buildings and should not result in the removal or replacement of the original window sash or surround.

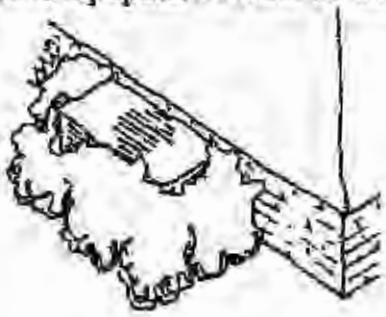
D. Systems such as solar energy panels should be located on rear sections of the roof, behind dormers or gables or other areas not visible from the street.

E. Satellite dishes should never be installed in front yards or where readily visible in side yards.

F. Electrical and gas meters and other mechanical equipment should be located on the rear or side of a building.

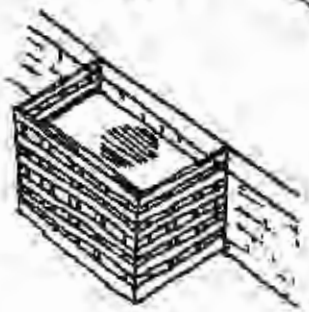
NO

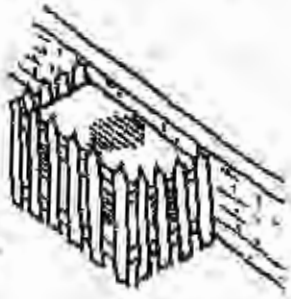




YES

YES





Appropriate HVAC screening.

## 21. MOVING BUILDINGS

*Vacant lots are appropriate locations for new construction or the relocation of pre-1950 buildings. Moving buildings is generally considered a last resort to demolition and should be considered only if other means of preservation have failed. If a pre-1950 building within or outside the Downtown Wytheville Historic District is threatened with demolition, it is appropriate to move the dwelling to a vacant lot in the older sections of the town for rehabilitation. A building which is moved should respect the front and side yard setbacks, orientation, and foundation heights of the neighboring properties.*

A. Moving buildings into the historic district can be appropriate if the building is compatible with the district's architectural character through its architectural style, period, height, scale, materials, setting, and placement on the lot.

B. Movement of buildings out of the historic district that contribute to the historic and architectural character of the district should be avoided unless demolition is the only alternative.

## 22. NEW CONSTRUCTION FOR TRADITIONAL RESIDENTIAL AREAS (New Buildings)

*New construction on traditional residential blocks in the district is welcome when it is compatible with properties along its block or street. The accepted approach to new construction is for it to be contemporary in design but compatible with adjacent buildings. Contemporary means clearly built of the present-day period so that new buildings can be distinguished from those which are historic. Compatible means reflecting common features that buildings along the block display such as similar roof forms, materials, window and door sizes and placement, porch size and location, and foundation heights. Exact replications or reproductions of historic designs are less appropriate since they cause confusion as to whether or not they are old or new. New construction should be of its period to show the growth and evolution of the neighborhood.*

*It is important that new construction coordinate with the buildings found along its particular block. A design that is appropriate along one block may not work for a different block. For example, a new dwelling compatible with Craftsman/Bungalow designs may not be appropriate for a block where Victorian era architecture is more dominate and vice versa. Each new building has to be evaluated within its exact location and surroundings.*

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

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

2. **Scale (height and width).** Within the district, buildings may be a height of no more than fifty feet (50'). Along the residential blocks this height would not be appropriate, and new buildings should be no more than two-and-one half stories or thirty-five feet in height;

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

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

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

6. **Foundation height.** Height of foundations should be a minimum of 1 foot, six inches and a maximum of two feet above grade. Slab foundations or at-grade foundations should not be used on the fronts or readily visible sides of buildings;

7. **Floor-to-ceiling heights.** Floor to ceiling heights should not exceed ten feet and not be less than eight feet;

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

9. **Material and material color.**

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

*Brick Dwellings:* If new construction is of brick, the brick should closely match typical mortar and brick color tones found in the district and along the block. Avoid white or light mortars, which contrast with traditional dark brick colors.

*Frame Dwellings:* If the new construction is of frame, the preferred exterior material is horizontal wood siding, which is a minimum of four inches and a maximum of six inches in width. The use of masonite is also acceptable as long as it meets these size recommendations. The use of grained pressboard or chipboard is less appropriate but is acceptable if it meets these size recommendations. Vertical board siding is not appropriate for new construction on the fronts or sides of buildings. The use of vinyl or aluminum siding is also discouraged and should only be used on rear or non-readily visible sides of buildings.

*Windows:* Wood construction is preferred for windows, especially those on the fronts of buildings. However, the use of vinyl clad or aluminum windows is acceptable as long as they follow proper proportions (see window guidelines). The use of dark anodized aluminum windows or storm windows is appropriate.

10. **Details and texture.** The width of window and door trim should be at least three and one-half inches. Roof eaves should have a minimum depth of eight inches. It is not appropriate for new construction to have imitative architectural features such as vergeboard ("gingerbread"), roof balustrades, or prominent stained glass windows.

11. **Placement on the lot.** Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. Although the district does not require any setbacks, the placement of the new building should be in accordance with neighboring structures.

B. New construction of primary buildings, while blending in with adjacent buildings, should not be too imitative of historic styles so that new buildings can be distinguished from historic buildings.

*NOTE: A new building becomes too imitative through application of historic architectural decoration such as gingerbread, vergeboards, dentils, fish scale shingles, etc. These kinds of details are rarely successful on a new building. They fail to be accurate (are usually smaller, skimpy versions of authentic ones) and should be avoided.*

C. New construction of secondary buildings such as garages, carports, and other outbuildings should be:

1. smaller in scale than the primary building;

2. simple in design but reflect the general character of the primary building. For example, use gable roof forms if the main dwelling has a gable roof, hipped roof forms if the main dwelling has a hipped roof, etc.;

3. sited in traditional locations in relation to the street, near an alley or at the side of the dwelling, not close to or attached to the primary building; and

4. compatible in design, shape, materials, and roof form to the main building.

5. preferably of wood siding. However, if located along rear alleys or towards the rear of the lot, secondary buildings may have exterior siding materials such as masonite. Aluminum, or vinyl siding although less preferable is also acceptable for secondary buildings at the rear of the lot. Standard pre-fabricated buildings are also acceptable along rear alleys or rear lot lines.

6. if readily visible from the street, secondary buildings should have an emphasis on historic designs and detailing. For garages, wood paneled doors are more appropriate than paneled doors of vinyl, aluminum, or steel. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages.

7. Modern carports are not traditional historic structures and should be located at the rear of buildings. Most readily available carport designs have flat roofs and metal support columns and are not compatible with older building designs. Carports imitative of porte-cocheres (original drive-thru wings on historic dwellings) with wood or brick columns, flat roofs, and wood construction may be added to sides of dwellings readily visible from the street.

New construction should maintain compatible roof slopes, massing and lot placement.

Floor to ceiling heights should be maintained.

**Garages should not be placed on primary facades.**

## 23. PAINT AND PAINT COLORS

*Paint colors should be in accordance with a building's architectural design and style. Avoid using garish, or harsh colors and bright hues; avoid using too many colors on a building; and select where to highlight architectural details based on historic tradition for the building's type and style. Use a high quality oil based or exterior latex paint and expect to have to paint every eight to fifteen years depending on sunlight exposure, regular gutter and downspout maintenance, and wood surface condition.*

A. Paint should be of high quality to provide the longest lasting finish possible.

B. Paint colors should be in keeping with a property's style and design. For early 19th century dwellings, white or off-white colors are appropriate. It is recommended that paint for Queen Anne and Folk Victorian period dwellings be traditional paint colors. Rich colors such as reds, browns, and greens were popular for these dwellings until the early 20th century. After 1900, lighter colors such as tan, white, yellow, and light grey came into favor. Paint colors appropriate for Craftsman/Bungalow dwellings include earth tones such as tans, browns, dark green, light and dark grays. These dwellings were sometimes stained rather than painted.

C. Limit paint to no more than three colors per building. The simpler the architectural style of the building, the simpler the paint scheme should be.

D. Colors should be darker for the body of the house and lighter for window trim, door trim, and accents such as porches and eave brackets.

## 24. PARKING AREAS

*The layout and design of the Wytheville Historic District took place prior to the invention of the automobile. Streets were laid out with rear alleys to access horses and horse drawn vehicles. Barns and sheds to house horses and vehicles were generally located directly adjacent to these alleys. As use of the automobile rose in the early 20th century, many of these barns and sheds were converted into or replaced with modern garages. Automobile access to dwellings in the Downtown Wytheville Historic District is primarily via a rear alley. Some property owners also added side yard driveways for automobile access. In keeping with this tradition, parking areas and parking lots in the district should be sited at the side or rear of buildings.*

A. Parking areas should not be located in front yards of houses.

B. Gravel or smooth concrete are preferable for parking areas rather than black asphalt, aggregate, or brick.

C. Screen parking areas with plantings of hedges, shrubs, trees, or fences at edges and in medians within.

D. Parking areas for commercially-used houses, churches, apartment buildings, or schools should be located in rear yards if possible, but when necessary in a side yard, should be located no closer than the front wall of the structure.

E. Parking areas on vacant lots between buildings should align edge screening with front facades of adjacent buildings.

F. Parking areas on corner lots should have edge screening on both the primary and secondary street.

## 25. Porches, Porch Columns and Railings

*Porches are one of the most defining characteristics of older buildings and should be repaired and maintained. Front porches should not be enclosed with wood or glass panels, however, the screening of front porches is appropriate. If original porch elements must be replaced, use materials that closely match those which exist. If the original porch is missing, construction of a new porch is recommended. New porch construction should be based upon photographic or physical evidence, or based upon designs of historic porches built at the same period and in a similar architectural style. In some cases turn of the century dwellings had their original porches removed and replaced with Craftsman/Bungalow style porches in the 1920s and 1930s. If desired, these Craftsman/ Bungalow porches may be replaced with porches in keeping with the original design.*

A. Porches on front and side facades should be maintained in their original configuration and with original materials and detailing.

B. Porches should not be removed if original.

C. Porch details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trimwork, to match the original in design, materials, scale, and placement.

D. Porches located on the fronts of dwellings should not be enclosed.

E. Rear and side porches may be enclosed if they are not readily visible from the street and if the height and shape of the porch roof is maintained.

F. Porch with wood floors should have wood steps, not brick or concrete. Although not as appropriate, brick or pre-cast concrete steps may be added to front porches.

G. Porches may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Wood framing is preferred for the screen panels, however, anodized or baked enamel aluminum frames are also acceptable. The use of "raw" or silver aluminum framing is not appropriate.

H. Front porches may be partially enclosed with lattice panels for privacy. In order to maintain the porch's traditional open appearance, lattice enclosures should not exceed more than one-third of the porch area. Lattice panels should be added behind, not in front, of porch columns and railings.

I. Trellises of wood for plants are appropriate for front porches.

J. Porches should have wood tongue and groove flooring running perpendicular to the facade (unless the original floor is concrete).

K. Porches should not have brick floors or steps.

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

A. Original porch columns and railings should be preserved and maintained. If repair is required, use materials to match the original in dimensions and detailing.

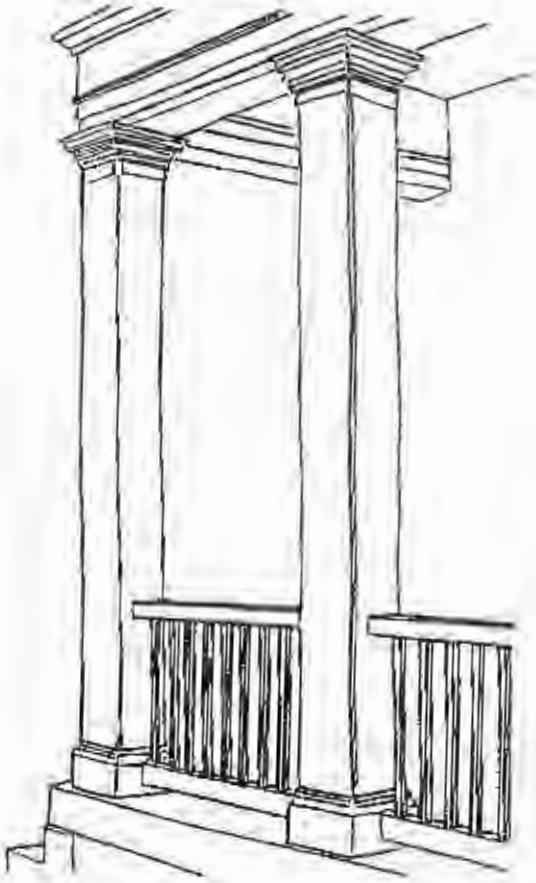
B. Porch columns often deteriorate first at the bottom next to the porch floor. If this is the case, consider sawing off the deteriorated area and replacing this section rather than replacing the entire column.

C. Porch railings and columns of aluminum, wrought iron, or other modern materials are not appropriate for front porches. These types of columns are not preferred but are acceptable for porches at the rear of a dwelling or for side porches that are not readily visible from the street.

D. Columns and railings that are missing on front porches should be rebuilt in appropriate historic designs. Milled porch columns are appropriate for Queen Anne and Folk Victorian styles of the turn of the century. These porch columns are typically 8' in height and have widths and depths of 4". They are commonly available from wholesale companies. For Craftsman/Bungalow porches round, square, or tapered square wood columns are best. Although generally not available at wholesale hardware stores, they can be ordered from milling companies. These columns should fit the porch height and if round, have diameters of no less than 6" and no more than 10". Square columns or tapered square columns should be a minimum of 8" and a maximum of 10" in depth and width.

E. Columns and railings on front porches may require new newel posts due to deterioration. Porch newel posts in historic designs are readily available and are generally 4' high and measure 4" in width and depth.

F. Front porches may require new balusters for the railing. Porch balusters (also called spindles) in historic designs are available at most wholesale hardware stores. Milled spindles measuring 3' high and 2" in diameter are best for Queen Anne and Folk Victorian dwellings. Balusters or spindles smaller than 2" in diameter are not appropriate for exterior porches. On Craftsman/Bungalow dwellings square balusters 3' high and 2" in width and depth are preferred. Avoid "jumbo" balusters or spindles that measure 3"x 3" or 4" x 4." These spindles are too large for older buildings and should not be added to front porches or porches readily visible from the street.



**Original porch columns should be preserved and maintained (400 W. Main Street).**

## 26. Roofs

*Original roof forms should be preserved and maintained. Additions to roofs such as new dormers or skylights, should be limited to rear or side rooflines that are not readily visible from the street. Historic roof materials such as metal standing seam, clay tiles, or slate should be repaired and preserved. If repair is no longer practical, replacement with asphalt or fiberglass roof materials is appropriate.*

A. Roofs should be preserved in their original size, shape and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.), and, if possible, with original roof material.

B. Re-roofing with fiberglass shingles is appropriate if use of the original material is not economically feasible. Appropriate colors are dark gray, black, brown or shades of dark red for most buildings. Red or green may also be appropriate for Craftsman Bungalow period dwellings.

C. Roofs should not have new dormers added onto front facades. New dormers may be added on rear or secondary elevations where they are not noticeably visible from the street. New dormers should be in keeping with the character and scale of the original structure.

D. Roofs should not have added skylights, decks, or balconies where readily visible from the street.

## 27. Satellite Dishes

*Satellite dishes for television reception are increasingly common. Traditional C-Band dishes have been ten to eleven feet in span but in recent years the smaller seven and one-half foot dishes have become more commonplace. Also popular are the 18" DBS satellite dishes that are much smaller in size and easier to mount than the larger dishes. Satellite dishes may be installed in the district if they are sited in rear yards or along side yards which are not readily visible from the street. As non-historic features, the smaller dishes are preferred to the larger dishes.*

A. Never install satellite dishes in front yards or where readily visible in side yards.

B. Satellite dishes in the smaller sizes are more appropriate than the large, full view dishes.

C. Satellite dishes should be mounted as low to the ground as possible and the use of lattice panels, fencing or landscaping to screen the dish from view is recommended.

## 28. Screens

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

A. Screens may be added to porches if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. The panels should be situated behind porch columns, posts, and railings.

B. Screen doors should be preserved and maintained if original.

C. New or replacement screen doors should be wood and full-view or with structural members aligned with those of the original door.

D. Screen windows should be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames.

**Porches may be screened if the panels are located behind the front of the porch columns, and the framing is minimal.**

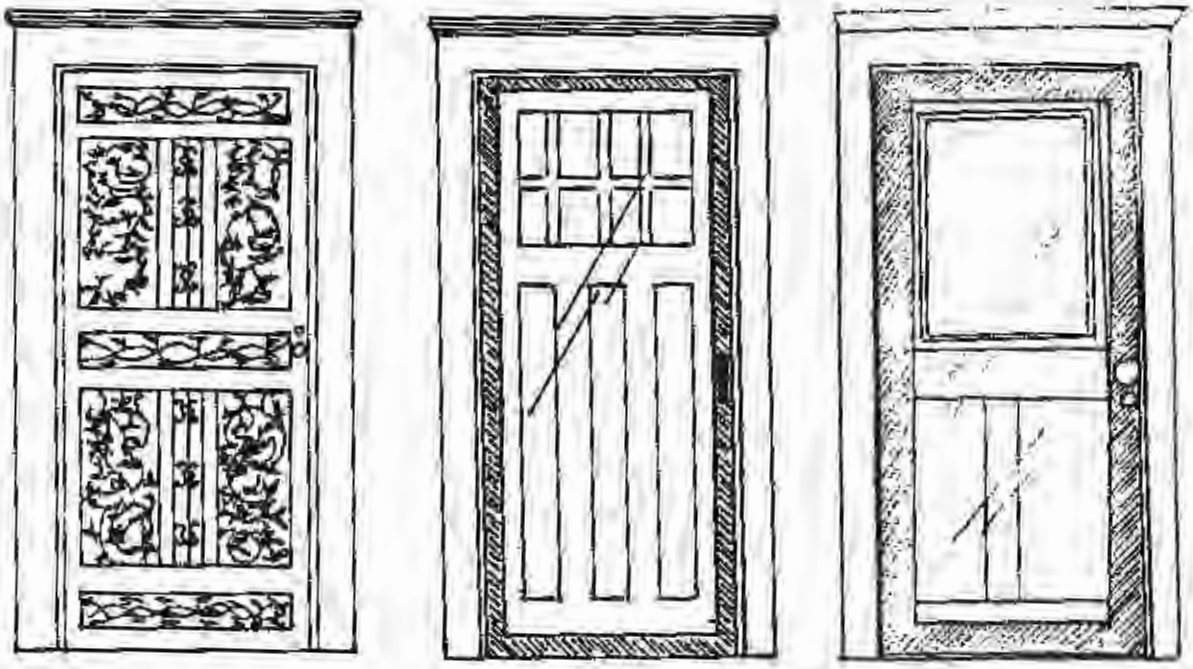
## 29. Security Doors and Windows

*Security doors and windows may be installed within some parameters. Statistic show that intruders primarily enter through rear or side doors or windows that are not readily visible from the street. The installation of security doors and window bars on these facades is appropriate. Security doors and windows are less appropriate on main facades, however, security doors may be installed if they are full view design or have minimal structural framing that allows the historic door behind it to be seen. Ornate security doors with extensive grillwork or decorative detailing are not appropriate for entrances on the primary facade and should be avoided. Window bars on primary facades should also be as visually unobtrusive as possible.*

A. Security doors and windows are not appropriate for primary facades but are acceptable for rear and side facades that are not readily visible from the street.

B. Security doors should be full-view designs without ornate or decorative grillwork.

C. Security bars on windows should not be located on windows visible from the street.



Inappropriate | Better | Better

Appropriate security doors should not feature decorative metal designs.

## 30. Shutters

*Turn of the century houses commonly had window shutters. Traditional shutters were practical in nature and blocked the sun in the summer and protected windows during storms. Shutters original to a building should be preserved and maintained. Widespread use of air conditioning in the mid-20th century resulted in window shutters being more ornamental than practical, and many original shutters have been removed. The majority of ornamental shutters available today are not appropriately sized or of the traditional materials. If new shutters are added they should only be of wood and have dimensions that match the window opening.*

A. Original shutters should be preserved and maintained.

B. Shutters should not be added unless the building originally had them. New shutters should be of louvered wood construction, and the shutters must fit the window opening (so that if closed, they would cover the window opening).

C. Shutters of vinyl construction are not appropriate. These shutters generally have exaggerated wood graining that is not convincing and compatible with historic dwellings.

NO - Too short NO - Too long YES

Appropriate replacement shutters.

## 31. SIDEWALKS AND WALKWAYS

*Wytheville sidewalks and walkways are primarily of brick or concrete construction. The use of brick or concrete is traditional and appropriate in Wytheville and the repair, replacement and addition of these materials for sidewalks and walkways is recommended. Aggregate and asphalt materials for sidewalks and walkways are not as appropriate.*

A. Sidewalks and walkways that are original to the property or district should be preserved.

B. Newly introduced sidewalks or walkways should be smooth concrete or brick in patterns, dimensions, colors, and placement like original or early sidewalks in the district.

C. Aggregate or pebble-surfaced, or asphalt are less appropriate materials for sidewalks within the district.

## 32. SIDING

*Exterior wood siding and shingles are essential components that define a building's architectural character. It is not appropriate to conceal original wood siding with vinyl, aluminum, or other synthetic sidings. These siding materials do not successfully imitate the original wood siding dimensions or texture. There are also potential structural problems inherent in the use of these materials on historic buildings. In addition, these materials may not be cost effective compared to continued maintenance and painting of the wood siding.*

A. Wood siding or exposed logs original to the building should be repaired rather than replaced only where necessary due to deterioration.

B. Wall shingles original to the building should be preserved, but if replacement is necessary the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of Bungalow-period houses).

C. The application of masonite over original wood siding is also not appropriate and is discouraged. Repair of original wood siding should be with wood siding to match the dimensions, material, and design of the original. However, masonite may be used if the dimensions, texture, and color matches the original wood siding.

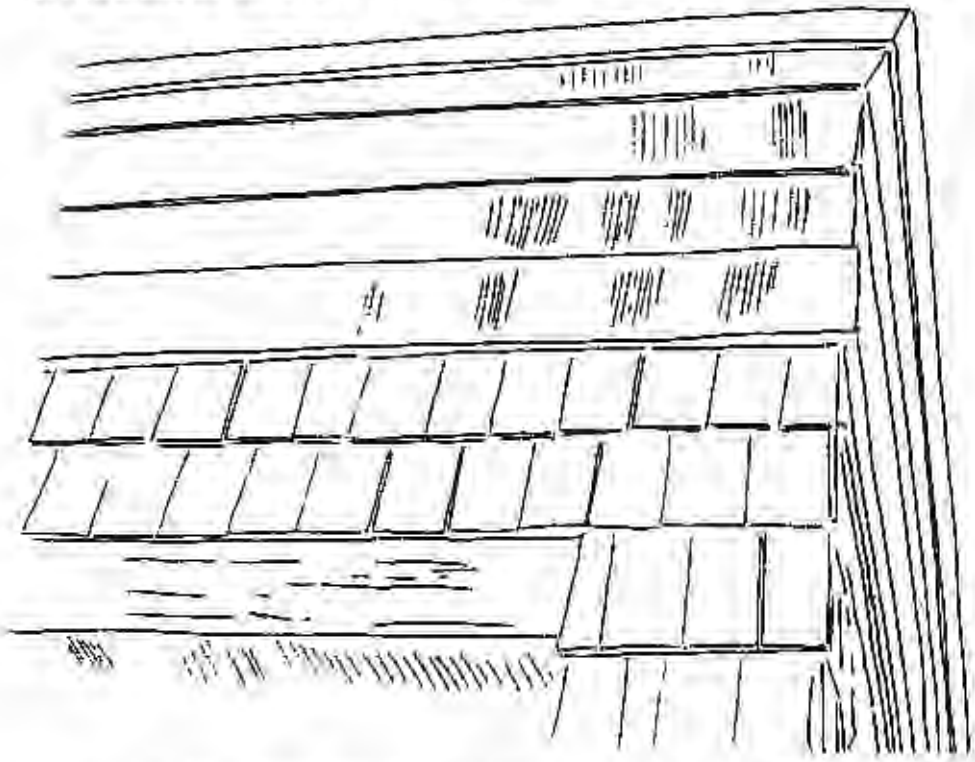
D. Removal of synthetic sidings such as aluminum, asbestos, and vinyl and the restoration of the original wood siding is highly encouraged.

E. The application of synthetic or substitute materials such as vinyl or aluminum over original wood siding is not appropriate and their use is discouraged but not prohibited. To be approved, the application of these materials must not result in the concealment of or removal of original decorative detailing or trim. This includes the concealment of window and door surrounds. Synthetic siding materials should match the dimensions of the original wood siding as closely as possible. Care should be taken to have the synthetic sidings vented to the maximum extent possible. **NOTE: The application of synthetic sidings is in violation of federal standards and such projects would not qualify for any federal tax credits.**

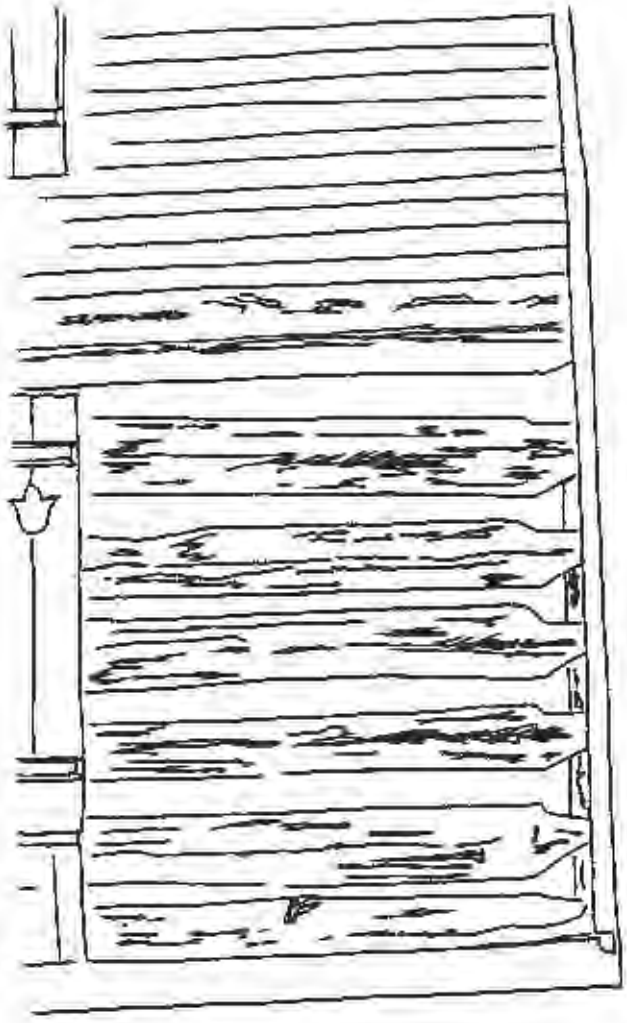
F. If synthetic sidings are applied, consider only siding the rear elevation or side facades. Preserving the original wood siding on the primary facade is encouraged.

G. Particle board or pressboard siding is also not appropriate for the fronts of dwellings or side elevations that are readily visible from the street.

H. Asbestos shingles which are original to a dwelling should be kept stained or painted. If asbestos shingle siding is deteriorated or poses a health hazard, it may be enclosed or covered with other synthetic sidings such as vinyl or masonite.



**Historic siding and shingles should be preserved and maintained (485 W. Main Street).**



Original log and later weatherboard sided exterior at 420 E. Main Street

## 33. SIGNS

*Many of the traditional dwellings in Wytheville have been converted to commercial use. Signs for these commercial uses may include freestanding signs in front yards, hanging signs from porches, and signs affixed to the face of the building.*

A. Signs should be kept to a minimum with preferably a maximum of two per commercial business.

B. Signs may be freestanding, projecting, on windows, or affixed to the face of the building.

C. Signs should not cover or obscure architectural features.

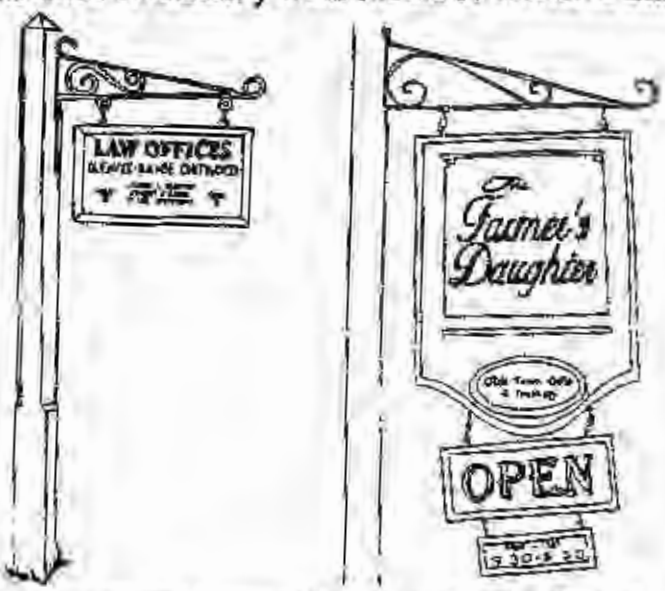
D. Signs should not be illuminated with visible bulbs, but with remote sources.

E. Signs should be of traditional materials such as finished wood, glass, copper, or bronze, not plywood, plastic, or unfinished wood.

F. Signs are encouraged to reflect logos or symbols for businesses.

G. Use no more than three colors on signs and use colors that coordinate with the building colors.

H. Signs that are mounted on masonry walls should be anchored into the mortar, not the masonry.



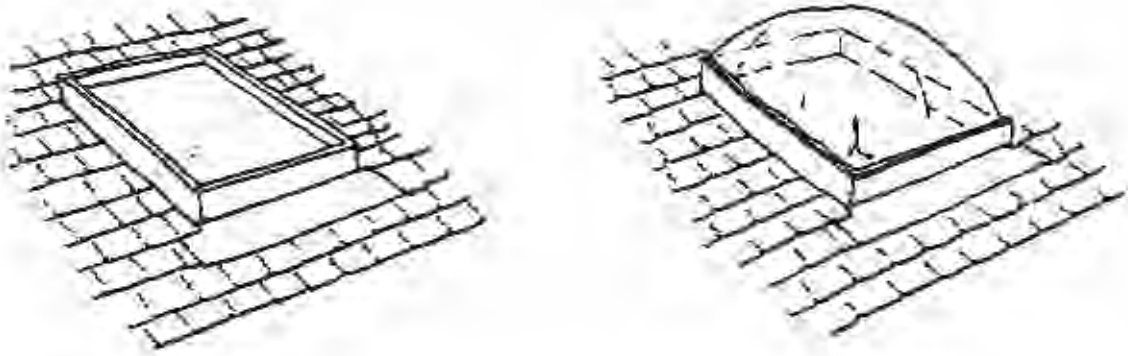

Examples of appropriate freestanding signs for the district.

## 34. SKYLIGHTS

*The installation of skylights is appropriate as long as they are placed on rear roof lines, behind gables or dormers, or otherwise not readily visible from the street. Skylights should be flush with the roofline or lay flat. Convex or "bubble" designs are less preferable, are appropriate, but acceptable.*

A. Skylights should not be added where visible from the street. Skylights should be placed at rear roof lines or behind gables and dormers.

B. Skylight designs that are flat or flush with the roofline are preferable over convex or "bubble" designs.



YES NO

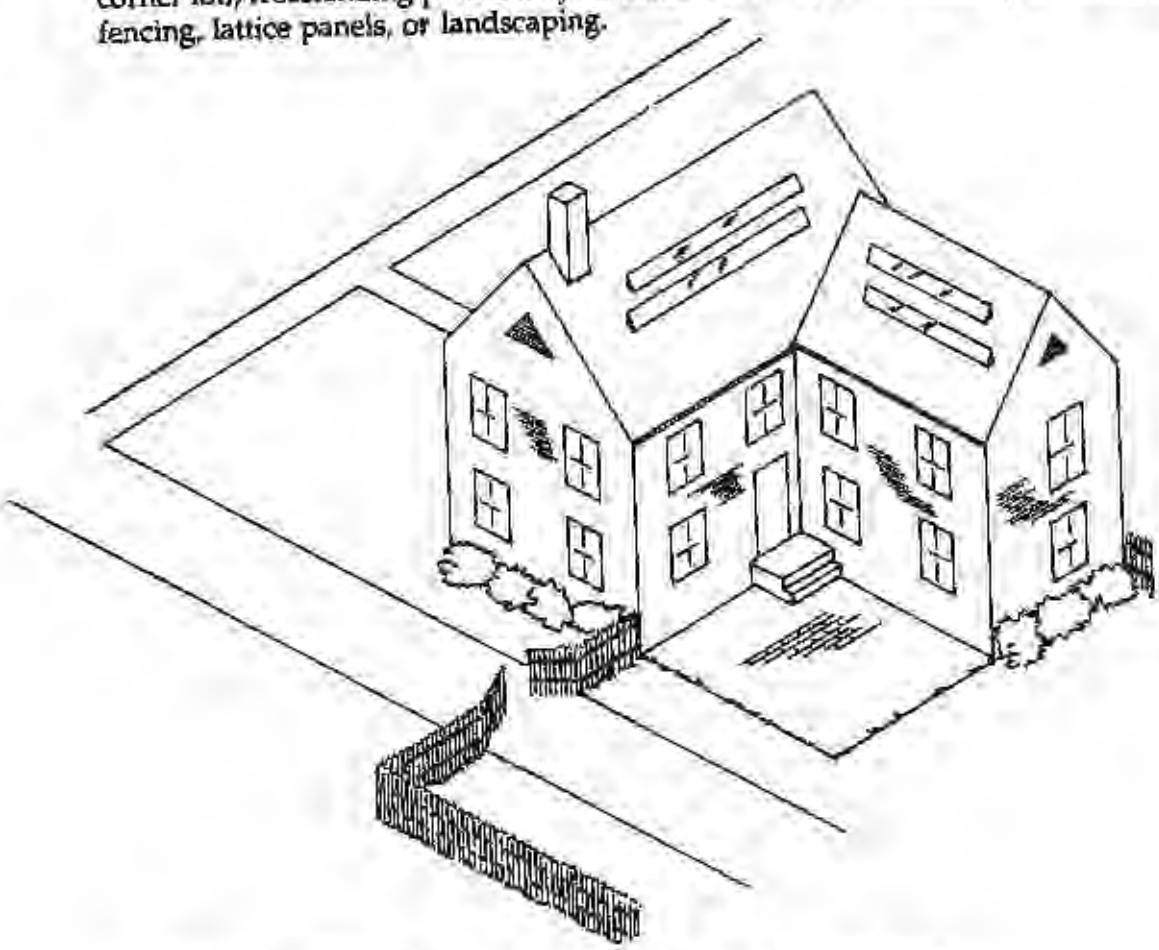
**Skylights should be flush with the roofline rather than convex or "bubble" shape.**

## 35. SOLAR COLLECTORS

*Solar energy collectors or panels are available which can be both freestanding or attached directly to the building. Those on buildings are usually located at the roofline and consist of flat panels which absorb the suns rays. Freestanding collectors are a series of pole-mounted panels sited next to the building. Solar collectors are appropriate as long as freestanding panels are sited in rear yards and the roof panels are on rear facades or side facades not readily visible from the street.*

A. Solar energy panels and collectors should be located on rear sections of the roof, behind dormers or gables or other areas that are not visible from the street.

B. Freestanding solar collectors should be located at rear yards or on side facades not readily visible from the street. If side yard locations are readily visible (such as a corner lot), freestanding panels may be installed if they are effectively screened by fencing, lattice panels, or landscaping.



Solar collectors and panels should be sited on rear roofs.

## 36. STAIRCASES AND STEPS

*Many of the traditional dwellings have been converted to commercial use. Such uses often require the construction of exterior wall staircases to meet fire codes. Staircases should not be added on primary facades, but when they are required, staircases should be placed on rear facades or side facades that are not readily visible from the street.*

A. Exterior staircases should not be added to building exteriors where visible from the street. Rear or side facades are appropriate locations for exterior stairs, the fronts of buildings are not.

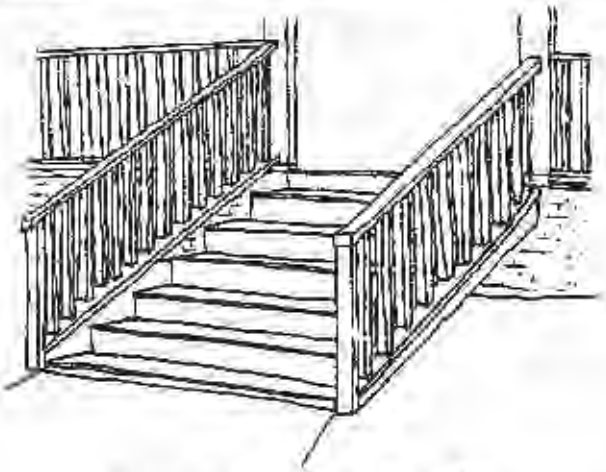
B. Staircases should preferably be of wood construction. However, metal stairs are also acceptable, especially those at the rear of buildings.

*The majority of traditional dwellings have wood steps that lead to the front porch. Some larger homes have steps of brick or stone construction. Craftsman/Bungalow style dwellings commonly have steps of poured concrete. Because steps are readily exposed to the sun and rain they require continual maintenance and repair. Replacement of deteriorated wood steps with wood is preferable to replacement with brick, pre-cast concrete, or wrought iron.*

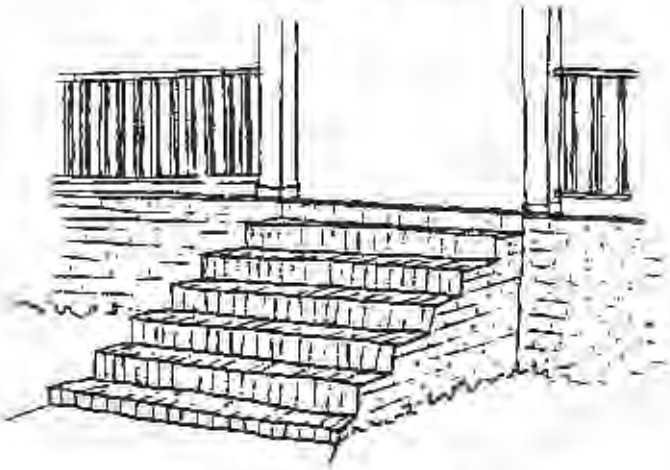
A. Steps that are original to a property should be retained. Wood and concrete steps should be repaired with materials to match the original.

B. Steps leading to porches with wood floors should be replaced with wood rather than brick or concrete. The addition of brick, concrete, or wrought iron steps for front porches of wood is discouraged but acceptable. If pre-cast concrete or wrought iron steps are used they should be painted to match the porch color.

Exterior staircases should never be located on the front of a building.



Wood steps are preferred.



Brick steps are acceptable.

Concrete steps are to be avoided.

## 37. STORM WINDOWS AND DOORS

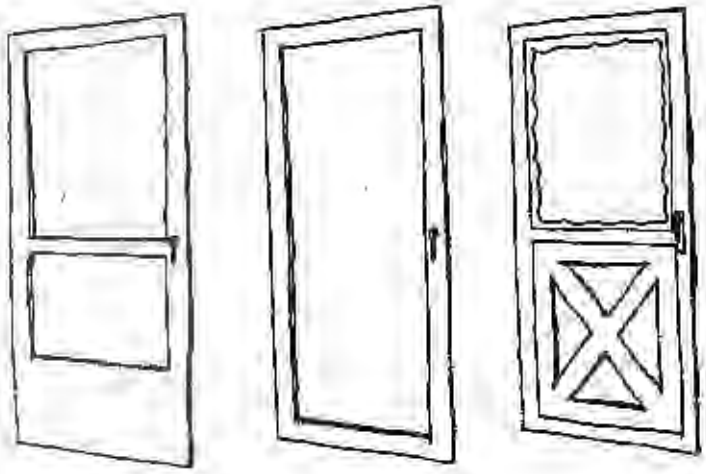
*Storm windows and doors can help in lowering energy costs and installation of these doors is appropriate for older dwellings within certain parameters. Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. Windows and doors of dark anodized aluminum or baked enamel are preferred to those of "raw" or shiny aluminum.*

A. Storm doors should be of full-view design and of baked-on enamel or anodized aluminum in dark colors.

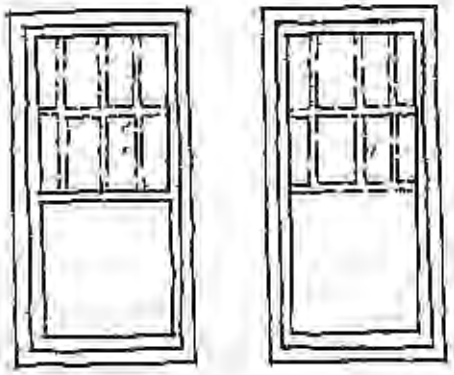
B. Storm windows should be baked-on enamel or anodized aluminum and should fit within the window frames, not overlap the frames.

C. Storm windows should be full-view design or have a central meeting rail at the same location as the historic window.

D. Storm windows with built-in lower screen panels are appropriate.



Acceptable Best Not-Acceptable

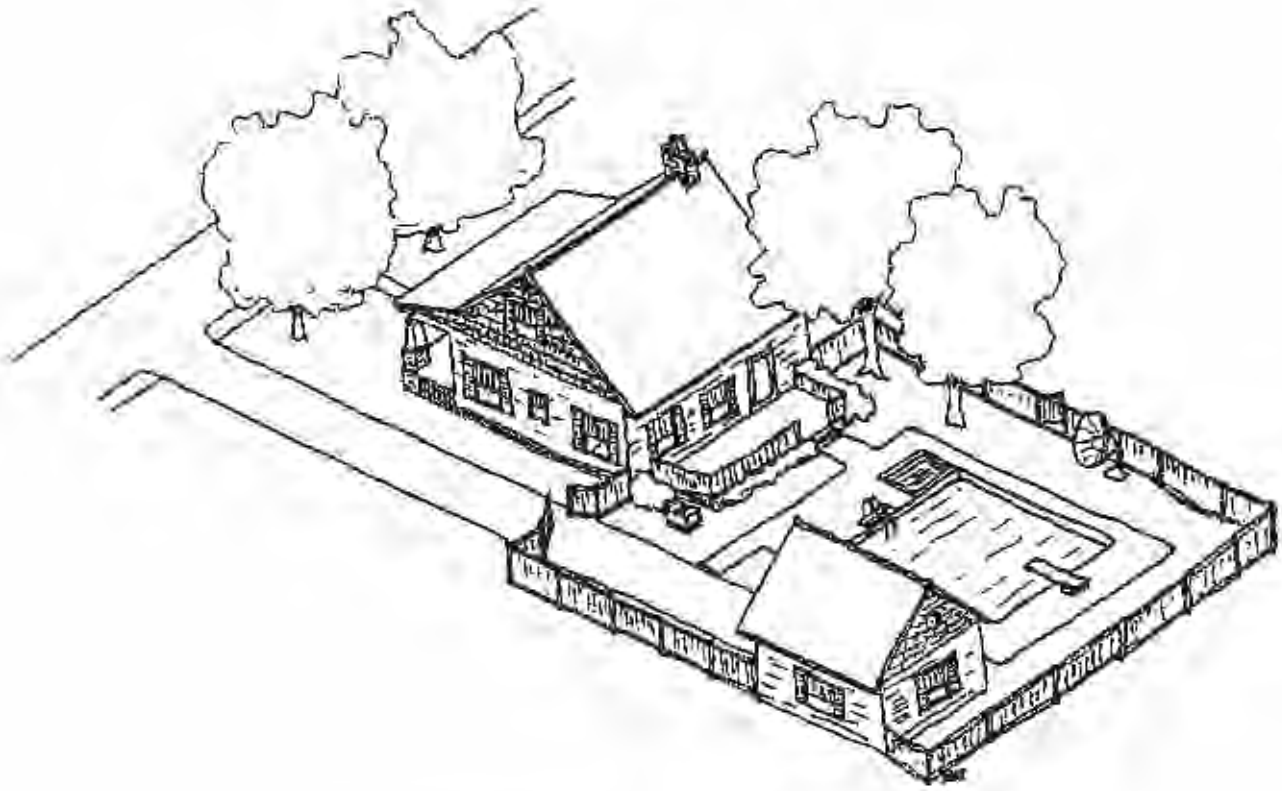


Acceptable Best

## 38. SWIMMING POOLS

*The installation of swimming pools in rear yards is appropriate as long as they are fenced or screened in some manner.*

A. Swimming pools should be located in rear yards and screened from street view by fencing or landscaping.



**Appropriate swimming pool location and screening**

## 39. Wood

*Wood is the predominant material used for traditional dwellings in Wytheville. Wood siding, decorative details, and trim should be preserved and maintained or repaired with materials and dimensions to match the original.*

A. Wood that is original to the building should be repaired rather than replaced only where necessary due to deterioration.

B. Wood should be replaced only when necessary with wood features and details that match the original in dimension, size, material, and profile.

C. Wood features should be maintained through regular painting. When paint removal becomes necessary, it should be done by scraping, heat (heat guns and plates), or chemical methods, and never through sandblasting or other abrasive methods.

## 40. Windows

*Wytheville contains a wide variety of historic wood windows in various sash designs and sizes. Original windows should be maintained or repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is best. Vinyl clad windows or windows of anodized aluminum are also acceptable but these are more appropriate at the rear or sides of dwellings, which are not readily visible from the street. If only one or two windows on the front of the house are deteriorated, consider removing good condition windows from the rear or sides of the building to add in their place.*

*Do not cover or conceal original window openings. They should also not be enclosed for the addition of smaller windows. New windows should not be introduced on the fronts of buildings, but they may be added at the rear or sides if not readily visible from the street. It is acceptable to add window screens to historic windows as long as the screens are full-view design or have a central meeting rail to match the historic window.*

A. Historic windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.

B. New windows should not be added to primary facades or to secondary facades that are readily visible from the street.

C. Historic windows should be repaired rather than replaced. In the case of severe deterioration, replacement windows should match the originals in material and design.

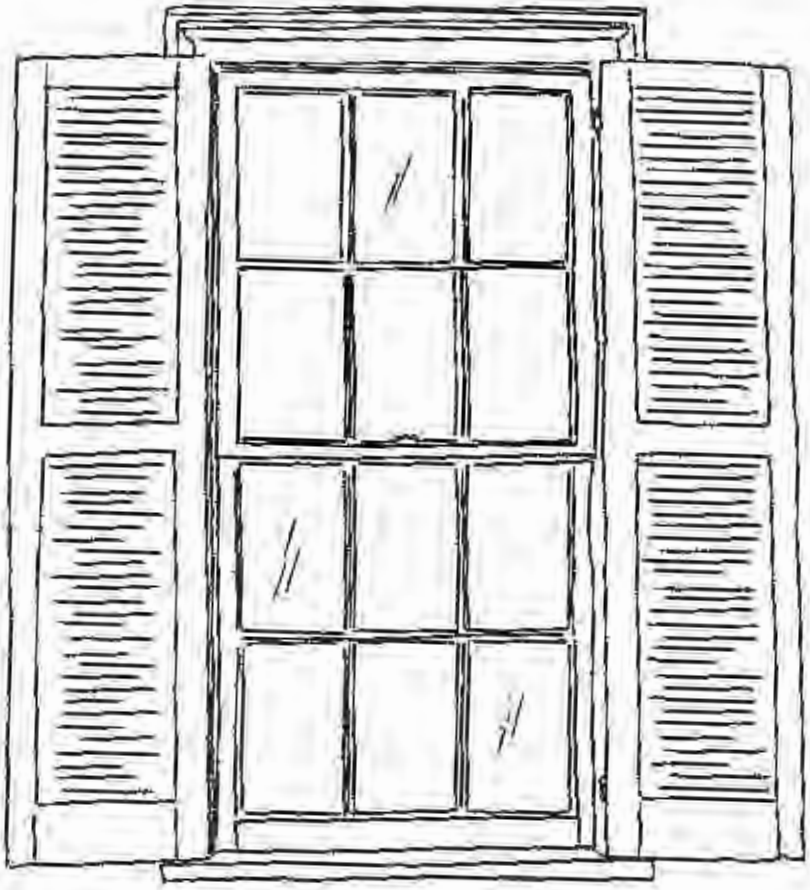
D. Windows of steel or other metal designs should be preserved and maintained, or replaced with new metal windows similar in appearance and materials.

E. Do not use snap-on or flush muntins on windows. These muntins are much thinner than the muntins on historic windows and do not look real.

F. Screens and/or storms should be wood or baked-on or anodized aluminum and should fit within the window frames, not overlap the frames.

G. Windows should not have shutters unless they are of louvered wood construction and are designed to fit the window opening (so that if closed, they would cover the window opening).

H. Windows that are visible from the street should not have security bars.



**Historic windows should be preserved and maintained (400 E. Main Street).**

# APPENDICES

APPENDIX A - GUIDELINE CHART

| TYPE OF WORK | NO APPROVAL REQUIRED | COA APPROVAL REQUIRED |
|---|---|---|
| ADDITIONS | | X |
| AWNINGS | | X |
| BRICKWORK | | X |
| DECKS | | X |
| DEMOLITION | | X |
| DOORS | | X |
| FENCES | | X |
| FIRE ESCAPES (May not be permitted by Building Code) | | X |
| GLASS (Replacement to match original) | X | |
| GLASS (Replacement not matching original) | | X |
| GLASS (Removal of historic glass) | | X |
| GUTTERS /DOWNSPOUTS (To match existing) | X | |
| HANDICAPPED RAMPS | | X |
| LANDSCAPING | X | |
| LIGHT FIXTURES | | X |
| MASONRY (Cleaning/Repair) | | X |

| TYPE OF WORK | NO APPROVAL REQUIRED | COA REQUIRED |
|---|---|---|
| MECHANICAL SYSTEMS (Exposed to view) | | X |
| MOVING BUILDINGS | | X |
| NEW BUILDINGS/ STRUCTURES | | X |
| PAINT COLORS | | X |
| PARKING LOTS | X | |
| PORCHES | | X |
| RETAINING WALLS | X | |
| ROOFS | | X |
| SCREENS | | X |
| SHUTTERS | | X |
| SIDEWALKS | X | |
| SIDING | | X |
| SIGNS | | X |
| SKYLIGHTS | | X |
| SOLAR COLLECTORS | | X |
| STAIRCASES (Exterior) | | X |
| STORM DOORS /WINDOWS | | X |
| WINDOWS | | X |

# APPENDIX B

## SAMPLE CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

TOWN OF WYTHEVILLE
APPLICATION FOR ARCHITECTURAL REVIEW BOARD

(A fee of $10.00 is required at the time of application. After approval of the application, the appropriate permit must be obtained before performing the work.)

Name of applicant: _____

Mailing address of applicant: _____

_____

Phone number of applicant: _____

I (We) the above named applicant(s) request the Architectural Review Board review our proposed project in the B-2DT section of the Town of Wytheville. The property address is _____ and is located on the NORTH / SOUTH / EAST / WEST side of _____ Street and between _____ Street and _____ Street.

The owners of the above described property are as follows:

- ☐ Same as applicant
- ☐ Other - provide information

Name: _____

Address: _____

_____

Phone: _____

If the property owner is other than the applicant, describe the relationship (i.e., contractor, have option on land, legal counsel, etc.)_____

**Describe the reason and exptain the work to be performed for the Board's review, including all materials to be used, colors, etc. Provide a detailed sketch, elevation, perspective, or other reasonable representation of the proposed building, structure, or sign to be constructed, altered or demolished and/or photographs of the building.**

_____

_____

_____

_____

I (We) certify the above information is true and correct.

_____ _____

Signature Date

## APPENDIX C - THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation are standards used throughout the country as a basis for local design review guidelines. These standards are the basic points from which the Wytheville guidelines have been developed.

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction. The Standards are to be applied to specific, rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

## APPENDIX D - BASIC MAINTENANCE ADVICE

### *MATERIALS*

1. Prevent water from making contact with exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.

2. All exposed wood should be kept painted or treated with preservatives.

3. Repairs for wood siding such as cracks can be made through the use of waterproof glue or plastic wood. Large cracks may be filled with caulk followed by putty or plastic wood. The surface should then be sanded, allowed to dry, and painted.

4. Where exterior siding has to be replaced the use of pressure treated wood is recommended to prevent deterioration.

5. Oil based paints are recommended for exterior siding.

6. Keep exterior brick clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, waterblasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.

7. Repointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is generally not appropriate due to the hardness of the mortar versus the softness of the brick.

8. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is discouraged.

### *ROOFS, CORNICES, CHIMNEYS*

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.

2. Know what metals are used in your cornice or roof's flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.

3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.

4. Chimneys should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture.

*GUTTERS AND DOWNSPOUTS*

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.

2. The use of splash blocks to keep water away from the foundation is recommended.

3. Gutters and downspouts which are deteriorated should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

*FOUNDATIONS*

1. All water should drain away from a building and should not enter the foundation.

2. Trees, shrubs, and other plants should be kept well away from the foundation to prevent damage from moisture and root movement.

*PORCHES AND EXTERIOR ORNAMENTATION*

1. Use pressure treated wood for exterior repairs and replacement.

2. Keep all porch and trim elements painted.

*ENTRANCES*

1. Doors, transoms, and sidelights should be kept clean and the glass should be continually washed.

2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.

3. Doors with stained wood finish should be kept varnished and paint over the wood finish is not recommended.

*WINDOWS*

1. Windows should be kept clean and free of dirt and grime. Wood sash surfaces should be painted regularly.

2. Windows should be kept caulked and sealed to aid in energy conservation.

3. Shutters and blinds should be kept painted and in good repair.

4. Old or deteriorated curtains or shades behind windows should be removed or replaced.

*AWNINGS*

1. Canvas awnings should be washed periodically and kept in good repair.

2. Awning hardware should be regularly checked for rust or loose mechanisms.

3. Awnings which become torn or otherwise deteriorated should be replaced.

*SIGNS*

1. Abandoned signs and sign hardware should be removed from buildings, unless historic.

2. Signs should be kept painted and mounting bolts should be checked periodically to make sure they are secure.

3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary.

## APPENDIX E - DEFINITIONS AND TERMS

### A. Procedural Definitions

*Certificate of Appropriateness:* A document awarded by a Board of Architectural Review (BAR) allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

*Due process:* The established procedure by which legal action is carried out.

*Normally Required:* Mandatory actions, summarized in the guidelines, whose compliance is enforced by the BAR.

*Public notice:* The classified advertisement of an event, such as a preservation commission meeting, that is published in the local newspaper and posted in the city government building in order to notify the general public of the upcoming event.

*Recommended:* Suggested, but not mandatory actions summarized in the guidelines.

### B. Technical Definitions

*Adaptive Use:* Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.

*Addition:* New construction added to an existing building or structure.

*Alteration:* Work which impacts any exterior architectural feature including construction, reconstruction, repair, or removal of any building element.

*Appropriate:* Especially suitable or compatible.

*Building:* A structure used to house human activity such as a dwelling or garage.

*Character:* The qualities and attributes of any structure, site, street or district.

*Configuration:* The arrangement of elements and details on a building or structure which help to define its character.

*Contemporary:* Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

*Compatible:* In harmony with location and surroundings.

*Context:* The setting in which a historic element, site, structure, street, or district exists.

*Demolition:* Any act which destroys in whole or in part a building or structure.

*Demolition by Neglect:* The destruction of a building or structure through abandonment or lack of maintenance.

*Design Guidelines:* Criteria developed by preservation commissions and Boards of Architectural Review to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

*Element:* A material part or detail of a site, structure, street, or district.

*Elevation:* Any one of the external faces or facades of a building.

*Fabric:* The physical material of a building, structure, or community, connoting an interweaving of component parts.

*Facade:* Any one of the external faces or elevations of a building.

*Harmony:* Pleasing or congruent arrangement.

*Height:* The distance from the bottom to the top of a building or structure.

*Historic District:* A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

*Historic Imitation:* New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

*Infill:* New construction in historic districts on vacant lots or to replace existing buildings.

*Landmark:* A building, structure, object or site which is identified as a historic resource of particular significance.

*Landscape:* The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

*Maintain:* To keep in an existing state of preservation or repair.

*Material Change:* A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site, or work of art within an historic district.

*New construction:* Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

*Obscured:* Covered, concealed, or hidden from view.

*Preservation:* Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

*Proportion:* Harmonious relation of parts to one another or to the whole.

*Recommendation:* An action or activity advised but not required by the BAR.

*Reconstruction:* The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.

*Rehabilitation:* The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

*Restoration:* The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

*Retain:* To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

*Re-use:* To use again. An element, detail, or structure might be reused in historic districts.

*Rhythm:* Movement or fluctuation marked by the regular occurrence or natural flow of related elements.

*Scale:* Proportional elements that demonstrate the size, materials, and style of buildings.

*Setting:* The sum of attributes of a locality, neighborhood, or property that defines its character.

*Significant:* Having particularly important associations within the contexts of architecture, history, and culture.

*Stabilization:* The act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

*Streetscape:* The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

*Style:* A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

## C. GLOSSARY OF TERMS

**Addition** New construction added to an existing building or structure.

**Alteration** Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

**American bond** A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposes, to structurally tie the wall together.

**Apron** A decorative, horizontal trim piece on the lower portion of an architectural element.

**Arch** A curved construction of wedge-shaped stones or bricks which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch)

**Attic** The upper level of a building, not of full ceiling height, directly beneath the roof.

**Baluster** One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.

**Balustrade** An entire rail system with top rail and balusters.

**Bargeboard** A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.

**Bay** The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

**Bay window** A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

**Belt course** A horizontal band usually marking the floor levels on the exterior facade of a building.

**Board and batten** Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

**Bond** A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond" or "Flemish bond."

**Bracket** A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

**Bulkhead** The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. 19th century bulkheads are often of wood construction with rectangular raised panels. 20th century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.

**Bungalow** Common house form of the early twentieth century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows.

**Capital** The head of a column or pilaster.

**Casement window** A window with one or two sashes which are hinged at the sides and usually open outward.

**Certified Local Government** Any city, county, parish, township, municipality, or borough or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

**Clapboards** Horizontal wooden boards,thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

**Classical order** Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian, or Composite.

**Clipped gable** A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

**Colonial Revival** House style of the early twentieth century based on interpretations of architectural forms of the American colonies prior to the Revolution.

**Column** A circular or square vertical structural member.

**Corbel** In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

**Corinthian order** Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

**Cornice** The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

**Cresting** A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

**Cross-gable** A secondary gable roof which meets the primary roof at right angles.

**Dentils** A row of small tooth-like blocks in a classical cornice.

**Doric order** A classical order with simple, unadorned capitals, and with no base.

**Dormer window** A window that projects from a roof.

**Double-hung window** A window with two sashes, one sliding vertically over the other.

**Eave** The edge of a roof that projects beyond the face of a wall.

**Elevation** Any of the external faces of a building.

**Ell** The rear wing of a house, generally one room wide and running perpendicular to the principal building.

**Engaged column** A round column attached to a wall.

**Entablature** A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

**Facade** The face or front elevation of a building.

**Fanlight** A semi-circular window usually over a door with radiating muntins suggesting a fan.

**Fascia** A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

**Fenestration** The arrangement of windows on a building.

**Finial** A projecting decorative element, usually of metal, at the top of a roof turret or gable.

**Fishscale shingles** A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

**Flashing** Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

**Flat arch** An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

**Flemish bond** A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

**Fluting** Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

**Foundation** The lowest exposed portion of the building wall, which supports the structure above.

**Frieze** The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

**Gable** The triangular section of a wall to carry a pitched roof.

**Gable roof** A pitched roof with one downward slope on either side of a central, horizontal ridge.

**Gambrel roof** A ridged roof with two slopes on either side.

**Ghosts** Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's facade.

**Greek Revival style** Mid-nineteenth century revival of forms and ornament of architecture of ancient Greece.

**Hipped roof** A roof with uniform slopes on all sides.

**Hood molding** A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

**Ionic order** One of the five classical orders used to describe decorative scroll capitals.

**Infill** New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.

**Jack arch** (see Flat arch)

**Keystone** The wedge-shaped top or center member of an arch.

**Knee brace** An oversize bracket supporting a cantilevered or projecting element.

**Lattice** An openwork grill of interlacing wood strips used as screening.

**Lintel** The horizontal top member of a window, door, or other opening.

**Mansard roof** A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

**Masonry** Exterior wall construction of brick, stone or adobe laid up in small units.

**Massing** The three-dimensional form of a building.

**Metal standing seam roof** A roof composes of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.

**Modillion** A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

**Mortar** A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

**Mullion** A heavy vertical divider between windows or doors.

**Multi-light window** A window sash composed of more than one pane of glass.

**Muntin** A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

**Neo-classical Revival style** Early twentieth century style which combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing buildings with large columned porches.

**Oriel window** A bay window which emerges above the ground floor level.

**Paired columns** Two columns supported by one pier, as on a porch.

**Palladian window** A window with three openings, the central one arched and wider than the flanking ones.

**Panelled door** A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

**Parapet** A low horizontal wall at the edge of a roof.

**Pediment** A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

**Pier** A vertical structural element, square or rectangular in cross-section.

**Pilaster** A square pillar attached, but projecting from a wall, resembling a classical column.

**Pitch** The degree of the slope of a roof.

**Portico** A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

**Portland cement** A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.)

**Preservation** The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

**Pressed tin** Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.

**Pyramidal roof** A roof with four identical sides rising to a central peak.

**Queen Anne style** Popular late nineteenth century revival style of early eighteenth-century English architecture, characterized by irregularity of plan and massing and a variety of texture.

**Quoins** A series of stone, bricks, or wood panels ornamenting the outside of a wall.

**Reconstruction** The accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof; the new construction recreates the building's exact form and detail as they appeared at some point in history.

**Rehabilitation** The act of returning a building to usable condition through repair, alteration, and/or preservation of its features.

**Restoration** The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

**Ridge** The top horizontal member of a roof where the sloping surfaces meet.

**Rusticated** Roughening of stonework of concrete blocks to give greater articulation to each block.

**Sash** The moveable framework containing the glass in a window.

**Segmental arch** An arch whose profile or radius is less than a semicircle.

**Semi-circular arch** An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

**Sheathing** An exterior covering of boards of other surface applied to the frame of the structure. (see Siding)

**Shed roof** A gently-pitched, almost flat roof with only one slope.

**Sidelight** a vertical area of fixed glass on either side of a door or window.

**Siding** the exterior wall covering or sheathing of a structure.

**Sill** The bottom crosspiece of a window frame.

**Spindles** Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

**Stabilization** The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

**Streetscape** The over facade, not of a single structure, but of the many buildings which define the street.

**Stretcher bond** A brickwork pattern where courses are laid flat with the long "stretcher" edge exposed.

**Surround** An encircling border or decorative frame, usually at windows or doors.

**Swag** Carved ornament on the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

**Transom** A horizontal opening (or bar) over a door or window. (see Overlight)

**Trim** The decorative framing of openings and other features on a facade.

**Turret** A small slender tower.

**Veranda** A covered porch or balcony on a building's exterior.

**Vergeboard** The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.

**Vernacular** A regional form or adaptation of an architectural style.

**Wall dormer** Dormer created by the upward extension of a wall and a breaking of the roofline.

**Water table** A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

**Weatherboard** Wood siding consisting of overlapping boards usually thicker at one edge than the other.

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# APPENDIX G

# WYTHEVILLE ARCHITECTURAL SURVEY REPORT

# ARCHITECTURAL SURVEY REPORT

## WYTHEVILLE, VIRGINIA

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## I. ABSTRACT

The Wytheville Historic District was listed on the National Register of Historic Places in 1994. This district contains approximately 170 acres and 245 contributing buildings. The boundary for this district is drawn in an irregular fashion along Main and adjacent streets. Due to the irregularity of this boundary, a number of commercial properties in the downtown area were excluded from the historic district. These were primarily buildings constructed from ca. 1940 to ca. 1955. These properties were left out of the district due to their perceived lack of architectural distinction, and/or due to their being less than fifty years of age in 1994. In 1999-2000, this survey project was intended to identify and record commercial buildings constructed into the early 1950s in the immediate vicinity of the Wytheville Historic District. The purpose of this survey was to identify those properties which had the potential for inclusion within the district in any future boundary revision. In accordance with this survey criteria, Thomason and Associates (Consultant) surveyed fourteen properties to standards set forth by the Virginia Department of Historic Resources. Of these, twelve are recommended for inclusion within the historic district in the future. This project was completed simultaneously with a design guideline manual for the town's commercial area.

## II. DESCRIPTION OF SURVEY

In March of 2000, the Consultant completed an inventory of commercial buildings in the downtown area of Wytheville. This survey was to identify and record those properties which were built into the early- to mid-20th century, but which were excluded from the boundary of the Wytheville Historic District (NR-listed 1994). Using maps of the historic district, the Consultant inventoried commercial properties which met this criteria. For the most part, these were masonry commercial buildings constructed from ca. 1940 to ca. 1955. These buildings were designed with minimal decorative detailing, and reflect traditional commercial building forms of the period. These include buildings such as 145 Tazewell Street and 140 E. Spring Street. The survey also identified three buildings constructed ca. 1890 - ca. 1915 which were originally dwellings, and are now used for commercial and residential purposes. The survey was completed in accordance with standards set forth by the Virginia Department of Historic Resources.

## III. HISTORIC CONTEXTS

*Historical Overview*

Wythe County, Virginia, was established in 1790. Named for George Wythe, the area had once been a part of Augusta County and later part of Botetourt, Fincastle, and Montgomery Counties. Wythe County is located in southwestern Virginia and has an undulating terrain of mountains and valleys with Cripple and Red Creeks as the main watercourses. Initial settlers of the area were primarily of Scotch-Irish, German, and Swiss backgrounds and established a tradition of farming as the main occupation. Aside from the occasional isolated store or trading outpost, commercial business within the county was centered in the county seat. The area chosen for this important designation was first known as Evansham or Wythe Court House. It later became officially known as Wytheville.

As the county seat, Evansham (Wytheville) was the center of local government as well as commerce. Court days were especially bustling times as people from throughout the county would converge on the town to witness and partake in the proceedings. While in town, citizens took care of their shopping and business needs as well as visited with distant friends and neighbors. Stores in the town provided basic necessities and many luxuries, many of which were imported from northern cities such as Baltimore and New York. Skilled woodworkers in the town produced furniture, wagons, and coffins. Clothes, hats, and other accessories were available from local tailors and dressmakers, and jewelers offered watches and other refinements. Saddles, horse collars, and other tack could be purchased or repaired in town, and gunsmiths, silversmiths, shoemakers, and druggists could also be found. General stores were stocked with a variety of items from writing paper and articles of clothing to guns and tools. At the end of the day, folks could meet in taverns and inns for meals and comradery.

Evansham was officially renamed Wytheville March 6, 1839. At this time the town was home to 500 residents, and a courthouse, jail, and clerk's office along with ten acres of county-owned land valued at a total of $13,300. In assessing the town, trustees ordered Main, Spring, and Monroe Streets to be widened. The only cross street in 1839 was Cross Street. It too was widened and renamed Church Street. In late 1838 and early 1839, fire had destroyed many homes and businesses in the town, and it was thought that more cross streets would prevent the spread of fire. In response, First through Twelfth Streets were laid off and named at this time, extending from Monroe to Spring Streets. In 1840, sidewalks were installed.

Main Street served as the town's principal transportation artery and most all early 19th century commercial and residential development occurred on this street. Many buildings served a dual purpose with commercial businesses located on the ground floor and shop owner residences in the upper stories. Many of the earliest buildings were of log construction. Examples include the Phelps, Peck & Company, which was located at 420 E. Main Street, and Fleming K. Rich's cabinet shop, which occupied 480 E. Main Street. Some of Wytheville's 19th century log buildings remain extant today.

During the 1840s and 1850s, the building of railroads and turnpikes through Wytheville encouraged its physical expansion and commercial growth. In the late 1840s, the Southwest Virginia Turnpike was under construction and designed to pass through Wytheville's Main Street. The town contracted for the road one mile east of the courthouse and one-half mile to the west. Improvements were to include the construction of a bridge over Main Street. The following year, the Fancy Gap and Tazewell Court House Turnpike, the Wythe-Grayson Turnpike, and the Raleigh Grayson Turnpike were under construction and passed through the town.

By the late 1850s, the advancement of railroads were impacting the town. George Stuart, Sr., donated land for a depot, and he along with Thomas I. Boyd donated land extending from the town limits to the depot. Wytheville corporate limits were extended in October 1856 and July 1857 as plans were made to develop new streets leading to the depot, which was scheduled for completion by July 1, 1858.

With increased freight and passenger transportation, Wytheville continued to grow as the county's commercial center throughout the late 19th century. Railroads made a wider variety of goods available to Wytheville citizens, and the turnpikes offered improved and greater access to the town. Wytheville also became known for its mild summer climate, which along with the region's mountain scenery drew visitors from the Deep South and the Eastern Seaboard. This resort-like aspect of the town increased its commercial trade and enhanced the local economy.

Wytheville hotels and inns were especially profitable in the late 19th century. Main Street housed the 37-room Crockett Hotel and the Marshall-Dulaney Tavern in the late 1850s. Located on the north side of the tracks near the depot was the Mountain View Hotel, first owned by W.H. Bolling and sold to Henry Simmerman around 1880. Associated with the hotel was a barroom ran by Martin Moore and C.M. Williams. In the 1870s, the John A. Belville Hotel was in operation at the southeast corner of Main Street and Fourth Avenue. It was later owned by L.D. Hancock and called the Hancock House until his death in 1889. Adjoining the Hancock House was the Western Hotel, which was sometimes referred to as Shores Hotel after its proprietor R.K. Shores. In 1883-1884, William Zimmerman and Co. built the Fourth Avenue Hotel for G.J. Holbrook. This impressive four-story structure displayed a mansard roof. It was razed in the 1980s for the Dominion Bank building. In addition to the town's several hotels, many area residents opened their homes as boarding houses in the summer months, and many out-of-towners decided to build summer homes in Wytheville.

In the latter part of the 19th century, technological advancements such as telephone service, lights, and waterworks came to Wytheville. In 1886, a telephone company was established and a committee on potential waterworks and electric lighting were formed. Both utilities were in operation by the late 1890s with a reservoir on Pine Ridge and electric lights installed in various homes. Wytheville's Opera House was constructed in 1889 at the northeast corner of Spring and Church streets. The three-story building also served as a town hall with offices for the mayor and treasurer as well as a Council Chamber.

By the turn of the century, numerous businesses lined Wytheville's streets. Merchants included W.H. Bolling & Co, a fine clothing establishment, Rider Brothers butcher shop, the photography studio of Carnahan and Lindamood, J. Pierce Hurt's Grocery Store, Owens and Kent dry goods merchants, and J. F. Hagy, saddle and harness maker. Tailors, druggists, bakers, blacksmiths, jewelers, and a variety of general merchants could also be found. Cove Milling Company, managed by Joseph M. Crockett, sold varieties of flour and meal, while Huffard and Brown offered plows, mowers, drills, guns, and general hardware. Major manufacturers at the turn of the century were the Wytheville Manufacturing Company, builders and contractors, the Wytheville Woollen and Knitting Mills Company, which produced blankets, clothing, hosiery, and yarn, and the Wytheville Foundry Company, makers of agricultural implements, water wheels, and plows as well as mantels, stairways, and various other architectural ornaments.

Some of Wytheville's oldest businesses date to the 19th century. John L. Johnson began manufacturing farm wagons around 1840, and later supplied wagons to the Confederacy. His sons R.P. and Sam took over the business in 1872 and later formed a partnership with Sam C. Foote. The Foote & Johnson Company expanded into machinery such as threshers, steam engines and sawmills as demand for wagons declined. R.P. Johnson bought out the firm in 1913, and in 1939 erected a new building on Main Street (still extant in late 1980s). Although it is operated by the Caudill rather than the Johnson family it retains the Johnson name and is a representative of the John Deere Company. S.F. Ewald, Insurance Agent, formed in 1880. The firm was continued by his son Rolfe Sebastian Ewald, who was later joined by his son-in-law John A. Lester in 1939. The Ewald-Lester Insurance Agency, Inc., remained in business through the 20th century and was located at the corner of Fourth and Spring in the late 1980s.

In the early 20th century, Wytheville continued to grow and reached a population of 2,940. The town contained 716 houses at this time with over 60 percent of residents owning their homes. By 1930, the number of homes had increased to over 800. Commercial establishments grew steadily as the population continued to rise.

A new courthouse was erected on South Fourth Street in 1902. Designed by Frank P. Milburn, this Classical Revival building features Corinthian porticos and an eight-sided dome with illuminated clock dials, and it remains the current Wythe County Courthouse. The Fourth Avenue Hotel, the Baldock Hotel, and the George Wythe Hotel provided lodging for travelers, and sixteen boarding houses also offered accommodations. The George Wythe Hotel was constructed in 1927 at the corner of Main and First Streets. It became the headquarters for the Bank of Speedwell in the 1980s. In 1927, Wytheville appointed its first town manager, and the Wytheville Municipal Building at 185A W. Spring Street was constructed.

By the 1930s, Wytheville contained three banks, and the town's forty-nine retail establishments employed 143 people. Four wholesale businesses in the town employed nine workers. Automobiles were increasingly common and instigated various new businesses such as dealers, garages, service stations, rental and repair shops. Wytheville Hardware and Vehicle Co., incorporated August 20, 1909, was one of the first companies in town to sell automobiles, and W.G. Shores Motor Company operated a garage.

In the late 20th century Wytheville continued to be the county's commercial and industrial center. Its population reached 7,135 in 1985, and manufacturers included makers of automobile and appliance parts, machine products, clothing, concrete, and paper products. Although strip development has occurred along the town's perimeter, Main Street remains a hub of retail and trade with a variety of restaurants, businesses, and specialty stores.

*Early National Period (1789-1830)*
*Antebellum Period (1830-1860)*
*Civil War (1861-1865)*

No properties from these eras were inventoried as part of this survey project.

*Reconstruction and Growth (1865-1917)*

**Domestic**

Three properties were inventoried for this project which were built during this period. These three properties were originally built as dwellings. The oldest of these is the one-story frame dwelling built ca. 1890 at 330 E. Main Street (139-0029-5014). This dwelling was built with a hipped roof, weatherboard siding, and a porch with milled columns and a spindled frieze. The dwelling is the lone pre-1950 building remaining on this block of main Street. The dwelling has been altered on the exterior with a large side porch, and the interior has been remodeled into offices.

Two other dwellings were inventoried which were built ca. 1915. The dwelling at 210 S. First Street was built with a hipped roof, incised porch on the main facade, and exterior of stucco (139-0029-5010). The other dwelling at 255 E. Spring Street was built as an apartment building but it has been converted into offices (139-00259-5011). This building also has a stucco exterior and hipped roof. Its two-story side porch remains largely intact.

*World War I to World War II (1917-1945)*
*The New Dominion (1945-Present)*

**Commerce/Trade**

The remaining eleven buildings inventoried for this survey are commercial properties built ca. 1940 to ca. 1955. These were built along Main Street and adjacent streets to house various businesses from this period. Occupants of these buildings included a hardware store, telephone company, liquor store, automobile garage, and other businesses. These properties are of brick or concrete block construction, and display minimal architectural detailing. Almost all of the buildings are occupied, and continue to be used for commercial purposes.

## IV. RESEARCH DESIGN

### *A. Objectives*

The objective of this survey was to identify properties built prior to 1955 within the commercial district of Wytheville, but which were omitted from the boundary of the Wytheville Historic District. The survey was intended to identify those properties meeting the age criteria, and recommend those for inclusion within any boundary revisions to the district in the future.

### *B. Methods*

The Consultant surveyed fourteen properties within the commercial area of the Wytheville Historic District which were excluded from the 1994 historic district boundary. All eligible properties were surveyed in accordance with VDHR guidelines. This included descriptions of each property, interviews with property owners on the history of their buildings, photography of primary facades, and completion of mapping and IPS forms.

### *C. Expected Results*

The expected results for this project were to reexamine the downtown commercial area to identify pre-1955 properties which were not included within the Wytheville Historic District boundary, and which were not previously surveyed. The intent of this project was to identify those properties which had the potential for inclusion within the district boundary in the future.

## V. SURVEY FINDINGS

A total of fourteen buildings were surveyed in the downtown commercial area of Wytheville. These are properties which had not been previously surveyed, and were omitted from the 1994 Wytheville Historic District boundary. Three of these are dwellings constructed ca. 1890 - ca. 1915:

1. 330 E. Main Street (139-0029-5014)
2. 210 S. First Street (139-0029-5010)
3. 255 E. Spring Street (139-0029-5011)

The building at 330 E. Main Street is the oldest property surveyed during this study. Built ca. 1890, this frame building displays its original front porch with milled columns and a spindled frieze on the main façade. The other two dwellings were built ca. 1915 with hipped roofs, stucco exteriors, and minimal decoration.

The remaining eleven buildings are masonry commercial buildings constructed from ca. 1935 to ca. 1955. These buildings are as follows:

1. 145 Tazewell Street (139-0029-5001)
2. 155-183 Tazewell Street (139-0029-5002)
3. 145 W. Monroe Street (139-0029-5003)
4. 370 W. Spring Street (139-0029-5004)
5. 325 W. Main Street (139-0029-5005)
6. 130 E. Spring Street (139-0029-5006)
7. 140 E. Spring Street (139-0029-5007)
8. 140 S. First Street (139-5008)
9. 220 S. First Street (139-0029-5009)
10. 175 S. First Street (139-0029-5012)
11. 195 S. First Street (139-0029-0013)

The majority of these buildings are of brick veneer construction or brick veneer over concrete block. Most were built after World War II, and reflect the trend away allusions to historic styles and the emphasis on functionality. Almost all of the storefronts have been altered over the past several decades.

## VI. EVALUATION AND RECOMMENDATIONS

The creation of the Wytheville Historic District in 1994 resulted in a boundary which runs in an irregular fashion down Main Street and along adjacent streets. In the nomination's boundary justification, the boundary was drawn to "include the major groupings of historic resources in the central part of Wytheville." The period of significance for the district ended in 1944, which was the fifty year benchmark when the nomination was prepared in 1994.

The intent of the 1994 nomination was to include only those properties which were part of "major groupings of historic resources." The nomination also did not include any contributing properties built after 1944. With the passage of time, preservationists and planners are now evaluating those properties built after World War II and into the early 1950s. As a result, many of the nominations prepared in the past are being revised, or may be revised in the future as we re-evaluate the significance and contributions of post-1945 properties.

In the opinion of the Consultant, none of the fourteen inventoried properties meets individual eligibility for either the National Register of Historic Places or Virginia Landmarks Register. These are properties which do not possess sufficient architectural or historical distinction to meet these register's criteria. However, it is also the opinion of the Consultant, that twelve of the fourteen properties inventoried for this survey be considered for inclusion in any future boundary revision for the Wytheville Historic District. These are properties which are now, or will soon be, fifty years old, and are located directly adjacent to the existing historic district boundary. Although of modest architectural scale, these properties contribute to the overall historic fabric of the downtown area. Their inclusion within the district would also provide tax incentives for their maintenance and preservation.

The twelve properties to be included within any future district boundary revision are as follows:

1. 145 Tazewell Street (139-0029-5001)
2. 155-183 Tazewell Street (139-0029-5002)
3. 145 W. Monroe Street (139-0029-5003)
4. 370 W. Spring Street (139-0029-5004)
5. 130 E. Spring Street (139-0029-5006)
6. 140 E. Spring Street (139-0029-5007)
7. 140 S. First Street (139-0029-5008)
8. 220 S. First Street (139-0029-5009)
9. 210 S. First Street (139-0029-5010)
10. 255 E. Spring Street (139-0029-5011)
11. 175 S. First Street (139-0029-5012)
12. 195 S. First Street (139-0029-5013)

Two properties are not recommended for inclusion in any future boundary revisions. The building at 325 W. Main Street (139-0029-5005) is separated from the district boundary by a

modern commercial building. The existing boundary follows the right-of-way of Fourth Street, and amending this boundary is not warranted. The property at 330 E. Main Street (139-0029-5014) has been altered with the addition of a side porch, and it is the only remaining pre-1955 building on its block. Due to the large number of non-contributing buildings on this block, it should continue to be omitted from the boundary.

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