

# Aberdeen Design Review Guidelines

## Aberdeen, North Carolina

Historic Preservation Commission  
City of Aberdeen, North Carolina

Revised 2015



## **ACKNOWLEDGMENTS**

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## I. Introduction

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The Aberdeen Design Guidelines are intended to assist property owners in the locally designated historic district and owners of historic landmarks when they are planning changes to the exteriors of their properties. The guidelines also assist the Aberdeen Historic Preservation Commission and its staff in determining the appropriateness of proposed changes. Design guidelines do not apply to National Register historic districts. The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Listing in the National Register is an honorary designation and places no restrictions on what an owner may do with a listed property. Locally designated historic districts are created in order to protect historic properties from insensitive alteration. Therefore, guidelines help property owners determine appropriate maintenance and rehabilitation measures for their historic buildings. If the boundaries of a local historic district and a National Register historic district coincide or overlap, the application of design guidelines is in effect strictly due to the local designation.

The philosophy of design guidelines is based on an overarching principle of retaining historic fabric to the maximum extent possible. The philosophy prioritizes that materials and finishes be (1) identified, retained, and preserved, (2) protected and maintained, (3) repaired, (4) replaced in kind when too deteriorated to be repaired. Design Guidelines in effect across the country share this philosophy based on the Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings*. These are available at: <http://www.nps.gov/tps/standards/rehabilitation/rehab/guide.htm>.

Through the establishment of local historic districts and landmark properties, the Town of Aberdeen and the Historic Preservation Commission hope to stabilize the remaining historic building stock, to encourage the efforts of area residents to conserve the historic neighborhoods, and to protect Aberdeen's architectural heritage. Local designation provides review of proposed changes to exteriors, landscaping, site features and archaeological resources. Historic district overlay zoning is not intended to create museum districts, nor is it limited to saving only



*The Aberdeen Historic District and downtown commercial area are identified through signage and historic markers.*

grand old architectural landmarks. Rather, a historic district is created because, taken as a whole, it embodies important elements of a town or city's cultural and architectural heritage. Therefore, when considering projects within a historic district, the Commission is charged with reviewing exterior alterations to an individual building, as well as the their impact on the district as a whole.

Originally designated in 1989, the Aberdeen Historic District consists of a combination of residential, commercial and institutional buildings constituting the historic core of what was initially a crossroads community built along the railroad lines. The period of significance for the Aberdeen Historic District is from 1877, with the establishment of the first rail line, through World War II. Nearly half of the buildings within the district are residential or religious structures. By far the most prevalent residential house form in the district is the Bungalow, but residences in the Queen Anne, Neoclassical Revival and American Foursquare styles are also common. Several distinctive buildings within and outside of the historic district were singled out for landmark designation in 1990; the Old Bethesda Presbyterian Church, the John Blue House, the Aberdeen & Rockfish Railroad Building, the Aberdeen Hardware Company and the Page Memorial Library. Tragically, the John Blue House was lost to fire in 1999.

The distinctive character of the Aberdeen Historic District lies not only in its architecture, but also in the special ambiance created by its neighborhood setting and landscape. Canopies of shade tree along the streets, as well as lawns, shrubs and gardens enhance the historical aesthetics. Buildings within the historic district reflect the growth and evolution of Aberdeen, including a response to national trends in architectural preferences. American sensibilities shifted from a desire for ornate, 19th-century Revival styles to styles and forms expressing balance, order, symmetry, and a restrained sense of adornment. With these trends, building owners might alter their exteriors with new materials or features to embrace new ideals. Therefore, alterations in these instances are considered historic in their own right. Together, buildings and landscape features connect contemporary generations



*The Aberdeen and Rockfish Railroad Building constructed in 1904 is one of Aberdeen's most notable buildings.*



*The Old Bethesda Presbyterian Church is a designated local landmark, dating to 1788.*



*The Aberdeen Hardware Building houses a successful retail shop.*

with their past, enriching their lives and the quality of life in Aberdeen.

### **Historic Preservation Commission**

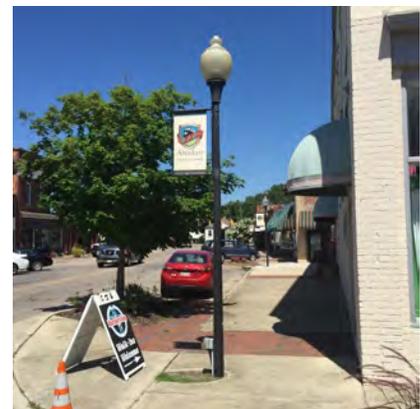
The Historic Preservation Commission was established by the Town Board to protect and preserve its local historic resources. The Commission was created under the authority of G.S. Chpt. 160A, Art. 19, Part 3c. The powers of the Commission are (in part) as follows:

- Undertake an inventory of properties of historical, cultural, architectural and/or pre-historical significance;
- Recommend to the Town Board of Commissioners areas to be designated by ordinance as historic district and individual buildings, structures, sites, areas, or objects to be designated by ordinance as landmarks;
- Recommend to the Board of Commissioners that designation of a historic district, or part thereof, or designation of a landmark be revoked or removed for cause;
- Review and act upon proposals for alteration, demolition, or new construction within a historic district, or for the alteration or demolition of designated landmarks;
- Prepare and recommend the official adoption of a preservation element as part of the Town of Aberdeen comprehensive plan;
- Make recommendations to the Board of Commissions on the acquisition of properties within a historic district or designated as landmarks, to hold, manage, preserve, restore, exchange, dispose of;
- With the permission of the Board of Commissioners, negotiate with the owner of a designated property for its acquisition or its preservation;
- Prepare, adopt and amend as needed principles and guidelines for altering, restoring, moving or demolishing properties in a historic district and landmarks.

Additional specific information on the powers of the Historic Preservation Commission can be found in the Unified Development Ordinance, Article XI, Part 1, 152-161 Historic District Regulations. Broadly described, the Commission responsibilities and functions include: recommending that the Town Board designate individual



*Downtown Aberdeen is a focal point of the historic district.*



properties as historic landmarks and certain areas as historic districts; granting or denying property owners' applications for making changes to properties that are locally designated as landmarks or in a local historic district, to ensure that inappropriate changes are not made; assisting and advising the Town Board in preservation planning; providing technical advice about the preservation of historic properties; carrying out public education programs to increase public awareness of Aberdeen's architectural heritage; and encouraging the rescue and maintenance of irreplaceable historic resources that are threatened.

The Commission body and its meeting time and location are stipulated by town ordinance. This information is available at the town of Aberdeen's website. Because the Commission is a quasi-judicial body, certain procedures must be followed, including the swearing in of speakers and the notification of owners of property located within one hundred feet of a project being considered. Members of the Commission are appointed for a four-year term based upon their special interest, experience or education in architecture, archaeology or history.

### The Design Review Process

Prior to beginning any type of exterior construction, alteration or demolition, either within the historic district or of a historic landmark, the property owner is required to obtain a Certificate of Appropriateness. The Certificate of Appropriateness verifies that the proposed changes are consistent with the design guidelines and are appropriate within the historic district context or landmark setting.



*Map of the Aberdeen Historic District*

## The Design Review Process

Other than work determined by staff to be normal maintenance, exterior alterations to any structure or site in the locally designated historic district requires a Certificate of Appropriateness (COA). For any work requiring a building permit, the COA must be obtained before a building permit can be issued. Once issued, a COA is valid for one year. Structures designated as Historic Landmarks may also be subject to review of interior alterations.

For administrative purposes, exterior work items are divided into three categories: normal maintenance, minor work and major work. A COA is not necessary for normal maintenance and repairs if there is no irreversible or significant change to the exterior appearance of the property. Caulking and sealing wood siding and trim and replacing broken window panes are examples of routine maintenance and repair. Minor work items do require a COA as they involve a change to the visual character of the property. Such minor work includes replacing deteriorated asphalt roofing shingles or adding security lighting in a rear yard. However, if the minor work item is clearly consistent with the design guidelines, a COA may be issued promptly by staff. Major work will always require review by the Commission. Examples of normal repairs and minor works are included in the Appendixes.

Application forms for a Certificate of Appropriateness and copies of the Design Principles and Guidelines are available at the Town Municipal Building and can be mailed upon request. There is a \$50 application fee. The application must clearly describe the work that is being proposed and must include all necessary supporting materials. For maintenance and repair work, a brief description may be sufficient; however, a scaled drawing is normally required if the building exterior is to be altered. For new construction and additions, scaled drawings, a site plan and a landscape plan are all required. Samples of materials, manufacture's brochures, photographs or other supplemental materials should be provided if relevant.

An advisory committee can also be available to provide technical advice about preservation projects and restoration techniques at the request of the property owner. For major projects, including new construction, additions



*Repainting previously painted surfaces in like colors is considered Normal Maintenance.*



*Minor Work would include the removing of original paint and repainting.*



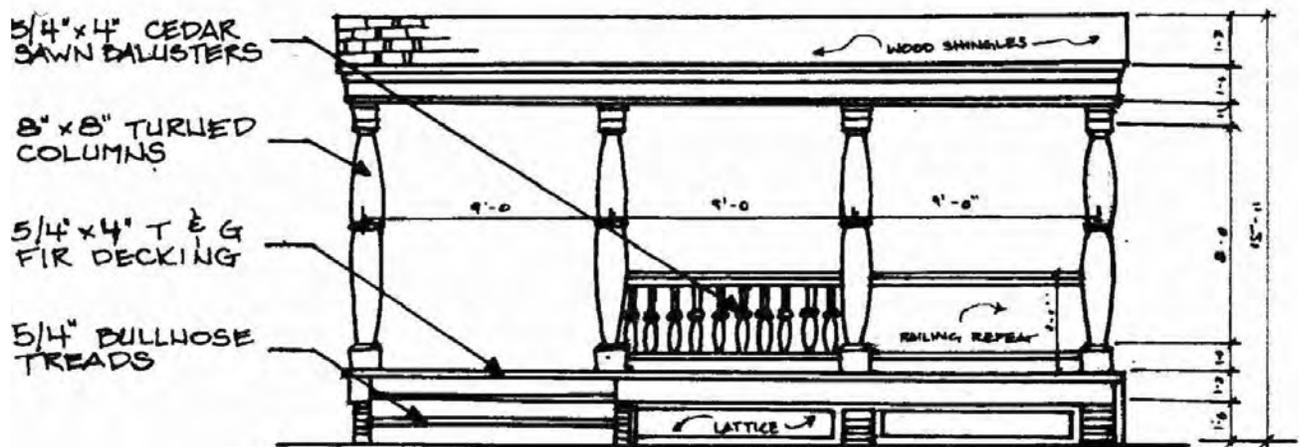
*The Commission can provide useful information to aid in restoration projects.*

and major site modifications, property owners are encouraged to submit a preliminary plan early in the planning stages. Early review of the proposed project and concepts before detailed drawings are prepared can save time and expense. In this way, potential conflicts with the guidelines can be resolved.

The applicant is encouraged to be present during the Commission meeting when the application is considered. The applicant and any adjacent property owners will be given the opportunity to make comments or to ask questions at the meeting.

The Commission will always assess a project in terms of its adherence to the design guidelines and will make all efforts to be consistent in its rulings. The guidelines are not absolute laws but rather general rules that will apply in most cases. In considering applications for Certificates of Appropriateness, the Commission will always be concerned that the exterior appearance of the building or structure retain its historic integrity and character. Also, the more visible the project will be from a public-right-of-way, the greater will be the Commission's concern.

Decisions of the Historic Preservation Commission can be appealed to the Town's Board of Adjustment. Appeals must be filed within five days of the Commission decision and are in the nature of "certiorari" – a legal term meaning that the aggrieved party feels that the Commission did not follow its rules and procedures in reaching its decision.



*Certificate of Appropriateness applications should be accompanied by drawings sufficient to show the proposed design and dimensions of a feature.*

## Secretary of the Interior's Standards

A national set of standards for the preservation of historic buildings, developed by the United States Department of the Interior in 1976, addresses the rehabilitation of historic buildings and provides guidance to the Aberdeen Historic Preservation Commission in their deliberations. (Building use, however, addressed in Standard 1, is not reviewed by the Commission.) Listed below, the 1992 version of the Secretary's Standards advocates a hierarchy of appropriate preservation treatments; valuing ongoing protection and maintenance over more major treatments; valuing ongoing protection and maintenance over more major repairs and, in turn, valuing timely repair over replacement of historic features.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize 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 elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive material, 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, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.



*The Secretary of the Interior's Standards promote replacing deteriorated features in-kind. This porch stair was rebuilt in keeping with the original porch design.*

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archaeological resources shall be protected and preserved in place. 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, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.



*The Secretary of the Interior's Standards recommend preserving and restoring original features. Here the building's storefront and windows were conserved and re-used as part of the overall rehabilitation.*

## Tax Incentives for Preservation

### Federal Tax Incentives for Rehabilitation

A federal rehabilitation tax credit is available for properties listed in the National Register if they are used for the production of income. This tax credit equals 20% of qualified rehabilitation expenditures (QREs). This applies to rehabilitation for housing, retail, offices, and other income producing uses. Property owners who wish to utilize the rehabilitation tax credit must follow the *Secretary of the Interior's Standards for Rehabilitation* and the *Guidelines for Rehabilitating Historic Buildings*. The *Standards* and *Guidelines* provide guidance to property owners, architects, developers, and reviewing agencies in the rehabilitation of historic buildings. The design guidelines for Aberdeen are based upon those documents.

### State Tax Credit

Between 1998 and 2014, North Carolina had provided a 20% state rehabilitation tax credit for those taxpayers who qualified for the federal rehabilitation tax credit, providing investors with a combined 40% tax credit against QREs. During that time period, the state also provided a 30% rehabilitation tax credit for non-income-producing (homeowner's) historic properties. Eligible projects must also comply with the Secretary of Interior Standards and the locally adopted Design Guidelines. Unfortunately, those credits sunset on January 1, 2015. It is hoped that the rehabilitation state tax credits will be adopted again in the future. For additional information, please contact the North Carolina State Historic Preservation Office.



*This building in Mt. Airy was rehabilitated using both the federal and North Carolina historic tax credits. The before rehabilitation photo is at top and the after is at bottom (Photos courtesy North Carolina Historic Preservation Office).*

In North Carolina, the state tax credit for rehabilitation of historic buildings has benefited communities through job creation, expansion of the tax base, re-use of existing buildings and infrastructure, and preservation of priceless historic resources. Economic benefits of preservation in the state have also been documented by the following:

- **Rehabilitation tax credits have encouraged private investment.**

Since 1998, 2,308 projects with a total estimated rehabilitation cost expended by private investors of \$1.42 billion have been completed in North Carolina. Nationwide the federal tax credit has assisted in the completion of 39,600 projects generating \$69 billion in investment since 1977.

- **Historic preservation creates jobs, generates income, and stimulates tax revenue.**

Rebecca Holton's 2008 study *A Profitable Past, A Priceless Future: The Economic Impact of North Carolina's Historic Tax Credit*, quantified the program's statewide impact. Holton utilized the North Carolina Department of Commerce's IMPLAN, an input-output multiplier system. Extrapolated estimates include the creation of 23,100 new jobs from rehabilitation projects since 1998. For the Federal FY 2013, the National Park Service reports that \$6.7 billion in certified rehabilitation projects created 62,923 new jobs nationwide, in the construction, service, and retail sectors.

- **Reuse of North Carolina's existing structures makes good economic sense.**

Rehabilitation of existing buildings reduces expansion of public services and infrastructure, which saves taxpayers' dollars. Historic schools, textile mills, and tobacco warehouses are reclaimed for housing, retail, and office uses.



*Smith's Department Store in Forest City before (top) and after rehabilitation (bottom). The building was rehabilitated using the federal and North Carolina historic tax credits. (Photos courtesy North Carolina Historic Preservation Office).*

## Intent and Purpose

Historic preservation helps build and reinforce community character. Without a preservation ethic, Aberdeen's character in 10 or 20 years would be uncertain. While most buildings and sites within a historic district are not distinct, their collective sum comprises the character of the district. Design review guidelines represent a framework for protecting Aberdeen's unique story and overseeing future evolution of the city's historic resources. Design guidelines give assurance to property owners that their investments will be protected.

## Why Preserve?

### *Historic Preservation Promotes Quality of Life*

Through historic buildings and landscape, a community differentiates itself from any other place. Historic buildings often house cultural amenities like museums, theaters, and libraries; however, most buildings and sites within a historic district are not distinct, but it is their collective sum that expresses the character of the historic district. The quality and condition of buildings and landscape reflects a community's self image; well-maintained and unique historic sections make a place more inviting to visitors and improve life for its residents.

### *Historic Buildings Often Last Longer than New Ones*

Often, buildings constructed before the 1960s are superior in materials and construction, while construction in the last 50 years is sometimes so poor that improvement and continued use of these buildings is often not justifiable. Pre- 1960s buildings have greater sustainability and, after rehabilitation, may outlast new buildings.

### *Historic Preservation Supports Taxpayers' Investments*

Aberdeen has invested in infrastructure like sidewalks, lights, water and sewer lines, telephone and electrical service, gutters and curbs, and roads and streets. Maintaining existing neighborhoods and infrastructure instead of expanding outward lessens the pressure on Aberdeen and its residents to expend more money, burn more gas, and develop more land. Allowing downtown and working neighborhoods to decline is financially irresponsible. Commitment to revitalize and reuse historic neighborhoods is among local government's most effective acts of responsibility.



*The Page Memorial Library reflects an important era in Aberdeen's history.*



*At the same amount of investment, rehabilitation projects create more jobs than new construction.*

### *Historic Preservation Creates Jobs*

Rehabilitation and revitalization projects create thousands of construction jobs annually, and historic preservation creates more jobs than new construction. In a typical new construction project, about half of the expenses are for labor and half for materials. In a rehabilitation initiative, between 60 and 70 percent of expenditures are usually for labor. Because labor is often local, the economic benefits of rehabilitation are more likely to stay within the community, benefitting workers and the local businesses where they spend their money. Supplies are also likely to be purchased locally for rehabilitation projects, whereas new construction typically bring in supplies from outside.

### *Historic Preservation Increases Property Values*

Nationally, studies consistently illustrate that National Register listing benefits homeowners by increasing property values. Neighborhoods within National Register historic districts tend to have higher property values than adjoining neighborhoods not designated as historic, even with similar architecture and landscape. This benefit is especially pronounced where an overlay of historic district zoning and design review exist.

### *Historic Preservation Attracts Visitors to Cities*

Heritage tourism, which focuses on historic areas and sites, is a rapidly growing segment of the tourism industry. Heritage tourists tend to linger and spend more than other types of tourists, bringing economic benefit to merchants in the communities they visit. Aberdeen's historic architecture provides opportunities to enhance tourism by promoting rehabilitation that reinforces the city's history and sense of place.

### *Historic Preservation Benefits Property Owners*

Design guidelines help to ensure that owners' investments in a historic area are protected from inappropriate new construction or remodeling. Because the value and character of each property is influenced by the actions of its neighbors, design review helps protect the overall value and character of a neighborhood by providing consistent and proven guidance for treatment of properties. Income-producing properties listed on the National Register of Historic Places are eligible for a 20 percent federal tax credit. In North Carolina there are also



*Heritage tourism brings hundreds of thousands of visitors to the state every year.*

## HISTORIC PRESERVATION AND SUSTAINABILITY

### Introduction

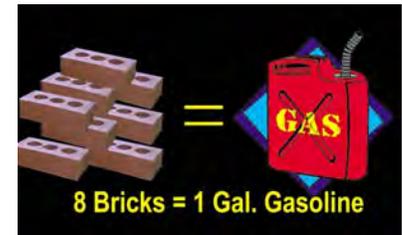
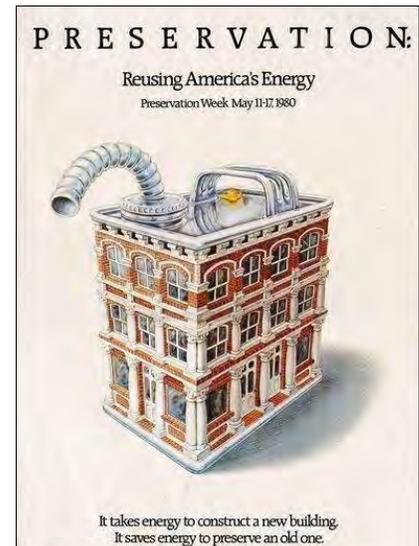
While a chief purpose of historic preservation is to embrace and showcase a city's unique heritage, its by-product is sustainable development. Preservation encourages the maintenance and re-use of existing buildings, embracing the philosophy of recycling, making it inherently "green." Preservation's traditional focus on the aesthetic and cultural significance of historic buildings is expanding to highlight the inherent energy-efficient values of historic properties as well.

### Embodied Energy

While many architects and developers today point to new "green" practices and materials used in constructing contemporary buildings, the fact is construction of a new building requires a new expense of energy. From the extraction of raw natural materials, to their transportation, manufacture, and distribution, to the physical act of construction, energy is spent. An existing building represents an embodiment of this cumulative energy, already in place. This energy, in the inert form of a building, remains in place as long as the building stands. If razed, the building's embodied energy is lost; this demolition represents an expenditure of new energy. Loading and hauling the building debris to a landfill requires additional energy and loss of resources. Thus, embodied energy can be viewed as the existing investment in a building. Demolishing a sound building wastes that investment.

### Working with Nature: Site Orientation

Buildings constructed before World War II were designed, constructed, and sited with respect to the advantages available via the natural environment, optimizing ventilation, insulation, and use of daylight. Banks of windows on a south elevation, for example, optimize natural light on the interior and also passive solar heat during winter months. During summer months, these windows could be shaded with removable awnings to block heat. Indigenous trees of Aberdeen help create shade. Evergreen hedges can be added on north-western exposures to serve as wind blocks during winter.



*Embodied energy is illustrated in these two images showing the energy inherent in a historic building and how much energy is in eight bricks (courtesy National Trust for Historic Preservation).*

In construction, thick masonry walls of older buildings help retain interior heat in the winter and also help lengthen the time it takes for summer heat to penetrate the building. Architectural elements with form-to-function design include operable transoms and high ceilings, both allowing the escape of hot air. In the past sixty years, as electricity, synthetic insulation, and central heating and air conditioning systems became standard installations, architectural design no longer required attention to the natural environment. Quality and longevity of building materials also became less important, as modern conveniences can control the interior climate of buildings, and materials were readily available to build anew.

### **Inherent Energy Efficiency of Older Buildings**

Due to advantageous siting and superior construction, historic buildings are often as energy-efficient as new ones. Data from the U.S. Energy Information Agency found that buildings constructed before 1920 are actually more energy-efficient than those built at any time until the past decade, when home builders began a concerted effort to design more energy-efficient buildings. Yet, contrary to common thought, these newer buildings use more energy because they are not designed to take advantage of the natural benefits of their site.

### **Retro-fitting and Weatherization**

Buildings of the late nineteenth and early twentieth centuries often have inherent energy-efficient design features. However, older buildings with numerous windows and minimal insulation, pose particular challenges in the face of rising energy costs. Some homeowners have resorted to covering the building's original exterior with synthetic sidings, replacing original windows, and enclosing porches. These actions result in the loss of a property's historic character. However, historic character need not be compromised for improved energy efficiency. Common upgrades to historic buildings include the addition of attic insulation, installation of storm windows, and more efficient heating and cooling systems. In particular, repairing and weatherstripping historic wood windows and adding storm windows often result in energy performance equal to or exceeding that of new windows and at much less cost. Installing new windows becomes a cycle, as they have a finite life; and rarely do they pay for themselves in energy savings over their life of use.



*Adding attic insulation is often the most important method to insulate historic buildings and save on energy costs.*

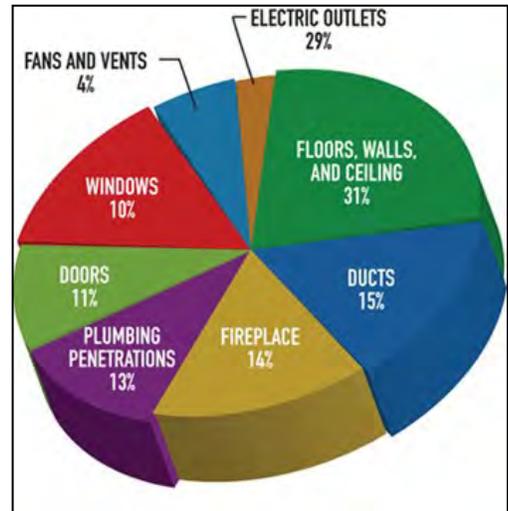
Every building will benefit from a systematic assessment of its energy-efficiency. Historic buildings can also be adapted to benefit from new technology such as geothermal heating/cooling systems and solar roof tiles. Furthermore, many of the methods for improving energy efficiency of a historic or older building can be performed without the need for review by the Historic Preservation Commission, whereas requests for replacement and removal of historic architectural components may require review.

### **Retain Your Old-Growth Windows and Save Energy and Money**

Original old-growth windows in a historic building are often considered the first culprits of inefficiency. Many homeowners are too quick to consider replacement over weatherization options. Sealing air leaks is as simple and inexpensive as caulking around window and door frames and installing storm windows. In fact, rebuilding historic wood windows and adding storm windows can equal or exceed the insulating value of new windows and more than offsets the cost of replacement.

The old growth lumber used in historic wood windows can last indefinitely when properly maintained. Removal and replacement of original windows represents the loss of embodied energy. Further more, vinyl replacement windows are not as durable and will eventually require wholesale replacement. All windows expand and contract with temperature change. However, vinyl expands more than twice as much as wood, resulting in failed seals between the frame and glass as well as between the dual glass panes and a significant performance reduction. Vinyl windows have a high failure rate – more than one-third of all windows being replaced today are less than ten years old. Any energy savings from replacing wood windows with vinyl seldom justifies the costs of installation.

For more information on window preservation go to the Preservation Green Lab’s “Saving Windows, Saving Money” This study compared retrofit and replacement options for older wood windows and finds retrofit measures can achieve performance results comparable to new replacement windows. Similar studies were completed by the Window Preservation Standards Collaborative and can be viewed at [windowstandards.org](http://windowstandards.org).



*Energy loss through windows is much less of a factor than other parts of a dwelling (courtesy U.S. Department of Energy).*



*Replacing historic windows with vinyl windows is neither cost effective or compatible with a building’s historic character.*

### Use of Alternative Materials

The use of alternative materials in the Aberdeen Historic District will be considered by the Historic Preservation Commission (HPC) and staff. The design guidelines have an emphasis on repairing original features and if repair is not possible, replacing the features with similar materials. The use of synthetic materials such as vinyl siding and vinyl windows is generally discouraged or not approvable since these materials can be incompatible in their appearance, profile or texture with historic building features. However, with increasing concerns over sustainability and the expense and unavailability of traditional historic materials, the HPC will consider and review requests for the use of alternative materials within the historic district.

Materials that may be appropriate include:

1. Cementitious siding for new construction and new outbuildings. The use of cementitious siding will also be considered for repair or replacement on rear or side elevations not readily visible from the street. However, cementitious siding never appears congruous when used as in kind replacement for wood siding and should not be used as such.
2. Fiberglass porch columns that are compatible with the original style and materials of a dwelling. This would be in circumstances where the original porch columns are no longer extant or when the applicant can demonstrate to the satisfaction of the HPC that the existing porch columns are no longer repairable.
3. Recycled plastic and wood materials (composites) that are compatible for the replacement or repair of porch floors or other wood features.
4. Synthetic slate composed of ceramic, asphalt or fiberglass or other composite materials. These materials would only be allowed if the applicant can demonstrate to the satisfaction of the HPC that the existing slate roof is not repairable and that the proposed synthetic materials would closely match the existing slate.
5. Aluminum clad windows with enamel finishes that closely match the originals in profile and dimensions. Replacement of original windows is appropriate only if the applicant demonstrates that the original windows are not repairable or no longer extant.
6. Other alternative materials demonstrated to be compatible and sustainable with historic features.



*Fiberglass columns and railings as shown above may be appropriate for dwellings when the original columns are no longer extant or if repair is not possible.*



*Synthetic slate is available in a wide variety of materials and finishes.*

## A Brief History of the Historic District

---

The Aberdeen Historic District is a collection of residential, commercial and institutional buildings constructed alongside and near the former Raleigh and Augusta Air Line Railroad tracks. The community was originally named Bethesda and was established as a rural crossroads following completion of the rail line in 1877. Known as Blue's Crossing, the community consisted of a railroad section house, a post office and one dwelling. Most of the land was owned by descendants of the region's largest landholder, Malcolm M. Blue.

The year 1880 marked a turning point for the settlement. Allison Francis Page of Cary began to acquire large tracts of land in the area and began operation of a lumber mill on nearby Devil's Gut Creek. As the volume of his business steadily grew, he founded the Aberdeen and West End Railroad to connect with the Raleigh and Augusta line at what is now Union Station. In 1881 another entrepreneur, N.A. McKeithen, arrived. He purchased the home of Blue's Crossing's first postmaster, Malcolm J. Blue, and the land which now comprises the central business district. He operated a turpentine distillery and opened a small store near his residence.

The flurry of activity, coupled with the availability of large tracts of virgin pine forests, caught the attention of one of Cumberland County's leading lumbermen, John Blue. Like Page, he began to acquire land and in 1888, moved to newly renamed "Aberdeen." In 1892 he founded the Aberdeen and Rockfish Railroad that ran eastward to Hope Mills in Cumberland County. Forming a vital link with the Atlantic Coast Line Railroad south of Fayetteville, this established Aberdeen as Moore County's leading railroad and industrial center. In 1894 W.B. Eckhart founded the Moore County Railroad, running southwest to Craigrownie in Richmond County.

To serve the ever-growing population, numerous retail stores, a hotel, library and public school were built. In 1893 Aberdeen was incorporated by act of the North Carolina General Assembly and Robert N. Page was elected mayor and John Blue, Henry A. Page, I.A.



*Aberdeen developed as a railroad town in the late 19th century. This is a logging train of the Aberdeen & Rockfish Railroad (Photo courtesy Malcolm Blue Historical Society).*



*The Standard Store was an early business on Main Street and this building remains extant in the downtown area (Photo courtesy Malcolm Blue Historical Society).*

Ordway, N.A. McKeithen and S.D. McLeod, commissioners.

As the century drew to a close, the local economy began to diversify. Depleted pine forests were planted in fields of dewberries, grapes and tobacco. Peach orchards began to sprout up along the rail lines, and a large open-air market was formed within the town. By 1898, Aberdeen had approximately one thousand people, plus nine stores, three planing mills and dry kilns, one foundry and machine shop, one wagon and repair shop, one weekly newspaper and two hotels. With the increased commercial activity, most of the town's merchants and businessmen replaced their older, frame buildings with those of masonry or brick. Between 1900 and 1915, twenty new buildings were erected in the downtown business district. They include the Farrell Building (1900), the Aberdeen and Rockfish Railroad Building (1904), the Eva Page Building (1906), Keith's Store (1909), the Aberdeen Hardware Company Building (1912) and the G.C. Seymour Building (1915).

The 1920's decade saw the construction of six notable buildings on Sycamore and South Streets. In 1920 M.W. Dew designed and built the Gichner-Johnson Building; in 1925 A.L. Burney constructed Aberdeen's second hardware store; and in 1926 T.D. McLean followed with the McLean Furniture Company Building and two adjacent, smaller stores. Wiley's Café was built in 1929.

Over sixty percent of the Aberdeen Historic District composes the residential area east of the eight-block business section. The majority of the houses and two churches were built in the late-nineteenth and early-twentieth centuries. They reflect mainstream architectural styles and, to a large extent, Aberdeen's most important periods of growth. Twelve buildings survive from the nineteenth century, all constructed during the heyday of the lumber industry. With the exception of the Ralph Leach, Jr. House (1938), all contributing structures were built prior to 1926. (This profile was written by Richard Schloegl in 1992)



*Originally built as the Bethesda Presbyterian Church, the Church of Christ at 307 High Street exemplifies the Gothic Revival style, most notably characterized by its pointed arches.*



*The Pleasant-Capps House at 215 N. Sycamore Street is one of the oldest dwellings in Aberdeen.*

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## II. Site Features & District Regulations

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### Public-Right-of-Way

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The overall character of the Aberdeen Historic District is defined not only by the individual buildings and sites but also by the public areas that connect them. These public areas consist of the public parks, median strips, streets, streetlights, traffic signs, sidewalks and the area between the sidewalk and the street. The Town of Aberdeen and NCDOT are responsible for this public-right-of-way and its ongoing maintenance.

Although the public-right-of-way has evolved over time, much of its historic character remains. Mature street trees, granite curbing and even topography of the streetscape, are all examples of public-right-of way features that contribute to the character of the Aberdeen Historic District. Proposed changes should respect this character. Beyond routine maintenance and repair, changes to the public-right-of-way – including new plantings, utility equipment, signage, benches and sidewalks – should all be reviewed for compatibility in terms of location, materials, design, color and scale.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve the historic features, patterns, materials, topography and configuration of streets, sidewalks, trees and plantings in the public-right-of-way that contribute to the overall character of the Aberdeen Historic District.
2. Protect and maintain historic streetscape materials and features, such as granite curbing and street plantings, when construction work or street repairs are necessary.
3. Repair historic streetscape materials and features, including sidewalks, curbs and paving, as necessary, in materials compatible with existing materials in designs, color, pattern and texture.



*Early 20th century concrete sidewalks in the Aberdeen Historic District should be repaired to match the color and texture of the original as closely as possible.*



*Repair with contemporary "white" brushed concrete is not compatible with sidewalks in the Aberdeen Historic District.*

4. Replace historic streetscape materials and features in kind only if they are too deteriorated to be repaired. It is not appropriate to replace granite curbs with concrete curbing.

5. Trim and prune trees within the public-right-of-way in such a way that the existing tree canopy is preserved. It is not appropriate to diminish the streetscape canopy by tree topping.

6. Maintain the existing planting strips along the public-right-of-way. It is not appropriate to pave over existing planting strips.

7. Introduce new and replacement street trees to retain the spacing and pattern of the tree canopy in the historic district.

8. Introduce new plantings and trees in the public-right-of-way that are compatible with the overall character of the historic district and are compatible with any overall landscape plan for the district.

9. Keep the addition of new utility poles, cables, transformers and wires to a minimum in the public-right-of-way. Locate necessary equipment in the least intrusive locations so they do not diminish the overall character of the historic district and, when possible, place new utility lines underground.

10. Limit signage in the public-right-of-way to signs necessary for traffic and public safety. Locate such signage with care so that its impact on the character of the historic district is minimized.

11. Select street light fixtures that are compatible in design, materials and scale with the overall character and pedestrian scale of the historic district.

12. Select street benches, trash receptacles, fountains and other street furniture that are compatible in design, size, scale, materials and color with the overall character of the historic district. Locate such elements in location that do not compromise the character of the historic district.



*Example of public furniture on N. Sycamore Street.*



*Streetlamps in Aberdeen are of simple design and blend with the historic district. They serve as examples for appropriate style of exterior lighting.*

## Site Features and Plantings

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Site features and plantings contribute significantly to the Aberdeen Historic District. Together, they share in supporting and enhancing the character of both the specific site and the historic district as a whole. Site features such as terraces, patios, fountains, arbors, planters and gazebos serve to integrate and develop a specific site. Plantings such as tree canopies, hedges, flowers, gardens, shrubs and ground covers form spaces, define movement and provide aesthetic appeal.

A deciduous tree canopy, which was introduced originally to provide shade, contributes significantly to the aesthetic appeal of the District. Trees were intentionally placed on sites to impact the cooling of the building, and many streets were lined with trees to make pedestrian travel more pleasant in the warmer seasons. During the nineteenth century many varieties of oriental flowers and shrubs were imported and flourished here. Today, they are common in The Aberdeen Historic District and are usually found in looser, more informal arrangements than were preferred by Victorian-era gardeners. By the turn of the century, gardeners advocated a natural look, less confined and more informal than the stylized garden typical of the nineteenth century. In keeping with a more natural look, hedges, shrubbery and some trees can be as effective as fences or brick walls in providing privacy and definition to a specific site.

The protection of existing plantings and site features is essential in preserving the historic character of the District. Whenever a mature tree or other significant planting is removed – be it diseased, storm damaged, or healthy – the district is diminished, and replacement in kind or with like species is important. It is crucial during new construction or other site work that mature trees and other historic site features be protected from damage while the work is being done and from delayed damage as a result of the work. Removal of any mature tree – defined as having a trunk larger than four inches in diameter at a height of two feet above the ground – requires a Certificate of Appropriateness. Existing constructed site features such as terraces and patios should be preserved



*Mature shade trees such as this Magnolia on E. Main Street is an important part of district character.*



*Many properties in Aberdeen display ornamental trees such as Dogwoods and Crepe Myrtle.*

and maintained. When introducing new site features, such as fountains, arbors, planters and gazebos, always be mindful of placement that will enhance and not detract from the character of the historic site and the district as a whole.

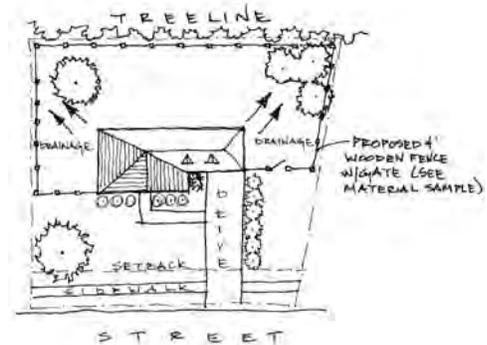
The proposed introduction of a modern site feature such as a swimming pool, satellite dish, solar panels or parking lot must be carefully considered in terms of its intrusiveness on the character of the site and district. In some cases, screening and mindful siting can reduce the negative impact of the contemporary feature. Sometimes, however, a proposed feature may be too inconsistent with the character of the site or to be successfully incorporated.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic site materials, features and plantings that contribute to the overall character of the building, site or district, including mature trees, patios, terraces, gardens, yards, trellises, and accessory structures.
2. Retain and preserve the relationship of historic buildings to their settings, including site topography, walkways, driveways, foundation plantings, retaining walls, fences, ground cover and hedges.
3. Protect and maintain historic site features, materials, and plantings through appropriate methods using treatments for metal, wood, or masonry elements, accordingly; prune trees and hedges to prevent damage to historic buildings and sites.
4. Repair constructed features as needed using appropriate guidelines for masonry, wood, or metal; have diseased trees examined by the County Agricultural Extension Agent or Certified Arborist to determine if treatment or removal is necessary.
5. Replace missing or deteriorated site features materials with new features that are compatible with the historic character of the site or district.
6. Replace a mature tree or hedge that is severely damaged or seriously diseased with a new tree or hedge



*Landscaping and fencing should be used to screen modern site features such as swimming pools.*



*A site plan showing existing conditions and proposed new elements may be required as it is helpful in illustrating the impact of the project to the overall site.*

that is similar or identical in species, habit and scale. It is not appropriate, however, to replace a tree causing structural damage to a historic building.

7. Introduce new plant materials, if desired, that are compatible in species, habit and scale to existing plantings on the site or in the historic district.

8. Introduce, if desired, new site features and landscape designs that are consistent with the early twentieth century character of the district. For example, it is not appropriate to substitute gravel for ground cover plantings or to use landscape timbers or railroad ties to create retaining walls or raised planting beds in locations visible from the street. It is also not appropriate to introduce intrusive contemporary site features or equipment, such as large satellite dishes, swimming pools, playground equipment and solar collectors, in locations visible from the street.

9. For residential sites, preserve the character as much as possible through maintaining the ratio of landscaped area to constructed area, based on documentation, such as photographs, of the historic condition. Exceptions may be made if the alteration is not visible from the right-of-way.

10. Protect mature trees and their root systems from the impact of new construction. Install a tree protection zone around each tree at a radius relating to its drip line. No activity including grading, piling of soil or parking of construction vehicles, should occur within the protection zone. Property owners in the historic district are encouraged to consider protecting and maintaining trees that contribute to the overall appearance of the neighborhood.

11. It is not appropriate to substantially change the topography of a site through grading, excavating or filling or to adversely alter site drainage. Exceptions may be made if the alteration is not visible from the right-of-way.

12. It is not appropriate to use heavy construction equipment or machinery on site where they may disturb significant archaeological resources.



*Trees and other landscaping features contribute to the overall character of the district.*



## Archaeology

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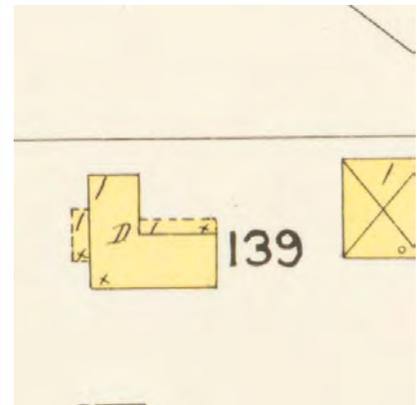
An “archaeological resource” is defined as any material evidence of past human life found below ground surface, portions of which may be visible above ground. Historic districts, by nature, contain a wealth of archaeological resources, which can reveal information about the historic property and the lifestyle of earlier residents. They can disclose the location and footprint of original foundations, porches, walkways, gardens and accessory buildings.

These resources could be unknowingly destroyed during the process of site grading or new construction. It would be prudent, therefore, in order to preserve potential resources, to work with a professional before any such site work is done. The North Carolina State Historic Preservation Office offers assistance to property owners who are concerned that planned site changes will endanger important archaeological resources or when such a resource is uncovered. Maintaining such resources *in situ* – in their original place – is the best preservation.

Sanborn Insurance maps exist for Aberdeen which illustrate the city in 1924 and 1939. These maps are highly detailed and show the location of outbuildings in rear yards. When planning new construction it is recommended that the site of original outbuildings be preserved if at all possible.

In most cases the Commission will apply the guidelines as follows:

1. Retain, preserve and protect in place any known, significant archaeological resources.
2. Minimize ground disturbances and site changes that affect the site terrain of historic properties and districts to lessen the possibility of destroying significant archaeological resources. It is not appropriate to use heavy equipment or machinery on a site where they may destroy or disturb significant archaeological features.
3. Work with professional archaeologists in planning and executing any archaeological investigations if preserving archaeological resources in place is not feasible.



*Sanborn Insurance Maps can provide information on the original location of outbuildings in Aberdeen.*

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## III. Commercial Buildings

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### Types:

#### Two-Part Commercial Block

Several commercial buildings in downtown Aberdeen can be characterized in form as “Two-Part” commercial blocks. These are buildings that have two primary components – storefronts and upper facades. Original storefronts are largely transparent and consist of display windows resting on bulkheads, transoms, and entrances with glass and wood doors. Upper facades have one or more floors of windows and decorative detailing such as brick corbelling, or terra cotta panels and cornices at rooflines.

*111 E. Main Street*



#### One-Part Commercial Block

The single story of this simpler commercial building type functions like the lower story of the two-part commercial block. Across the top of the display windows are decorative insets. The full-width inset below the roofline was historically the place for the business sign.

*104 E. Main Street*



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# Institutional Buildings

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## Types:

### Libraries and Churches

Within the Aberdeen Historic District there are a few institutional buildings, such as churches and libraries. These buildings should adhere to the design guidelines for commercial buildings. The most apparent difference between commercial and institutional buildings is roof shape. Flat roofs are most common on commercial buildings, while roof shape can vary on institutional buildings. For example, traditional church building form includes a long nave, typically with a gable roof. For such examples, it might be helpful to refer to residential design guidelines also.



*Page Memorial Library at 100 South Poplar Street.*

Institutional buildings lack the storefront features of a commercial building, but they do have prominent entrances located on their facades. As with commercial buildings, an institutional building may possess characteristic features of a particular architectural style. For example, the Page Memorial Library's façade has a Neo-Classical entrance with Tuscan columns and gable pediment through the roofline. These features help convey the style of the building and should be retained and preserved.

The design guidelines for commercial buildings apply similarly to institutional buildings. Materials and features should be, in prioritized order: identified, retained and preserved; maintained; repaired, or replaced in kind.

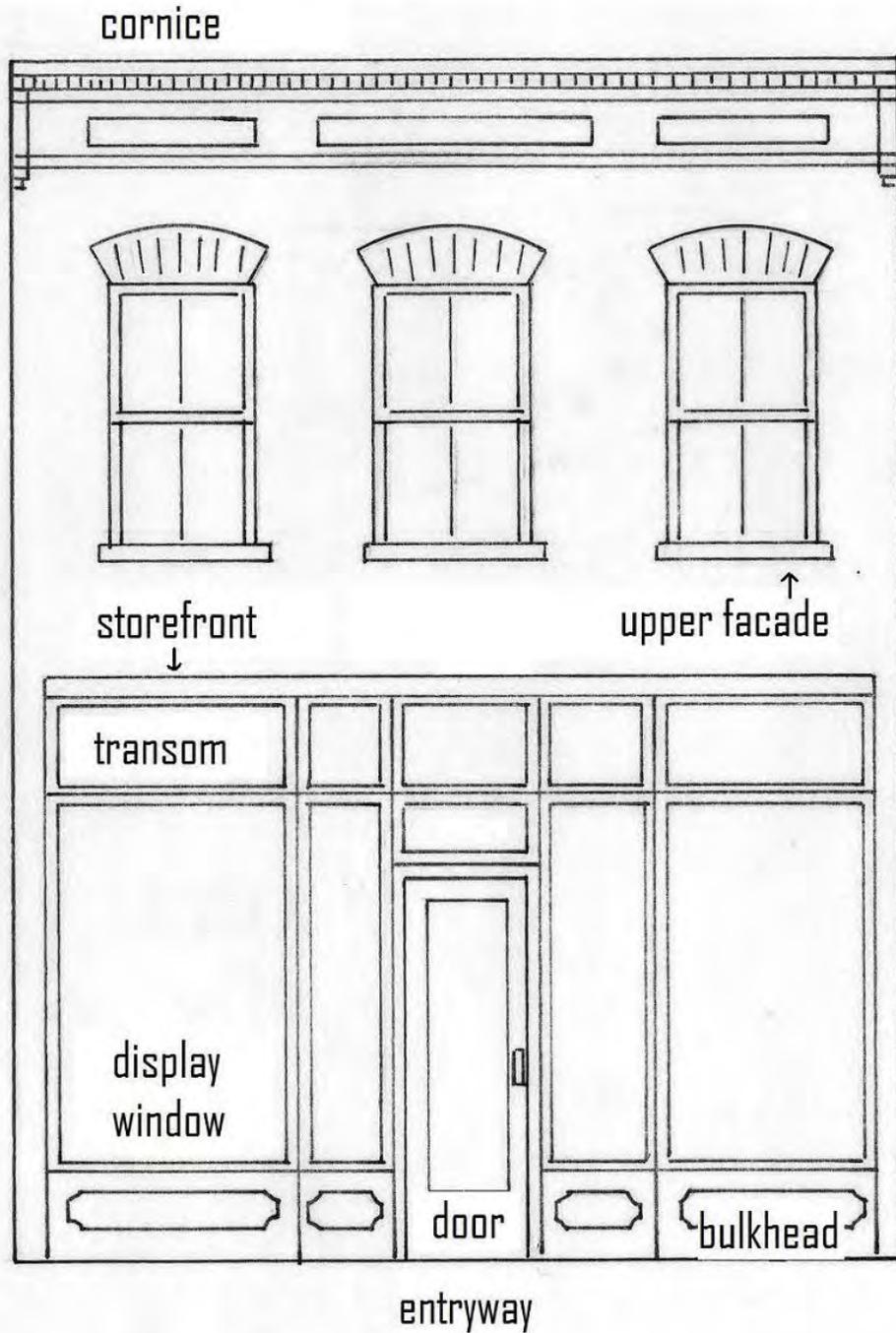


*Church of Christ at 307 High Street.*

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## Commercial Building Details

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*This drawing shows a typical late nineteenth and early twentieth century commercial building and identifies some of its components.*

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# Commercial & Institutional Building Guidelines

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## Masonry

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Brick, native stone, granite, terra cotta, slate, tile and stucco are typical masonry materials used for a variety of historic district site and building features that include walls, steps, foundations, chimneys and driveways. The texture, scale, color, bonding pattern, joints and details of masonry surfaces all contribute to the general character of a historic building and provide a source of permanent beauty. Brick and native stone are by far the most common masonry materials found in The Aberdeen Historic District.

Masonry foundations are also typical in The Aberdeen Historic District. Foundations are often distinguished from the walls they support by a change in pattern or texture – a water table or distinctive band of bricks. Some foundations have been painted and many are screened by plantings.

Masonry surfaces are quite durable and require minimal maintenance. Cleaning is recommended only if dirt or organic matter is actually accumulating and accelerating deterioration by holding moisture on the masonry surface. If cleaning is necessary, use the gentlest method possible. High-pressure cleaning techniques such as sandblasting or waterblasting do permanent damage to the surface of historic masonry and, consequently, are not appropriate. The most common cause of masonry deterioration is not dirt, but moisture. If water can enter the wall, roof foundation or chimney through loose masonry joints or cracks, it will cause penetrating damage.

Periodic repointing – the process of replacing weakened mortar joints with new mortar – is part of routine masonry maintenance. Care is required to match the new mortar with the original in strength, texture, color, width and tooling profile and to avoid smearing mortar on the masonry surface. Generally, parging and above-grade, water-repellent coatings are not recommended. Water



*Concrete and brick masonry provides textural contrasts at 105-107 W. Main Street.*



*Corbelled brick was used to decorate several buildings in the downtown area such as at 101 Sycamore Street.*

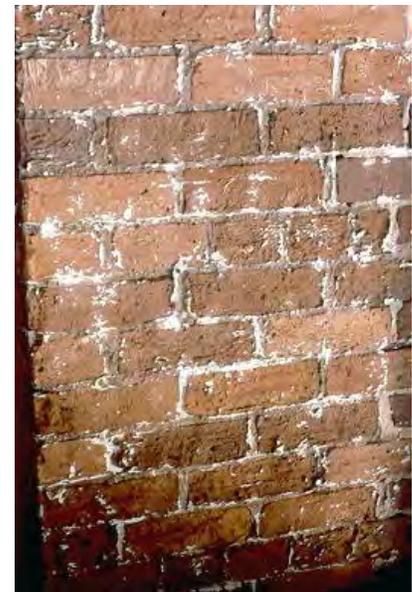
penetration to the interior of masonry buildings usually is caused not by porous masonry but by deteriorated gutters and downspouts, deteriorated mortar, capillary moisture from the ground (rising damp) or condensation. Usually, if these conditions are addressed, coatings and sealers are not necessary. In fact, they may cause greater deterioration of the masonry by trapping moisture inside the wall. In addition, coatings may change the color and reflective property of the masonry. Property owners should carefully evaluate any water penetration problems before using above-grade water repellents.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve masonry materials and features, including their color, texture, pattern, and detail, that contribute to the overall historic character of a building, site or district, including chimneys, foundations, walls, steps, retaining walls, walkways and terraces.
2. Maintain and protect masonry materials, features and details through appropriate maintenance, cleaning and repair methods as needed.
  - If gentle cleaning methods such as low-pressure washing are unsuccessful, chemical cleaners may be appropriate provided that the most gentle are used first. Test chemical cleaning or paint-stripping techniques on an inconspicuous area well in advance of general application. It is not appropriate to use destructive cleaning techniques such as power washing, sandblasting or high-pressure waterblasting on historic masonry.
  - It is not appropriate to paint or coat historic masonry surfaces unless they were previously painted or coated. Repaint previously painted masonry surfaces in colors that are appropriate to the building or site feature.
3. Repair masonry mortar joints by repointing them if the mortar is deteriorated or missing, or if there is evidence of moisture penetration. Carefully remove loose and deteriorated mortar, using hand tools, prior to repointing. Repoint mortar joints with new mortar that matches the original in color, composition, strength, tooling profile, and texture, duplicating the appearance of the original



*Masonry should only be cleaned using detergents or appropriate chemicals - never abrasive methods.*



*Abrasive cleaning removes the exterior patina or “crust” of the brick allowing the soft brick interior to peel away.*

mortar joint. Power tools can be used if workers are properly trained. Consider masonry coatings and water repellents only if traditional repointing and repair techniques are not successful.

4. Replace deteriorated or damaged masonry materials and features, only if they are damaged beyond repair, in kind – matching the original in material, design, dimension and detail. Where possible, limit replacement to the deteriorated section only, rather than the entire feature. Consider compatible substitute materials only if it is not technically feasible to replace in kind.

5. Replace a missing masonry feature with a new feature based upon accurate documentation of the original feature or a new design compatible in material, design, color, size and scale with the historic building or site. It is not appropriate to introduce masonry features in an attempt to create a false historic appearance.



*Using a hard mortar does not allow the brick to expand and contract (top)...and leads to spalling and brick deterioration (below).*



## Wood

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In the commercial area of the Aberdeen Historic District wood is primarily used as an exterior material for storefronts, cornices and windows. Wood features should be systematically maintained and repaired in order to enhance their inherent qualities. A regular maintenance program includes caulking and sealing vertical and exposed wood joints to prevent the entry of water beneath the wood surface; painting to protect the surface from deterioration due to light and moisture; and carpentry to repair or replace decaying boards and other wooden elements through splicing or piecing. Take care to select replacement wood that matches the design and dimensions of the original. Wood consolidants that stabilize and save a damaged or decayed feature in place may be the best solution for preserving difficult-to-replicate, distinctive features.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic wood materials and features, including their color, dimension, texture, pattern, form and detail. that contribute to the overall character of a commercial building including exterior trim, storefronts, cornices, windows and doors.
2. Maintain and protect historic wood surfaces, materials, features and details through appropriate maintenance, cleaning and repair methods as needed.
3. Repair historic wood features and materials using traditional preservation techniques, including patching, splicing, reinforcing and consolidating.
4. Replace historic deteriorated or damaged wood features and materials, only if deteriorated beyond repair, in kind – matching the original in material, design, dimension and detail. Where possible, limit replacement to the deteriorated section only rather than the entire feature.
5. Replace a missing wood feature with a new feature based upon accurate documentation of the original feature or a new design compatible in material, design, color, size and scale with the historic building or site.



*Historic wood doors and transoms are often located on commercial storefronts (119 N. Sycamore Street, above, and 111 W. Main Street, below).*



## Architectural Metals

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Cast iron, wrought iron, pressed tin, copper, brass, bronze and aluminum are traditional architectural metals found on historic buildings and site features in the Aberdeen Historic District. These materials are primarily located in the downtown area in the form of sheet metal cornices and metal bulkheads. There may also be cast iron columns or pilasters hidden beneath added storefront materials. They contribute to the character of historic buildings and sites through their distinctive shapes, textures and details.

Retention and care of original architectural metals are important in preserving the historic character of the building or site feature. Regular attention to the physical condition of metal surfaces will prevent deterioration due to corrosion, fatigue or water damage. Metal roofs and gutters require routine cleaning of debris and leaves to prevent deterioration. A protective paint film is essential for ferrous metals in combating corrosion and rust. If the film deteriorates, corrosion begins. Then the loose rust must be removed and the surface immediately primed with a zinc-based primer or other rust-inhibiting primer to prevent additional corrosion. Non-ferrous metals such as copper, brass and bronze do not require the protection of paint, and their inherent patinas are valued.

The appropriate cleaning of metals varies according to the softness of the particular metal. For example, it is best to use chemical cleaners on soft metals, including copper, tin, brass, aluminum and lead. Wirebrushing or hand scraping provide the abrasion necessary to clean hard metals like cast or wrought iron and steel. Harsher abrasive techniques, such as low-pressure grit blasting or glass bead blasting, should only be used on cast iron or steel surfaces if gentler techniques are unsuccessful. These techniques are not appropriate for other historic metals.

Repair of damaged metal is always preferable to replacement. However, if replacement is necessary every effort should be made to replace the metal in kind. If this is not possible, appropriate substitutions may be considered. For example, a fiberglass or wood detail might be substituted for a missing decorative, painted metal detail.



*This original sheet metal cornice at 109 E. Main Street is well maintained and is a major feature of this commercial building.*



*This classical sheet metal cornice is a prominent feature at 111 W. Main Street.*

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic architectural metal materials and features, including their dimension, pattern, form, color, texture and detail, that contribute to the overall character of Aberdeen’s commercial buildings including cornices, gutters, downspouts, and hardware.

2. Maintain and protect historic architectural metal surfaces, features, materials and details through appropriate maintenance, cleaning and repair methods.

- ❑ Inspect architectural metal surfaces for evidence of moisture damage, corrosion, fatigue or structural failure and paint film deterioration.
- ❑ Provide adequate drainage of metal surfaces to avoid the collection of waste on horizontal surfaces and decorative elements. Clean metal roofs and gutter of debris and leaves.
- ❑ Maintain a protective, sound paint film or lacquer on ferrous metal surfaces. Repaint previously painted metal surfaces when needed in colors that are appropriate to the building or site feature. Clean and prepare metal surfaces for repainting with the gentlest, effective methods appropriate for the specific metal. It is not appropriate to use harsh abrasive techniques on historic metal features.

3. Repair historic metal features, materials, and surfaces using traditional preservation techniques, including patching splicing and reinforcing.

4. Replace deteriorated or damaged historic architectural metal features and materials, only if they are deteriorated beyond repair, in kind – matching the original in material, design, dimension and detail. Where possible, limit replacement to the deteriorated section only rather than the entire feature. Use compatible, substitute materials only if it is not technically feasible to replace in kind.

5. Replace a missing architectural metal feature with a new feature based upon accurate documentation of the original feature or a new design compatible in material, design, color, size and scale with the historic building or site. It is not appropriate to introduce a metal feature or detail to create a false historic appearance.



*The building at 111 W. Main Street retains a rare bulkhead panel of copper.*

## Storefronts

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Downtown Aberdeen is fortunate in retaining a large number of original storefronts. Within the six-block downtown area are twelve buildings that display late 19th and early 20th century storefronts. Joined to the street façade stylistically and visually, the storefront is distinguished by large display windows flanking the main entry and by a shift in building materials below a mid-cornice. Besides display windows, functional and decorative features include doors, transoms, pilasters, awnings, entablatures, bulkhead panels and signs. Recessed entrances, employed by storefronts to entice customers into the store, incorporate exterior ceiling areas and extensions of the sidewalk that were often faced in mosaic tile flooring. Materials for the bulkhead panels below the display windows include wood panels, ceramic tile, brick or metal.

Regular care and maintenance for storefronts is similar to and just as important as that of other windows and doors and entrances. Repair and replacement of damaged parts requires attention in matching the original in material, dimension, detail and color. Wood components can be easily maintained with caulking and paint to ensure a proper seal that prevents moisture from penetrating and causing deterioration. Masonry components of storefronts, such as brick and tile, may require re-pointing, as discussed under the guidelines for masonry. The loss of distinctive storefront features can detract from the historic character of the entire building. Likewise, the introduction of incongruous contemporary materials, such as vinyl or aluminum, for the traditional wood or tile diminishes the storefront's contribution to the character of the specific building and the surrounding area.

Through the years, storefronts were frequently modified by owners in an effort to present a more modern image. When these alterations conceal original features, such as transoms, bulkheads or display windows, owners are encouraged to consider their removal and return the storefront to its original state.



*The storefront at 101 N. Sycamore Street is original and features display windows resting on brick bulkheads.*



*Retain original storefront features such as the Luxfer glass transom at 111 W. Main Street. Luxfer glass was manufactured after 1896 to provide a more diffuse and intense light into the interior of the building. The panes of glass had many different designs including a few patented by noted architect Frank Lloyd Wright.*

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic storefronts, including their design, dimension, pattern, color, texture and detail, that contribute to the overall character of a building, including their distinctive materials and features such as display windows, transoms recessed entries, signs and bulkhead panels.
2. Maintain and protect historic storefront surfaces, materials, features and details through appropriate maintenance and repair methods for each material and finish as needed.
3. Repair historic storefront features, materials, and surfaces using traditional preservation techniques, including patching splicing and reinforcing.
4. Replace deteriorated or damaged historic storefront materials and features, only if deteriorated beyond repair, in kind – matching the original in material, design, dimension, color and detail. Where possible, limit replacement to the deteriorated section only rather than the entire feature. Consider the compatible substitute materials only if it is not technically feasible to replace in kind. It is not appropriate to replace or cover over wooden storefront features with contemporary substitute materials such as vinyl, aluminum or masonite.
5. Replace a missing historic storefront feature or entire storefront with a new feature or storefront based upon accurate documentation of the original or a new design compatible in material, design, color, size and scale with the historic building. It is not appropriate to introduce a storefront feature or detail in an attempt to create a false historic appearance.
6. Install fabric awnings over storefronts, if desired and where historically appropriate, so that historic features are not damaged or obscured.



*Examples of original storefronts include those at 127 N. Sycamore Street (above) and 108 N. Poplar Street (below).*



*This original storefront at 104 E. Main Street retains wood bulkhead panels, decorative glass transoms and a double door entrance.*

## Commercial Building Windows

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Windows contribute significantly to a commercial building's historic character and are particularly indicative of architectural style periods. Functionally, these openings allow for natural light and ventilation.

Insensitive treatment of the windows of a historic structure can result in the loss of stylistic identity. Preserving an original old-growth window is always more desirable and more cost-effective than replacing it. The necessary routine maintenance and repair are usually easy and inexpensive. Broken sash cords can be replaced, and sashes that stick may be made operable as simply as moving the stop molding out a bit or scraping off excess paint. If the sash is too loose, the stop may need to be moved in slightly. Weatherstripping, re-glazing and caulking will help stop air leaks. Rotten or damaged wood can be preserved in place with a wood consolidant. Occasionally, a historic window sash may require replacement, but rarely, the entire window. Wood sash windows, like other historic wood elements, can be maintained and repaired with epoxy and paint for a proper seal to prevent deterioration from moisture.

When replacing window details such as casings or muntins, maintain the original character. The muntin profile of the new sash should match the historic sash. If a window cannot be saved, it is important that the replacement match the original in design, materials and dimensions. Adding or changing existing window openings on a historic building comprises integrity and is discouraged.

Historically, shutters served the practical purposes of providing ventilation when it rained and protecting the windows during storms. Existing shutters should be maintained and replaced only when too deteriorated to be repaired. It is appropriate to reintroduce shutters only when there is clear evidence of earlier shutters. Adding retractable canvas awnings to upper floor windows is also appropriate and have been used for years, providing shade in warm weather and raising to allow the sun's heat to provide warmth in cooler weather.



*Retain original windows such as this two-over-two wood sash example at 203 W. South Street.*



*Original one-over-one wood sash window with a brick segmental arch and hood at 101 N. Sycamore Street.*

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic windows, including their dimensions, configuration, color, texture and detail, that contribute to the overall character of a building, including their functional and decorative features, such as sash, frames, surrounds, sills, shutters and hardware.

2. Maintain and protect the historic materials, surfaces, features, finishes and details of windows by appropriate maintenance and repair methods as needed. Repaint, as necessary, previously painted surfaces in colors that are appropriate to the building.

3. Repair deteriorated or damaged historic materials and features through traditional methods. It is not appropriate to remove a distinctive feature rather than repair it.

4. Replace deteriorated or damaged historic window features, only if deteriorated beyond repair, in kind – matching the original in material, design, dimension, profile and detail. Where possible, limit replacement to the deteriorated section only rather than the entire feature. Consider compatible substitute materials only if it is not technically feasible to replace in kind. The HPC may request an expert opinion, provided by the applicant, for the necessity of window replacement.

5. Replace a missing window with a new window based upon accurate documentation if possible of the original or a new design compatible in material, design, dimension, color, size, scale, texture, profile, and detail with the historic building. It is not appropriate to introduce a new feature or detail that creates a false historic appearance. The HPC may request an expert opinion, provided by the applicant, for the necessity of window replacement.

6. New windows made of aluminum-clad wood with enameled finish may be appropriate as replacements for historic wood. Thermal pane (also known as insulated glazing) replacement windows are acceptable only when the historic windows in a building have been previously removed. When used, thermal pane windows must have true divided lites. Insulated glass units have a finite life, requiring repeated replacement. A more sustainable option is single-glazed sash windows with storm sash.



*Repaired one-over-one wood sash at 127 N. Sycamore Street.*



*Repair to damaged or deteriorated historic wood windows protects historic integrity and is more cost effective than replacement.*

7. Vinyl is not an environmentally sustainable material and is not compatible with historic buildings. The installation of vinyl or vinyl-clad wood windows will not be approved in the historic district.

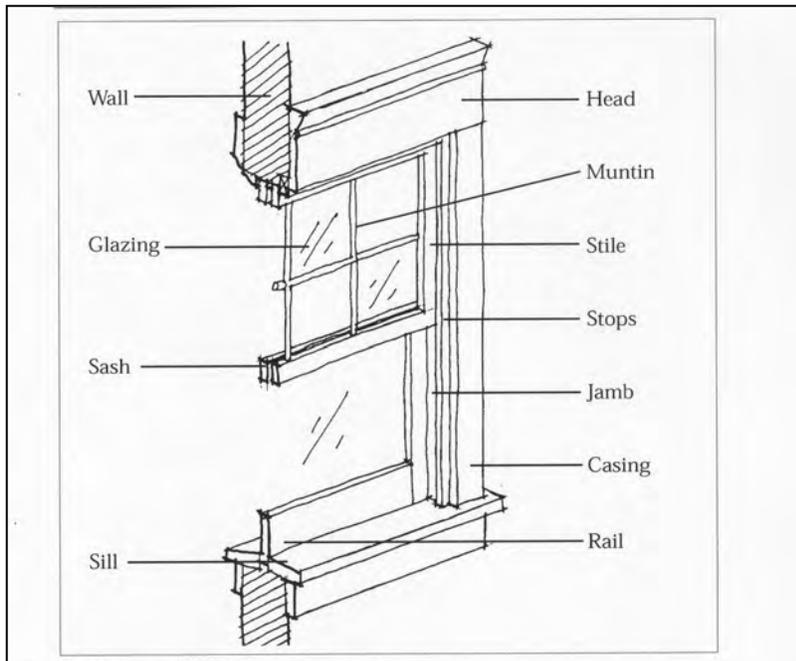
8. Install fabric awnings over windows, if desired and where historically appropriate, so that historic features are not damaged or obscured.

9. Replace missing or deteriorated wooden shutters with new shutters that are sized to fit the window opening and mounted to the window casing so they appear operable.

Note: For storm windows and doors see the Utilities & Energy Retrofit section.



*In addition to successfully retaining the original exterior elements of these second story downtown units, the repair of these original wood windows was considerably less costly than the quote for replacement.*



*This illustration shows the parts of a historic sash window.*



*Vinyl-clad windows (above) and vinyl windows (below) are incompatible with the appearance of historic buildings and are not approvable in the historic district.*



## Commercial Building Entrances and Doors

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Entrances and doors contribute to a commercial building's historic character and are particularly indicative of architectural style periods. The main entrance of a commercial storefront is the focal point of a historic building entrance and a key architectural feature.

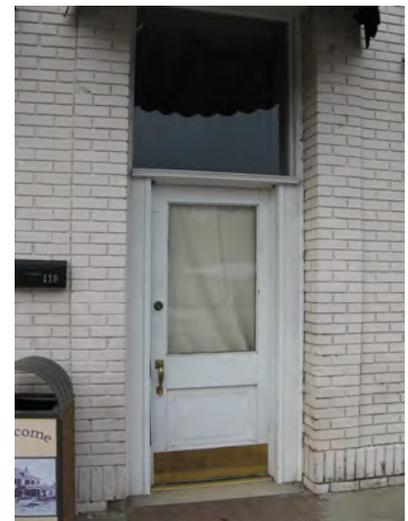
Insensitive treatment of the doors of a historic structure can compromise integrity. Preserving the original entrance is always more desirable and usually more cost-effective than replacing it. Routine maintenance and repair are usually easy and inexpensive. When replacing door details be careful to maintain the original character. Doors, because of their solid construction, can almost always be salvaged. The original hardwood can be cleaned, repaired and maintained; weatherstripping and good locks can make old doors energy efficient and secure. Replace the deteriorated bottom rail of a wood door rather than replacing the entire door. Wood epoxy can be used to maintain and repair original wood doors. If an original door cannot be saved, it is important that the replacement match the original in design materials and dimensions.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic doors that contribute to the overall character of a building.
2. Maintain and protect the historic materials, surfaces, features, finishes and details of doors by appropriate maintenance and repair methods as needed. Repaint, as necessary, previously painted surfaces in colors that are appropriate to the building.
3. Repair deteriorated or damaged historic materials and features through traditional methods. It is not appropriate to remove a distinctive feature rather than repair it.
4. Replace deteriorated or damaged historic door features, only if deteriorated beyond repair, in kind – matching the original in material, design, dimension and detail. Replace only deteriorated sections rather than the entire feature. Consider compatible substitute materials only if it is not technically feasible to replace in kind.



*The original single-light and panel door at 114 Knight Street helps convey the historic character of the building and also serves as an appropriate sign location.*



*This entrance features a large transom as well as single-light glass and wood door (119 N. Sycamore Street).*

5. Replace a missing door feature with a new feature based upon accurate documentation of the original feature or a new design compatible in material, design, dimension, color, size, scale, texture and detail with the historic building. It is not appropriate to introduce a new feature or detail that creates a false historic appearance.

6. If an entire door is missing, replace it with a design based either on accurate documentation of the original or on a new design compatible in material, dimension, color, size and scale with the historic building and district. For commercial buildings, single-light glass and wood doors with panels are most appropriate.

7. Install fabric awnings over door openings, if desired and where historically appropriate, so that historic features are not damaged or obscured.

8. Rear doors typically do not include glass panes, serving a solely utilitarian function. Since they are out of public view, it is not common for rear doors to require as rigorous a preservation approach. Replacement rear doors should be simple in design and fit the existing, unaltered opening.



*Replacement doors should be of wood and single-light design as at 101 N. Sycamore Street (above) and on the storefront shown below.*



*The recessed entrance at 101 W. South Street has original display windows and a tile floor.*



## Commercial Building Roofs

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Roof shape and design are major features for historic buildings. Repetition of similar roof forms along a streetscape adds to the sense of rhythm, scale, and cohesiveness. Roof pitch, materials, size, and orientation are all contributing factors to roof appearance. The most common roof forms for commercial buildings are flat or shed roofs, with gable and hipped forms being less common. Commercial roof features include parapets, cornices, and decorative finials and cresting.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic roof shape, materials, and features. Preserve historic roofs in their original size, shape and pitch, and original features, such as cresting, finials, parapets, cornices, and chimney flues.
2. Maintain and protect the historic materials, surfaces, features, finishes and details of roofs by appropriate maintenance and repair methods. The prevention of moisture penetration is critical to roof maintenance.
  - Install and maintain gutters, downspouts, and splash blocks. Retain existing boxed gutters and keep them in good working order. Repair deteriorated gutters.
  - Locate downspouts away from architectural features and on the least public elevation of the building. Proper placement of downspouts will protect the building and not detract from its historic character.
3. Repair deteriorated or damaged historic materials and features through traditional methods.
4. Replace deteriorated or damaged historic roof features, only if deteriorated beyond repair, in kind. Match the original in material, design, dimension and detail. Replace only the deteriorated section rather than the entire feature. Consider compatible substitute materials only if it is not technically feasible to replace in kind.
5. It is not appropriate to introduce new roof elements that detract from the building's historic appearance and character. Skylights, solar panels, decks, balconies, and satellite dishes should not be visible from the street.



*Distinctive roof design, materials and features contribute to the architectural character of the historic district.*



## Signage

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Downtown commercial areas historically displayed a wide variety of sign designs and sign locations. New signage should be compatible with the district and the specific site in terms of its proposed dimensions, materials, graphics, color, supports and placement. All new signs must comply with current Aberdeen sign ordinances as well. Graphics should combine easy readability with good visibility. Smooth-surface wooden signs are more compatible in the historic district than contemporary, rough-textured, stained signs or signs of plastic. Signs and signposts should be painted.

An appropriate location for low-based ground signs is adjacent to the front walk, near the public sidewalk. Plantings used to screen the bases of such signs can enhance them. Lighting may be accomplished with ground-level spotlights hidden from view. Historic markers and plaques can be mounted near the entrance on the exterior wall where no architectural detail is interfered with.

Commercial and institutional buildings within predominantly residential blocks should place simple, traditional signs discreetly on the properties. Some commercial buildings historically incorporated their name into the façade either in the cornice, mid-cornice or frieze just above the main entrance. Other traditional means of announcement are the transom over the main entrance, where street address numbers can be painted on the glass; display windows; and fabric awnings, which can provide space for a sign or street numbers. It is important to review proposed new signage for commercial buildings for compatibility with the architectural design and style of the building façade and to ensure it does not interfere with historic features or details. Incompatible contemporary signs, including billboards, portable signs other than sandwich board signs as described in the Glossary of Terms, internally illuminated signs and flashing signs, are inconsistent with the character of the District.

Appropriate freestanding signage within the historic district and signage attached to designated properties can visually enhance the complexion of the neighborhood. Structures erected at the turn of the century were built



*The upper façade of a storefront was one of several traditional locations for signs on commercial buildings (111 N. Sycamore Street).*



*Example of an appropriate hanging sign at 109 W. South Street.*



*Portable sandwich boards are also appropriate for the downtown area.*

when walking was the predominant mode of travel. Pedestrian-scaled signs citing the name and the year of construction of residential and commercial buildings are fairly common and are encouraged, so long as they do not overwhelm or obscure architecture features and details.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic or “legacy” signs and their design, color and materials that contribute to the overall character of a building, site or district.
2. Maintain historic signs and materials using the appropriate methods for their materials (i.e., wood, metal).
3. Repair historic signs and materials using the appropriate methods for their materials (i.e., wood, metal).
4. Replace deteriorated historic sign materials in kind only when they are beyond repair.
5. Replace missing signs using appropriate materials, dimensions, and locations.
6. Window signs should not exceed 25% of the total square footage of glass space, and must be proportional to the size of the glass.
7. Wall signs shall comply with the town’s dimensional standards for signs, shall be proportionate to the building façade and other signage, and in no case shall exceed 12 square feet for ground floor signs and 9 square feet for signs above the first floor.
8. Projecting or blade signs should not exceed four-and-a-half square feet and should be located a minimum of eight feet above the sidewalk.
9. Sign materials shall be consistent with the traditional character of the district. Appropriate materials are: Metal (steel, brass, copper, aluminum and other natural finishes); Painted metal, including enameled metals; Wood (painted or natural, including carved or sand-blasted lettering); Glass; Fiberglass and composite materials such as recycled plastic/aluminum.



*The freestanding sign at 200 N Poplar Street is appropriate in materials, dimensions, and number of colors used.*



*This projecting sign at 102 Knight Street is of appropriate size and placement.*



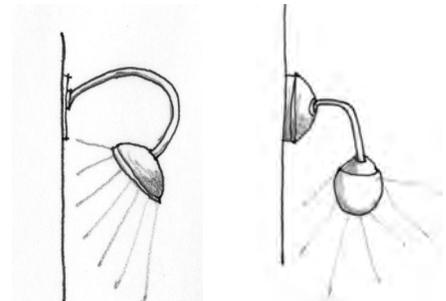
*Window signs like this example at 101 W. Main Street are traditional locations for signs on commercial buildings.*

10. PVC plastic, plywood or unfinished wood are not appropriate materials for sign construction.

11. Place new signs for historic commercial buildings in locations originally intended for signage, such as just below a projecting mid-cornice of a storefront.

12. Introduce new signs in locations that maintain the overall historic character of the building, site or district. In considering a proposed location, review the height, shape, scale and orientation of the proposed signage. For signs mounted directly on a historic building, locate the sign so that it does not damage, conceal or obscure significant features or details of the building and may be removed without damage to the structure or features of the building. Limit the size of identification signs for residential properties to one square foot in surface area.

13. Illuminate new signage, as needed, in a manner consistent with the overall historic character of the building, site or district. Concealed uplit lighting or extended-arm fixtures are appropriate for the downtown area.



*Simple metal extended-arm fixtures like these above are appropriate for illuminating commercial buildings and signs.*



*Historically appropriate locations for signs include windows, walls, awning valences, storefront glazing, recessed masonry sign board, and signs that hang above the entrance or project from the face of the building.*

## Utilities & Energy Retrofit

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Property owners everywhere today are concerned with energy conservation, adequate utility service and the upgrading or introduction of mechanical and communication systems. It is important in historic districts that such concerns be addressed in ways that do not compromise the character of the buildings, the sites or the district as a whole.

In The Aberdeen Historic District there is evidence of energy efficiency that is testimony to the wisdom of an earlier era. Traditionally, commercial building design incorporate features such as awnings and transoms to deal with temperature and ventilation. Taking advantage of energy-efficient historic assets and responsibly retrofitting historic buildings can maximize their potential for energy conservation.

The first steps in retrofitting include the addition of adequate weatherstripping around window sashes and doors that prevent air leaks, and glazing that seals glass window panes. Once these repairs are made, storm windows and doors can be installed to provide a further barrier against the elements. The installation of exterior storm windows is encouraged in the historic district for commercial buildings. Old windows can far outlast new replacement windows. By keeping original windows and adding storm windows, owners can achieve energy savings equal to most new replacement windows. Interior storm windows may also be an option but special care must be taken to ensure that moisture does not accumulate between the storm window and the original window, as this can cause damage to the wooden stool and surrounding area. Both exterior and interior storm windows must be fitted properly and be operable in order to receive their maximum benefit.

To minimize the impact of exterior storm windows, narrow profile windows with a painted or baked enamel finish in a color compatible with the sash color are appropriate. The meeting rails of operable storm windows for double-hung windows should align with the existing window division.



*Awnings were once common additions to commercial storefronts, as at 120 N. Poplar Street (above) and 106 -108 N Main Street (below). Retractable awnings assist in energy conservation for building owners.*



*Storm windows are recommended to conserve energy.*

The introduction, rehabilitation or replacement of mechanical or communication systems that include outside equipment, such as heating and air conditioning units, solar collectors, fuel tanks, gas meters, television antennas or satellite dishes, should be planned with great care so that their location and installation will not damage or detract from the historic character of the building, site adjacent properties or the District as a whole. Window air-conditioning units and solar panels are acceptable, but should be located as unobtrusively as possible. Conformance with local building codes and utility company standards is required. New systems often dictate additional utility lines and poles. Care must be taken to avoid overpowering the streetscape with unsightly lines and poles. The use of underground cable may be an alternative to such visual intrusion.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve the historic energy-conserving features and materials that contribute to the overall character of a building or site, including projecting front canopies, shutters, operable windows and transoms.
2. Protect and maintain historic energy-conserving features and materials using methods and treatments according to appropriate guidelines (i.e., wood, metal, etc.)
3. Repair historic energy-conserving features and materials using methods and treatments according to appropriate guidelines (i.e., wood, metal, etc.)
4. Replace missing historic energy-conserving features only if deteriorated beyond repair, in kind.
5. Increase the thermal efficiency of historic buildings through appropriate, traditional practices, including the installation of weatherstripping and caulking, storm windows and doors, insulation in attics, floors, and walls, and, if appropriate, awnings and operable shutters.
6. Install new mechanical systems, if needed, in areas and spaces that will require the least amount of alteration to the building exterior, historic building fabric and site features. Screen them from view.



*The installation of solar panels on roofs of commercial buildings is appropriate and encouraged. These panels should be sited below a building's parapet wall and not visible from the street as shown in these examples.*



7. Install narrow-profile exterior storm windows, if desired, so that they do not damage or obscure the window sash or frame. Select operable storm windows with meeting rails that align with the existing division of double-hung windows. Select storm windows with a painted or baked-enamel finish in a color compatible with the window sash color. It is not appropriate to install storm windows with a bare metal finish.

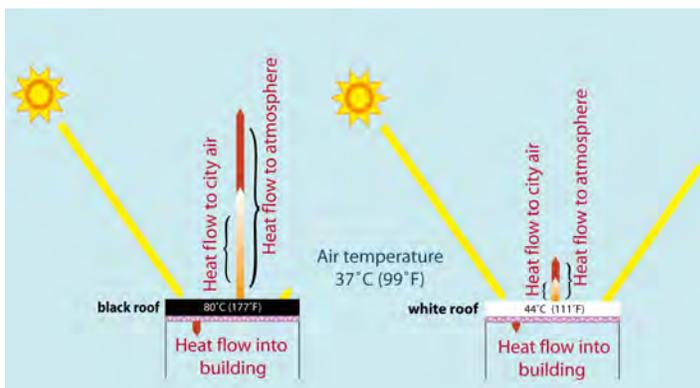
8. Building owners are encouraged to consider the installation of solar panels on roofs. Solar panels are acceptable as long as they are not readily visible from the street.

9. Building owners are encouraged to consider the use of reflective roofing surfaces to increase energy efficiency in warmer months. Most commercial buildings have flat roofs and this retrofit would not be visible.

10. Install fabric awnings over storefront, window, and door openings, if desired and where historically appropriate, so that historic features are not damaged or obscured.



*Heating and cooling units should be sited at rooftops where they are not visible from the street (above) or are screened through landscaping or fencing (below).*



*Aberdeen's commercial buildings can be made more energy efficient through the introduction of reflective roofing materials as illustrated at left (Graphic courtesy Department of Energy).*

## Accessibility & Life Safety

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When a historic building must undergo considerable revision due to a change in use or in order to meet the need for public access for people with disabilities, compliance with current standards for life safety and accessibility is required, the North Carolina Rehabilitation Code and the federal guidelines for the Americans with Disabilities Act of 1990 offer helpful flexibility in compliance for historic buildings. The Commission bases its review of such proposed alterations on whether the external modifications will compromise the architectural integrity of the building or the historic character of the building and site. Owners are encouraged to contact the Commission staff early in the planning stages for professional assistance on such projects and to work with building code officials in investigating alternative methods of meeting safety code requirements.

In most cases the Commission will apply the guidelines as follows:

1. When considering a new use or change to a historic building, review all life safety code and accessibility requirements in deciding if the proposed change can be made without compromising the overall historic character of the historic building and its setting.
2. Accommodate life safety and accessibility requirements in ways that maintain and preserve the historic character of the building and its setting.
3. Introduce new or additional means of access, if needed, that are reversible and do not diminish the original design of a character-defining entrance or features such as porches. Consider secondary entrances for access.
4. Locate new exterior fire stairs, fire doors or elevator additions on rear or inconspicuous side elevations. To diminish their impact, design these elements to be compatible with the architectural character, proportion, scale, materials and finish of the historic building.
5. Relocate incompatible existing fire stairs, when possible, to secondary locations such as rear elevations.



*This fire escape at 106 W. Main Street is appropriately located out of public view, on the rear elevation of the building.*



*If needed, commercial doors can be retrofitted with new hardware to meet ADA compliance.*

## Parking Lots

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Aberdeen's commercial area gradually accommodated the automobile by paving streets, installing parking spaces and constructing off-street parking lots. When located as inconspicuously as possible and buffered appropriately through the use of plant and fence screening, new parking areas can be better integrated into a sensitive historic environment. Existing trees and their root areas should be protected whenever possible with structural soils and permeable paving, and new trees can be planted to help with integration, and also with glare, heat and noise. Incorporating planting medians or islands into large paved areas can further reduce their visual impact. Parking areas should be paved with appropriate materials such as gravel, crushed stone, brick or asphalt.

In most cases the Commission will apply the guidelines as follows:

1. In the commercial downtown, parking lots should be located behind historic buildings and out of pedestrian view. Store-front parking lots are appropriate only if in a historic parking location.
2. Ideally, a parking lot should be shared by businesses or institutions with different peak use times. Side parking lots between businesses should be screened with landscaping.
3. Clearly distinguish parking and pedestrian areas through landscaping such as fencing and plantings.
4. Enhance and highlight the existing commercial parking lots with a unifying design and consistent landscaping.
5. The Town of Aberdeen and property owners are encouraged to consider the installation of permeable paving surfaces in future parking lot additions or improvements.



*The appearance of this parking lot off Poplar and Knight Streets could be improved through landscaping, striping and the addition of new paving materials.*



*The installation of landscaping would assist in separating the parking spaces from pedestrian walkways.*



*Permeable paving surfaces allow for absorption of water and less run-off into storm sewers.*

## New Construction of Commercial Buildings

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Construction of new buildings in downtown Aberdeen should respect the historic visual character of the streetscape. If designed appropriately, new buildings can contribute to the District's ambiance and provide the opportunity to eliminate vacant lots and missing gaps in the streetscape. New buildings do not need to copy historic building designs, but they should adhere to established downtown design principles. Contemporary designs may be acceptable if they are compatible with the overall character of the historic district. The compatibility of proposed new construction is considered in terms of both the building and the building site. These principles should be applied to new construction built on vacant industrial or commercially zoned lots or to the replacement of existing buildings in the historic district when efforts to save the structure fail.

Placement of a proposed building on its lot should be consistent with the setback, spacing between buildings, orientation to the street and lot coverage characteristic of the historic district. For a streetscape, a consistent setback – the distance from the front wall of the building to the street – establishes a framework of order and coherence. Similarly, a regular pattern of spacing between buildings adds continuity to a streetscape.

Compatibility of the overall design of a proposed building should first be reviewed in terms of its scale, height, massing, proportion and roof form. By analyzing the buildings surrounding a proposed site in these terms, it is possible to discover how consistent and, therefore, significant each of these criteria is to the district character. Scale refers to the size of the construction units and their architectural details in relation to the size of man. Like scale, height is an important criterion in the district.

Building features, openings, details, materials and textures characteristic of the downtown area provide additional criteria for evaluating the compatibility of proposed new construction. New commercial buildings should maintain the pedestrian orientation of downtown and have storefronts or other compatible openings on the street level.



*New construction in the downtown area should be compatible with buildings that contribute to the overall character of the historic district through the design of storefronts and upper façade detailing.*

*The new building shown above is contemporary in design but compatible with this historic downtown. The new building below has a recessed entrance and cornice line similar to adjacent historic buildings.*



In most cases the Commission will apply the guidelines as follows:

1. Site new construction to be compatible with nearby buildings that contribute to the overall character of the historic district in terms of setback, spacing between buildings, orientation to the street and lot coverage.
2. Design the new construction so that the overall visual and physical character of the building site, including its topography and significant site features, is retained.
3. Design new construction to be compatible with nearby buildings that contribute to the overall character of the historic district in terms of building scale, height, massing, proportion and roof form.
4. Design new construction to be compatible with nearby buildings that contribute to the character of the district.
5. With respect to height-to-width ratios, design new buildings' windows and doors to be compatible with buildings that contribute to the character of the district.
6. Design new buildings with solid-to-void rhythms and open-to-solid proportions compatible with buildings that contribute to the overall character of the historic district.
7. Select materials and textures for new buildings that relate to the extent such materials and textures are used in the surrounding area and are compatible with buildings that contribute to the overall character of the historic district. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered.
8. Select colors for a new building that relate to the use of color in the surrounding area and are compatible with buildings that contribute to the character of the district.
9. New architectural details and articulation should be compatible with buildings that contribute to the overall character of the historic district. Such details may include lintels, cornices, arches, chimneys, and ironwork.
10. Windows should be designed with divided lights and not have snap-in or flush muntin bars.



*New commercial buildings can be contemporary in design as shown above or mimic historic commercial buildings as shown below. Either approach is appropriate as long as the new building is compatible with the adjacent historic buildings.*



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## III. Residential Buildings

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### Architecture of the Historic District

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Few pure examples of a particular architectural style are found in The Aberdeen Historic District. While some houses reflect the design of an architect who adhered carefully to the guidelines of a particular style, most simply show stylistic influences. Many houses are hybrids, incorporating features from more than one style; and some are transitional, their design influenced by successive architectural periods.

The following are descriptions of four residential building styles found in The Aberdeen Historic District. Houses may precisely reflect a style, or features may be attributed to the influences of certain styles.

#### **Queen Anne (1875-1915)**

Popular during the Victorian era, the Queen Anne style house is characterized by irregular shapes and a complex arrangement of parts. The exterior of the house is often quite elaborate in its use of surface materials and detailing, and a complex color scheme further enhances the variety of materials used. Originally, body, trim, shutters and sash were each treated differently; and architectural details were emphasized with color. Surviving examples of the Queen Anne house in Aberdeen are simplified versions of this style, consisting of an asymmetrical mass covered with a hipped or gabled roof, with projecting wings and bays. They feature broad verandas that wrap around two and three sides of the house. Porches often feature intricately carved posts and railings, decorative trim commonly referred to as “gingerbread.”

The gable ends of most Queen Anne houses are covered with patterned wood shingles and sometimes a band of wood shingles separates the first and second stories. Wood clapboard is the most common siding material. Windows are tall and narrow, and patterns offer a clue to the period of construction. A two-over-two window sash



*The dwelling at 134 S. Pine Street reflects the Queen Anne style, with its characteristic wrap-around porch, irregular roof, and bold, rich color scheme.*



*An example of a Queen Anne “cottage” is the dwelling at 404 E. Main Street which retains its original porch and projecting gabled bays.*

division suggests a fairly early house, while one-over-one indicates a later structure. A trademark of the Queen Anne is a window with a border of small colored panes, surrounding a large pane. A small casement window of this design is sometimes found in gable end. Leaded and stained glass are often used in both windows and doors.

While the Queen Anne is usually a two-story house, a one-story version called the Queen Anne cottage is commonly found in Aberdeen. Popular also in Piedmont, North Carolina, at the turn of the century, was the triple-A Farmhouse embellished with Queen Anne trim – three gables and turned and sawnwork porch detail.

### **Classical and Colonial Revival Style (1900-1930)**

The turn of the century brought a revival of interest in many building styles of Europe and colonial America. This was, in part, a reaction to Victorian excesses in architecture. Typically, early twentieth-century houses were distinguished by a general symmetry in the arrangement of their parts and restraint in ornamentation.

Windows in Colonial Revival style houses often feature multiple light divisions; shutters are common; and entrances feature paneled doors with sidelights and transom lights. Instead of a full front porch, there may be a front portico and a side porch with matching details

The Neo-Classical style emphasized classical forms—round porch columns, cornices with modillion blocks or detail molding and pediments. The Neo-Classical style employed the basic plan and details of the Colonial style but on a much larger scale and generally features two-story porticos on the main façade.

### **Bungalow (1905-1930)**

The most common historic house style in Aberdeen, by far, is the Bungalow. This style originated in California at the turn of the century and spread eastward with the help of pattern books. The Bungalow garnered an enormous following among the middle classes because of its practical features. The long narrow shape of most Bungalows was ideally suited to the 70-foot by 150-foot lots of the typical 1920's subdivision. Narrow lots allowed the developer to take maximum advantage of the newly available public infrastructure: paved streets and



*At 202 N. Poplar Street, the Colonial Revival style dwelling is distinguished by its symmetrical façade and pedimented entrance.*



*The dwelling at 300 E. Main Street is a notable example of the neo-Classical style and features a two-story portico with Doric motif columns.*



*An excellent example of the Bungalow style is the dwelling at 403 E. Main Street which has wide eaves, original brick columns and a shed roof dormer.*

sidewalks, water and sewer lines, electrical and telephone service and public transportation.

Bungalows are generally single-story houses, although they can also be one and one-half, and even two, stories. They feature gently sloping gable or hip roofs with wide overhanging eaves. Roof beams and rafters are almost always exposed. A common Bungalow form has the gable end facing the street, with the gabled porch roof set to one side. Occasionally, the roof will be brought forward to cover the front porch. Knee brackets supporting the roof are a common feature.

Some Bungalows are more correctly labeled Craftsman houses, because they were influenced by the Arts and Crafts movement, which flourished in California in the early part of the twentieth century. The design philosophy accompanying this movement emphasized the relationship between manufactured structures and their natural surroundings. Craftsman houses were constructed with natural materials such as native stone. Wood shingles, either left unpainted or stained a rich, dark color, were used for siding and roofs.

#### **American Foursquare (1905-1930)**

The term “American Foursquare” was coined in recent years to make a category for the two-story, box-shaped houses that appeared in early twentieth-century neighborhoods in Aberdeen, as well as all across the country. Like the Bungalow, the American Foursquare reflected a trend toward simplicity and efficiency in residential construction. It was a practical house because it provided ample living space on its two floors and required only a minimum amount of land.

Hip roofs with deep overhanging eaves are typical of the American Foursquare. The eaves are either open, like the Bungalow, or closed, due to the influence of another style house such as Neo-Classical, Colonial Revival, or Frank Lloyd Wright’s Prairie Style. Construction materials are often similar to the Bungalow, but details may be borrowed from various styles.



*This Bungalow at 607 E. Main Street retains original brick columns and a gable dormer at the roofline.*



*American Foursquare dwelling at 407 E. Main Street.*

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# Residential Building Guidelines

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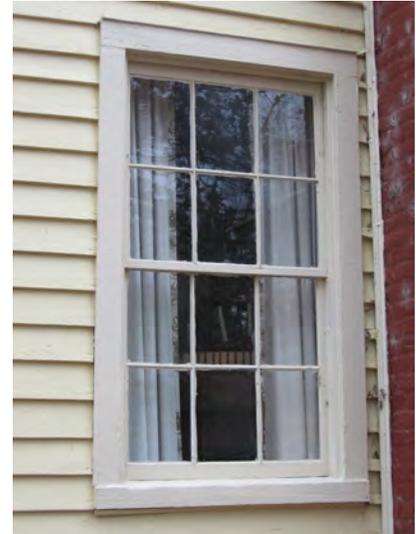
## Windows & Doors

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Windows and doors contribute significantly to a building's historic character and are particularly indicative of architectural style periods. Functionally, these openings provide opportunities for natural light and ventilation. The front door is the focal point of a historic building entrance and a key architectural feature. It is almost always constructed of heavy wood, with various panel configurations, and often painted a deep color or stained for accent.

The early twentieth-century homes of Aberdeen usually have windows with a one-over-one window sash division or a two-over-two pattern. The popular Queen Anne style of the Victorian period features tall, narrow windows that contribute to a strong vertical emphasis. The trademark window of the Queen Anne style is a large pane bordered by small square panes of colored glass. Colonial Revival windows feature multiple-pane divisions often in a six-over-six or six-over-one pattern. The elegant Palladian window is a typical Colonial Revival element. Bungalows and American Foursquares often feature long narrow panes in the upper sash and a single pane in the lower sash.

Insensitive treatment of the windows and doors of a historic structure can result in the loss of stylistic identity. Preserving the original unit is always more desirable and usually more cost-effective than replacing it. Routine maintenance and repair are usually easy and inexpensive. Broken sash cords can be replaced, and sticking sashes may be fixed by moving the stop molding out a bit or scraping off excess paint. If the sash is too loose, the stop may need to be moved in slightly. Weatherstripping, reglazing and caulking will help stop air leaks. Rotten or damaged wood can be preserved in place with a wood consolidant. When replacing window or door details, such as casings or muntins, take care to maintain the original character. Front doors, because of their solid construction, can almost always be salvaged. Clean, repair and maintain original hardware; weatherstripping and good locks can make old doors energy efficient and secure. If a window



*Original six-over-six wood sash windows at 204 E. South Street.*



*The most common historic window form in Aberdeen is one-over-one wood sash (300 High Street).*

or door cannot be saved, it is important that the replacement match the original in design, materials and dimensions. Adding or changing existing window and door openings on a historic building should be very carefully considered and undertaken only as a last resort.

Historically, shutters served the practical purposes of providing ventilation and protecting the windows during storms. Existing shutters should be maintained and repaired as necessary. Add shutters only when there is evidence of earlier shutters. Only hinged, wood shutters are appropriate in the historic district, as are retracting canvas awnings. Fabric awnings can still provide shade while adding color. Solid-colored fabric awnings of blue, red, brown, green or tan are preferred for Colonial Revival dwellings. Striped awnings of the same colors are most appropriate on Bungalows and Queen Anne style houses. (Note: For storm windows and doors see the Utilities & Energy Retrofit section.)

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic windows and doors, including their dimensions, configuration, color, texture and detail, that contribute to the overall character of a building, including their functional and decorative features, such as sash, frames, surrounds, sills, sidelights, transoms, glazing, muntins, shutters and hardware.
2. Maintain and protect the historic surfaces, materials, features, finishes and details of windows and doors by appropriate maintenance and repair methods as needed. Repaint, as necessary, previously painted surfaces in colors that are appropriate to the building.
3. Repair deteriorated or damaged historic materials and features through traditional methods. It is not appropriate to remove a distinctive feature rather than repair it.
4. Replace deteriorated or damaged historic window or door materials and features, only if deteriorated beyond repair, in kind – matching the original in material, design, dimension and detail. Where possible, limit replacement to the deteriorated section only rather than the entire feature. Consider compatible substitute materials only if it is not technically feasible to replace in-kind.



*Original wood shutters should be repaired and maintained (500 E. Main Street).*



*If replacement windows are necessary they should have divided lights as shown above rather than applied muntin bars.*

5. Replace a missing window or door feature with a new feature based upon accurate documentation of the original or with a new design compatible in material, design, dimension, color, size, scale, texture and detail with the historic building. It is not appropriate to introduce a new feature or detail in an attempt to create a false historic appearance. Snap-in muntins are not appropriate replacements for true-divided light glazing and will not be approved.

6. If an entire window or door is missing, replace it with a design based either on accurate documentation of the original or on a new design compatible in material, dimension, color, size and scale with the historic building and district.

7. It is not appropriate either to introduce a new window or door opening or to close an original opening on a principal elevation of a historic building. If a new window or door is necessary, locate it only on a secondary elevation to diminish its impact.

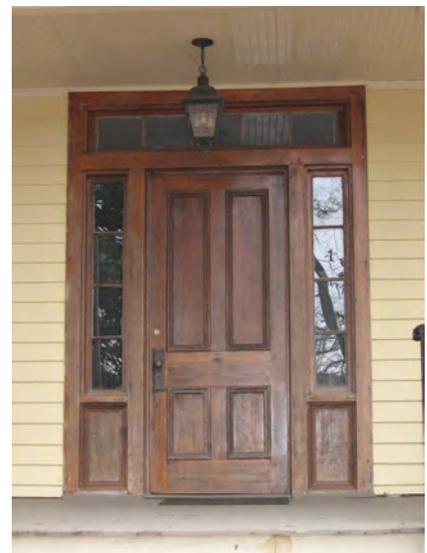
8. Replace missing or deteriorated wooden shutters with new shutters that are sized to fit the window opening and mounted to the window casing so they appear operable.

9. New, aluminum-clad, wood windows with enameled finish may be appropriate replacements for historic wood. Thermal pane (also known as insulated glazing) windows are acceptable replacements only when the historic windows have been previously removed; they must have true divided lites. Insulated glass units have a finite life, requiring repeated replacement. A more sustainable option is single-glazed sash windows with storm sash.

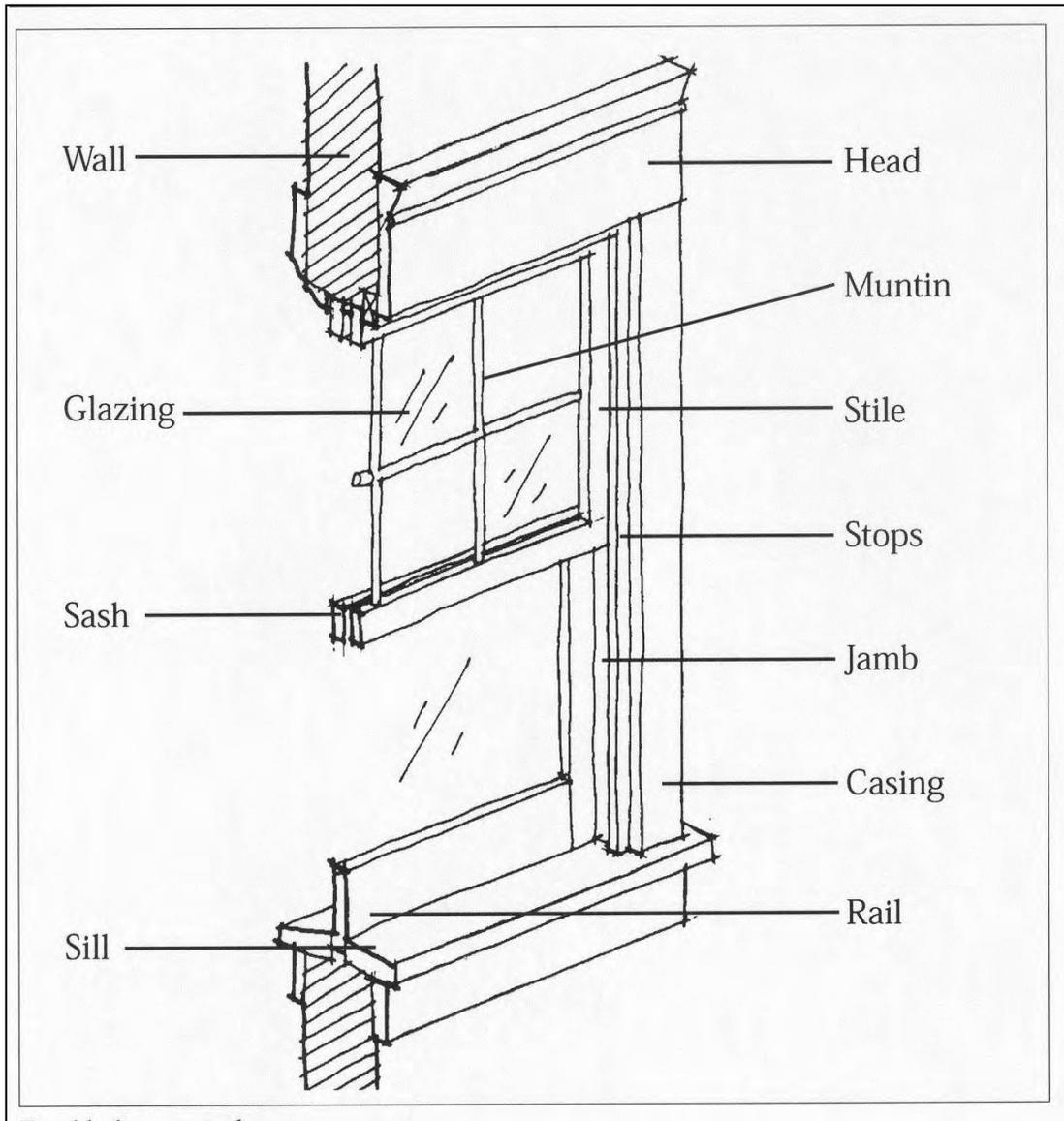
10. Vinyl is not an environmentally sustainable material and is not compatible with historic buildings. The installation of vinyl or vinyl-clad wood windows will not be approved in the historic district.



*Original six-light, two-panel door at 204 E. Main Street.*



*Preserve historic entrance elements such as this four-panel door, sidelights, transom, and surround at 204 E. South Street.*



*This illustration defines the parts of a window.*

## Porches, Entrances & Balconies

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Front porches, entrances and balconies are distinguishing features of historic building and enhancements of their architectural character. The various functional features of porches and entrances, including steps, handrails, balustrades, columns, pilasters, brackets, spandrels and roofs, each add stylistic adornment and provide interesting detail. Originally, the front porch served to keep the entrance dry and provided a place to escape the summer heat. The front entrance and the balcony, together with the front porch, represent the important first view of the property and should be preserved in their original state.

Aberdeen's most prevalent historic house style is the Bungalow, which features a wide sweeping front porch. Turn-of-the-century Colonial Revival-style residences may feature a front portico and a side porch with matching details instead of a full front porch. Nineteenth-century, Queen Anne-style residences display broad verandas that wrap around two or three sides of the house. It is never appropriate to enclose any of these front porches or a balcony because it would so drastically alter the historic character of the building. The enclosure of a side porch is discouraged but, because it is less prominent, might be approved for certain purposes – a sun porch, for example – if the building's architectural integrity is not compromised and the porch's identity is retained.

Because of the exposed nature of porches, entrances and balconies, routine care and maintenance is required. It is important that all wood surfaces be kept painted to prevent moisture damage. The floor, originally built with a slight pitch for proper water drainage, will wear better if the slope is retained. When a porch, entrance or balcony – or any constituent feature or detail – is damaged beyond repair it is important that replacements match the originals in material, texture dimension, design and color. If a porch, entrance balcony is missing for some reason, property owners may want to consider replacing it with an accurate reproduction of the original or a new design that is compatible with the character of the historic building and site.



*Some of the oldest houses in Aberdeen display original milled columns and railings (301 N. Sycamore Street).*



*Colonial Revival and American Foursquare houses were often built with Tuscan columns (200 High Street).*

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic porches, entrances and balconies, their historic materials and features, including their dimension, pattern, form, color, texture and detail, that contribute to the overall character of a building, including their functional and decorative features, such as columns, sidelights, balustrades, steps, floors and ceilings.

2. Maintain and protect the historic materials, surfaces, features, finishes and details of porches, entrances and balconies through appropriate maintenance and repair methods. Repaint, as necessary, previously painted features and surfaces in colors that are appropriate to the historic building. (See “Paint & Exterior Color” section for color scheme recommendations.)

3. Repair deteriorated or damaged historic materials and features through traditional methods. It is not appropriate to remove a distinctive porch, entrance or balcony feature, such as a bracket or railing, rather than repair it.

4. Replace deteriorated or damaged historic porch, entrance or balcony features, only if deteriorated beyond repair, in kind – matching the original in material, design, dimension and detail. Where possible, limit replacement to the deteriorated section only, rather than the entire feature. Consider compatible substitute materials only if it is not technically feasible to replace in kind.

5. Replace a missing porch, entrance or balcony feature with a new feature based upon accurate documentation of the original feature or a new design compatible in material, design, dimension, color, size, scale, texture and detail with the historic building. Do not introduce a new feature to create a false historic appearance.

6. If an entire porch, entrance or balcony is missing, replace it with a design based either on accurate documentation of the original or on a new design compatible in design, material, dimension, color, size and scale with the historic building and the historic district.

7. It is not appropriate to enclose a front porch or balcony. Consider enclosing a historic side or rear porch only if its form and architectural character are preserved.



*Ionic columns are featured on the curved wrap-around porch at 408 High Street.*



*This porch is typical of Bungalows and has tapered wood posts on brick piers and a wood railing (205 E. Main Street).*

## Paint & Exterior Color

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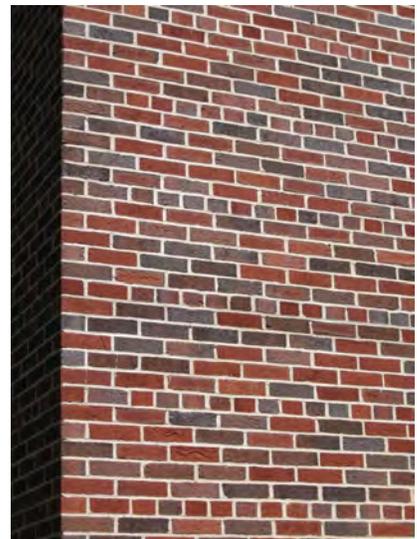
Color was an essential element of the original design intent of the architect or builder; however, the colors of most historic buildings have been changed over time and early black and white photographs can only offer a sense of the original tones and contrasts. For property owners interested in determining the color chronology of a specific building, examination of paint scrapings under a microscope by an architectural conservator can provide accurate information. Others base their paint color selection on understanding what palettes are appropriate to the architectural style and age of the building. For example, Queen Anne style houses were known for their flamboyant colors, whereas earthy tones were popular for Classical Revival buildings. Applying appropriate colors can dramatically improve the overall appearance of a building. Property owners are encouraged to seek advice on appropriate paint colors from the commission and knowledgeable professionals.

Several basic principles should be considered in choosing colors for historic buildings. Historically, trim work – such as corner boards, window and door casings, soffits and fascia – was often painted in a lower value or contrasting hue from the siding. Window sash and shutters were usually the darkest color on the building. Wood shingles were stained in dark colors; where wood shingles and clapboards were used in combination, the shingles were usually darker in value than the siding. It is also important to consider the compatibility of the roof color with nearby paint colors. Bright, garish colors are not appropriate for building exteriors in the historic district.

Beyond its decorative role, exterior paint is primarily a protective film allowing the building skin to shed water and slowing the weathering process. Cleaning painted surfaces will delay the need to repaint and thus slow the problematic build-up of paint layers. When repainting is needed, it is worth the effort to thoroughly prepare the surface in order to extend the life of the paint job. It is not necessary or desirable, however, to remove sound paint. If mildew is a problem, wash prepared surfaces with a mildew killer, rinse and allow to dry prior to repainting. Wood, exposed to the weather for long, may not hold paint and should be treated with a preservative before



*Contrasting colors can assist in highlighting architectural details on a dwelling and add variety to its appearance (134 S. Pine Street).*



*Unpainted masonry walls should be left unpainted unless the brick is badly damaged or has numerous repairs.*

painting. Bare and chalky wood surfaces require an oil-base primer before the finish coats. Prompt application of a rust-inhibitive primer is necessary for bare ferrous metal surfaces. Two finish coats of either latex or oil-based paint are usually adequate. Latex paint will not bond properly to old oil-based paint but be applied over oil-based primer.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic painted surfaces and materials that contribute to the character of the building and district.
2. Maintain and protect historic painted materials and features through appropriate maintenance, cleaning and repainting methods as needed.
  - ❑ Inspect painted surfaces for evidence of discoloration, moisture damage, mildew and dirt buildup.
  - ❑ Clean painted surfaces routinely to avoid unnecessary repainting, using the gentlest means possible.
  - ❑ Ensure that surfaces to be repainted are clean and dry.
  - ❑ Prime exposed metal and wood surfaces prior to repainting.
3. Repair historic painted surfaces and materials. Remove deteriorated and peeling paint films down to the first sound paint layer. Use the gentlest effective method for the specific material substrate. It is not appropriate to use destructive techniques that include power washing, sandblasting, high-pressure waterblasting or hazardous heating devices, such as butane or propane torches. Severely alligatored paint may need to be removed to the substrate. New paint should be compatible with existing paint.
4. Select paint colors appropriate to the historic building, site and district when repainting. Enhance the architectural style and features of a historic building through appropriate paint color sections and placement.
5. It is not appropriate to paint previously unpainted brick, stone, wood shingles and metals that were historically unpainted.



*Exterior wood siding should be thoroughly scraped and primed prior to painting.*

#### RECOMMENDED COLOR CHOICES:

Frame Vernacular or Folk Victorian: Contrasting wall and trim colors.

Queen Anne: Deep rich colors such as green, rust, red, or brown for walls and trim. Shingles may be differently colored than walls.

Colonial Revival: Softer colors for walls with white or ivory trim.

Craftsman Bungalow: Earth tones, sometimes different colors for different floors, for walls and complementary trim.

American Foursquare: Muted colors, white with dark trim such as shutters and doors.

## Roofs

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Roof form and pitch are among the major character distinctions of historic buildings. Whether flat, shed, hipped, gabled or arranged in a combination of these forms, the roof is an essential element in the perception of the overall building. Pattern, scale, texture and color of roofing materials further define the character of the roof as do features such as chimneys, dormers, gables, gable vents, balustrades and turrets. The overall form of historic roofs and their historic features are important to preserve; consequently, it is generally not appropriate to alter the roof shape, eliminate significant features or add new features.

The most widely used roofing materials in The Aberdeen Historic District are asphalt and fiberglass shingles. These composition shingles may be original to some houses, such as bungalows. In other instances, asphalt shingles are replacements of earlier roofing materials. While most original or historic roofing materials, including wood shingles, slate, and tile, are no longer extant in the Aberdeen Historic District, there are some examples of original pressed metal roofs.

The care and maintenance of the roof is critical to the preservation of a historic building. A leaky roof can compromise its structural integrity and accelerate the deterioration of a building's interior. Routine maintenance should include inspections twice a year to look for signs of deterioration: worn edges and ridges, bubbling of shingles, popped-up roofing nails and the accumulation of moss or debris on the roof surface. Another sign of asphalt or fiberglass shingle deterioration is the collection of mineral granules in the gutters. Metal roofs require inspection for watertight seams and a sound paint film. Life expectancy of metal roofing can be extended with the application of an elastomeric coating. This type of treatment is preferable to replacement, as prefabricated metal products for roofs often fail to copy the detailing of historic metal roofing.

Roof flashing provides watertight joints where roof planes change or protruding features such as chimneys, vents and dormers interrupt the roof surface. The source of most



*Original roof materials such as pressed metal shingles should be preserved and maintained as long as possible (above, 607 E. Main Street, below 205 N. Pine Street).*



*Original crimped metal roof at 200 N. Poplar Street.*

roof leaks is deteriorated or improperly installed flashing. Tar or roofing cement is an inappropriate substitute for properly installed flashing. The contemporary technique of weaving the shingles at roof valleys has a less attractive appearance and also deteriorates more rapidly than traditional metal flashing. Copper, galvanized sheet metal or aluminum with a baked enamel finish are more appropriate flashing choices in the district.

Gutters and downspouts should be cleaned often and kept in good repair to facilitate roof drainage. Seamless gutters with baked enamel finish are an appropriate choice within the historic district when replacing damaged gutters or adding new ones. Built-in gutters should be repaired rather than covered with new roofing materials. Downspouts should empty away from the building to keep water away from the walls and foundation. Splash blocks, made of stone, concrete or slate, below downspouts can direct water away from the building if there is no below-grade foundation drainage system.

Reducing heat build-up on a roof will increase energy efficiency and may extend the life of roof shingles. One means of reducing roof heat is through the use of a powered ventilator; however, passive methods (e.g. shade trees) may perform equally at less cost. In the historic district, unobtrusive, low-profile ventilators should be placed in inconspicuous locations like rear roof slopes to minimize their visibility. Existing wooden gable vents are historic features that should not be concealed or replaced with metal vents.

A number of Aberdeen dwellings retain highly decorative brick chimneys. These feature fine craftsmanship in the corbelled brickwork at the top of the chimney. Historic chimneys should be preserved, repointed as needed and maintained.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic roofs, their materials, dimension, pattern, form, color, texture and detail, that contribute to the overall character of the building, including their shape, line, pitch and overhang, as well as distinctive features and details, such as dormers,



*A number of Aberdeen dwellings retain original decorative chimneys such as at 215 N. Sycamore Street (above) and 203 N. Poplar Street (below).*



chimneys, concealed gutters, cornices, soffits, eaves and gable vents.

2. Maintain and protect historic roof materials, surfaces, features and details through appropriate maintenance and repair. Repaint previously painted metal roof features and surfaces in colors appropriate to the historic building.

3. Repair deteriorated or damaged historic roofs and roof materials and features through traditional methods. It is not appropriate to remove a distinctive roof feature, such as a chimney or dormer, rather than repair it.

4. Replace deteriorated or damaged roof materials and features, only if deteriorated beyond repair, in kind – matching the original in material, design, dimension and detail. Where possible, limit replacement to the deteriorated section only rather than the entire feature. Consider compatible substitute materials only if it is not technically feasible to replace in kind.

5. Replace a missing roof feature with a new feature based upon accurate documentation of the original feature or a new design compatible in material, design, color, size and scale with the historic building. It is not appropriate to introduce a roof feature or detail in an attempt to create a false historic appearance.

6. If the addition or replacement of gutters and downspouts is needed, install them with care so that no distinctive building features or details are concealed, diminished or lost. Except if they are copper, select new gutters and downspouts that are painted or finished in an appropriate color. Replace in kind distinctive half-round gutters and cylindrical downspouts.

7. Introduce contemporary roof features, such as skylights, vents, solar collectors and large antennas, only if they can be located so that they do not diminish the overall character of the historic roof and building. Select locations on secondary elevations out of view from the street.



*Example of an appropriate gutter and downspout at 209 N. Poplar Street.*



*New metal roofs should match historic profiles of crimping and spacing to match original metal roof designs of the dwelling's period.*

## Wood

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Wood, the most prevalent building material in the Aberdeen Historic District, can be fashioned into a myriad of features and decorative details that reflect a range of architectural styles contributing to the character of historic buildings. Wood clapboard – beveled boards that are thicker at the bottom edge and applied so they overlap by an inch or so – is the most common siding material in the District. Other historic wood siding types, including drop siding, flush siding and board-and-batten, as well as wood shingles, are also found on houses in the historic district. Even in commercial and residential masonry buildings, wooden trim, sashes and doors are typical. Porches, fences and storefronts are also usually constructed of wood.

Wood siding and features should be systematically maintained and repaired in order to enhance their inherent qualities. A regular maintenance program includes caulking and sealing vertical and exposed wood joints to prevent the entry of water beneath the wood surface; painting to protect the surface from deterioration due to light and moisture; and carpentry to repair or replace decaying boards and other wooden elements through splicing or piecing. Take care to select replacement wood that matches the design and dimensions of the original. Wood consolidants that stabilize and save a damaged or decayed feature in place may be the best solution for preserving difficult-to-replicate, distinctive features.

Since water and ultraviolet sunlight are two key factors in the deterioration of wood surfaces, protecting these surfaces with a sound paint film or stain coating is critical in extending their useful life. The application of chemical wood preservatives or the use of pressure-treated wood – wood treated with chemicals during manufacture – can also lengthen the life of wooden surfaces or features. It should be noted, however, that while a vertical application of pressure-treated wood, such as for siding, trim, and door and window sills, horizontal applications tend to warp and can be difficult to paint.

Wood is a relatively soft material and it requires appropriately gentle cleaning techniques in preparing for repainting. Often low-pressure washing with mild



*Drop wood siding at 406 E. Main Street is an important architectural element to the building's historical appearance and should not be concealed.*



*Retain original wood features such as the shingles in the gable field at 203 N. Poplar Street.*

household detergents, to which an anti-mildew solution can be added, is adequate for wood surfaces with intact paint films. Selectively hand scraping and sanding of the surface after washing is usually needed as well. If paint layers are peeling, alligatored, or deteriorated, the careful use of paint-removing devices, such as electric heat plates, infrared, hand-scraping, and hot air guns, may be necessary. Permanent damage to the wood surface can result from the use of harsher techniques such as sandblasting, high-pressure waterblasting, the application of harsh alkaline strippers or the use of propane and butane torches. These techniques are not appropriate on historic wood surfaces.

The substitution of artificial siding, such as aluminum or vinyl, is not appropriate in the historic district. Such materials can hide signs of damage or decay; trap moisture in the space created next to the wood of the house; destroy historic materials with an abundance of nail holes; and, in concealing the historic fabric, compromise the character of the building and the district as a whole. Substitute sidings lack the warmth and charm of wood since they do not provide the same dimension, shape, texture, scale and detail as wood and, from an energy conservation standpoint, they are not good insulators. Also, artificial siding will eventually require painting or other maintenance, which is the primary reason homeowners tire of wood siding. Removal of artificial siding and restoration of the original wood siding can result in a dramatically positive change in the building's appearance and is strongly encouraged.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic wood materials and features, including their color, dimension, texture, pattern, form and detail. that contribute to the overall character of a building, site or district, including siding, exterior trim, columns, cornices, balustrades, architraves, porches windows and doors.

2. Maintain and protect historic wood surfaces, materials, features and details through appropriate maintenance, cleaning and repair methods as needed.



*The use of cementitious siding may be appropriate for new construction, repairs on garages and repairs on the rear elevations of dwellings. This kind of alternative siding is not appropriate on elevations of a historic building that are visible from the street.*

- ❑ Inspect exterior wood surfaces for evidence of moisture damage, mildew and fungal or insect infestation.
- ❑ Provide adequate drainage of wood surfaces to avoid the collection of water on horizontal surfaces and decorative elements. Caulk or seal vertical and exposed wood joints to avoid moisture penetration.
- ❑ Maintain a protective, sound paint or stain film on exterior wood features. Repaint previously painted wood surfaces when needed in colors that are appropriate to the building or site feature. (see “Paint & Exterior Color” section for color scheme recommendations). Clean and prepare wood surfaces for repainting, using the gentlest effective methods, such as low-pressure washing, hand scraping and sanding. It is not appropriate to use destructive techniques that include power washing, sandblasting, high-pressure waterblasting (greater than 300 psi), chemical strippers, or hazardous heating devices, such as butane or propane torches.

3. Repair historic wood features and materials using traditional preservation techniques, including patching, splicing, reinforcing and consolidating.

4. Replace historic deteriorated or damaged wood features and materials, only if deteriorated beyond repair, in kind – matching the original in material, design, dimension and detail. Where possible, limit replacement to the deteriorated section only rather than the entire feature. Consider compatible substitute materials such as cementitious siding only if it is not technically feasible to replace in kind. It is not appropriate to cover or replace historic wooden features such as siding with inappropriate substitute materials such as vinyl, aluminum or masonite.

5. Replace a missing wood feature with a new feature based upon accurate documentation of the original feature or a new design compatible in material, design, color, size and scale with the historic building or site. It is not appropriate to introduce a wood feature or detail in an attempt to create a false historic appearance.



*The application of vinyl siding often involves the removal of original historic features and can cause condensation in the walls.*

## Masonry

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The majority of dwellings in Aberdeen are of frame construction but have masonry elements such as foundations, porch columns and chimneys. Brick, native stone, granite, terra cotta, slate, tile, concrete block and stucco are typical masonry materials used for a variety of historic district site and building features. The texture, scale, color, bonding pattern, joints and details of masonry surfaces all contribute to the general character of historic building and provide a source of permanent beauty. Brick and native stone are by far the most common masonry materials found in The Aberdeen Historic District.

Original chimneys are significant features of Aberdeen's historic houses, varying from very tall brick corbelled chimneys to simple native stone. Functional, decorative chimney caps add to their character. Preservation of these chimneys provides both aesthetic and safety benefits. Masonry foundations are also typical in the Aberdeen Historic District. Foundations are often distinguished from the walls they support by a change in pattern or texture – a water table or distinctive band of bricks. Some foundations have been painted and many are screened by plantings.

Foundation cracks may occur as houses settle. Severe problems, such as large cracks that go through the masonry, bulging or sagging walls, unlevel bricks from one corner to the next and sagging interior floors and walls may require the consultation of a mason or structural engineer with preservation experience. When entire sections of masonry units are damaged or missing, it is important to match replacements to the original as closely as possible in material, color, design and dimension. Replacement in kind is not usually a problem.

Masonry surfaces are quite durable and require minimal maintenance. Recommendations for cleaning and repointing are addressed in the commercial section of the guidelines.



*Exterior wall brick chimneys such as at 106 N. Pine Street should be retained, as they are key architectural features, even if they are no longer in use. Their removal would diminish the historic character of the dwelling.*

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic masonry materials and features, including their color, texture, pattern, form and detail, that contribute to the overall character of a building, site or district, including chimneys, foundations, walls, roofs, steps, retaining walls, walkways and terraces.

2. Maintain and protect historic masonry materials, surfaces, features and details through appropriate maintenance, cleaning and repair methods as needed.

3. Repair historic masonry mortar joints by repointing them if the mortar is deteriorated or missing, or if there is evidence of moisture penetration. Carefully remove loose and deteriorated mortar, using hand tools, prior to repointing. Repoint mortar joints with new mortar that matches the original in color, composition, strength and texture, duplicating the appearance of the original mortar joint. Consider masonry coatings and water repellents only if traditional repointing and repair techniques are not successful.

4. Replace historic deteriorated or damaged masonry materials and features, only if deteriorated beyond repair, in kind – matching the original in material, design, dimension and detail. Where possible, limit replacement to the deteriorated section only, rather than the entire feature. Consider compatible substitute materials only if it is not technically feasible to replace in kind.

5. Replace a missing masonry feature with a new feature based upon accurate documentation of the original feature or a new design compatible in material, design, color, size and scale with the historic building or site. It is not appropriate to introduce masonry features in an attempt to create a false historic appearance.



*Brick foundations should be repointed with brick and mortar to match the original (500 E. Main Street).*



*Retain and repair masonry features such as the brick columns at 607 E. Main Street.*

## Exterior Lighting

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Documentary photographs of early twentieth-century residences show that porch lighting was not customary. When present, porch lights appear as small pendants or projecting iron fixtures of a torch-like design placed near the entrance. The character of The Aberdeen Historic District can be reinforced and accentuated by the appropriate choice of exterior lighting.

If original lighting fixtures are present, it is preferable that they be retained and treated as valuable assets. Fixtures which are missing or damaged and must be replaced can be selected from antique ones of like design and scale, reproductions that reflect the architecture of the building, or contemporary fixtures which appropriately compliment the building.

Today, the issues of safety and security warrant thoughtful consideration about exterior lighting. It is important in the replacement or introduction of porch, entrance and security lighting that there be adequate illumination for safety and security purposes without detracting from the style and character of the building and site. It is also important that any exterior lighting not compromise the character of adjacent properties or the district as a whole. During the selection of compatible lighting fixtures, attention should be given to location, design, material, size, scale, color and brightness. Warm-spectrum light sources, yellow-tone glows, and unobtrusive fixtures are recommended. Timers that shut off lights when they are not needed in order to save energy and minimize their excessive intrusion might be considered.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic exterior lighting fixtures and materials that contribute to the overall character of a building, site or district, including their functional and decorative elements and details.
2. Protect and maintain historic light fixtures through appropriate maintenance, cleaning and repair methods as needed.



*Original light fixtures or those added in the early 20th century should be preserved and maintained (200 N. Poplar Street).*



*Replacement light fixtures should be in keeping with the period of the house such as this Craftsman light fixture on a Bungalow style dwelling.*

3. Repair historic light features, materials, and surfaces using traditional preservation techniques for metal or wood, accordingly.

4. Historic exterior lights that are missing or too deteriorated to be repaired can be replaced with a fixture that is either similar in appearance, material, detail and scale to the original or is compatible in design, scale, materials and color with the building and streetscape.

5. Introduce, as needed, new exterior lighting that is compatible in design with the character of the building, site or district. Review compatibility of proposed lighting in terms of appearance, location, material, color, scale, finish and lighting brightness. It is not appropriate to introduce new lighting that compromises the overall historic character of the building, site or district. It is not appropriate to introduce period lighting fixtures that pre-date the historic building in an attempt to create a false historical appearance.

6. Introduce new lighting in locations that maintain the overall historic character of the building, site or district. In considering a proposed location, review the height, color, direction and brightness of the lighting source. It is not appropriate to over-illuminate or indiscriminately light a historic building, site or streetscape.

7. Introduce lighting for safety and security in locations and ways that are consistent with the historic character of the building, site or streetscape. Consider low-level lighting sources for safety and security needs for residential locations-where it is not appropriate to install security lights mounted at standard heights on utility poles. When needed, introduce recessed lighting, footlights, post-mounted lights or directional lights in unobtrusive locations that do not diminish the overall historic character of the historic building, site or streetscape.

8. Review the proposed spacing and lighting brightness of sequential footlights or other ground-level lighting to ensure that they will not diminish the overall historic character of the building or site.

9. Limit or direct the area illuminated by a lighting fixture to avoid adversely affecting adjacent properties.



*The use of solar powered footlights along walkways is an appropriate method for exterior lighting as shown above and below.*



## Fences & Walls

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Fences and walls are significant features of the landscape that are constructed to help give definition to a historic building site. They serve both decorative and utilitarian purposes. The traditional front-yard fences, though not extensively used in Aberdeen's early twentieth-century historic district, were made of wood, cast iron or wrought iron. Painted wooden picket fences with gates were most common at the turn of the century. The pickets were usually thirty-six inches high with posts about six inches higher. In Aberdeen, brick or stone retaining walls were often used to maintain the integrity and topography of the street plans. Privacy fences and taller walls were often used in rear side yards and backyards to delineate property lines, to confine animals, to protect planted areas and to provide visual screening. These utilitarian constructs were generally built of solid wooden uprights, woven wire or simple pickets and were not visible from the street.

Preservation of existing fences and walls demands ongoing maintenance and repair. The life span of both wooden and iron fences will be extended if fence lines are raised slightly to separate the bottom edge from ground moisture, and if fences are protected by a sound paint film. Decayed pickets or boards should be replaced with decay-resistant or pressure-treated wood. The latter should be properly seasoned to make it hold paint. Pickets are typically stained, painted white or painted a trim color that complements the house. To discourage rust and corrosion of iron fences, loose paint and rust should be removed with a wire brush and fences primed immediately with an appropriate metal primer. Iron fences should then be painted in a traditional dark green, black or brown. It should be noted that cast iron and wrought iron fences can be reproduced. If replacement is necessary, a variety of traditional iron fencing is manufactured today. Brick and stone walls should be repaired and maintained in similar fashion as exterior building walls. The guidelines for masonry provide additional information.

The proposal of any new fence or wall for the purposes of privacy or enhancement of a site requires a zoning



*Preserve and maintain original cast iron and other metal fences (300 N. Poplar Street).*



*Original retaining walls of stone, brick or rock-faced concrete block should be preserved and maintained (206 N Poplar Street).*

permit in addition to an approved COA. Within the historic district, the proposal is reviewed for compatibility of design, materials, scale, color, location and configuration with the character of the historic district or site and the principal building. New front-yard fences are generally not encouraged in the district, since they were not typically employed in the early part of the century. However, in rear yards, simple picket fences, woven wire fencing and solid privacy fences constructed of vertical wooden uprights may all be considered. Incompatible contemporary materials such as vinyl or metal chain link fencing and imitation masonry are not appropriate fence and wall materials to consider for district locations that are visible from the street. Aluminum security fencing has become a popular option for back yards. Aluminum fences are often more contemporary in style and therefore are not an appropriate substitute for wrought iron fencing traditionally located at front lot lines.



*New wood picket fences should be in keeping with historic designs such as this fence at 310 E. Main Street.*

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic fences and walls, their materials and features, including stone, brick, wood and cast iron. that contribute to the overall character of a building, site or district, including the functional and decorative elements and details of fences and walls such as gates, pickets, pillars and posts. It is not appropriate to cover or replace historic wall or fence materials with contemporary coatings or substitute materials.
2. Maintain the historic masonry, wooden or metal elements of fences and walls through appropriate methods for the material.
3. Repair historic fences and walls, as necessary, through traditional repair methods for metal, wood, or masonry, accordingly.
4. Replace damaged sections of historic fences and walls only if deteriorated beyond repair, in kind to match the original in material, size, shape, dimension, pattern, texture, color and detail. Where possible, replace only the damaged or deteriorated portions rather than the entire feature. It is not appropriate to replace historic wall or fence materials with incompatible contemporary substitute



*Natural materials such as tree branches may be appropriate for fence designs, such as this woven fence at 201 Blue Street.*

materials such as artificial siding, plastic panels, landscape timbers, railroad ties, corrugated metal and vinyl or metal chain link fencing.

5. Replace a severely deteriorated or missing historic fence or wall, only if it is deteriorated beyond repair, with a new fence or wall based upon accurate documentation of the historic feature, or a new design compatible with the historic character of the building or the historic district.

6. Repaint previously painted or stained fences and walls in colors that are appropriate to the historic building or site.

7. Construct new fences and walls, if necessary, in traditional materials in locations and configurations characteristic of the district. Ensure the height of new fences and walls are consistent with the height of historic fences and walls in the district.

8. Limit the introduction of privacy and security fences to rear yards and side yard locations behind the mid-point of the building. Construct the fence so that the structural members of the fence face the property of the individual erecting the fence. It is not appropriate to replace historic wall or fence materials with incompatible contemporary substitute materials such as artificial siding, plastic panels, landscape timbers, railroad ties, corrugated metal and vinyl or metal chain link fencing.

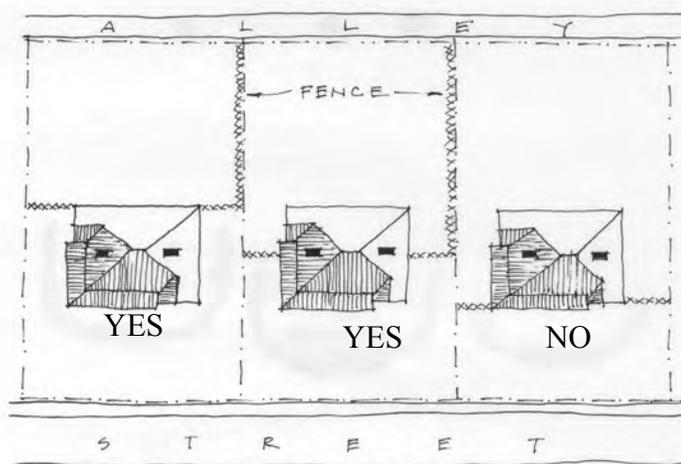
9. It is not appropriate to locate vinyl or metal chain link fences in front yards or other locations where they are visible from the public-right-of-way, as they are inappropriate to the character of the historic district and are incompatible landscape features. Where possible, screen existing chain link fences with vegetation such as ivy, climbing roses, wisteria, evergreens and shrubs.



*Vinyl fences are inappropriate for readily visible front and side yards in the district.*



*Privacy fences are appropriate on rear or side elevations, not in view from the street (609 Bethesda Street).*



*Privacy fences should be recessed back from the front wall so as to not obscure important features of the dwelling.*

## Walkways, Driveways & Off-street Parking

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Walkways, driveways and off-street parking areas help define circulation paths, the character of individual structures and the historic district as a whole. The streetscape of a historic district retains its unity when walkways and driveways are designed and built of similar materials and with consistent spacing and placement.

In Aberdeen, most residences feature straight front walkways of concrete, stone or brick that lead directly from the public sidewalk to the front door of the structure. Steps are incorporated depending on the topography of the front yard. As The Aberdeen Historic District predated the 1920 advent of the automobile, some sites do not have driveways at all, whereas some share single-lane driveways. Most driveways are narrow, but are as wide as was needed to accommodate the compact size of earlier automobiles. The first paved driveways consisted of two concrete parallel runners with grass in between. Although many of the original runners have been paved over, parallel runners can still be an attractive driveway treatment.

Necessitated by the widespread use of the automobile, off-street parking areas can have a significant impact on the character of a historic district. When located as inconspicuously as possible and buffered appropriately through the use of plant and fence screening, new parking areas can often be successfully blended into a sensitive historic environment. Existing trees and their root areas should be protected whenever possible. Planting new trees helps to reduce glare, heat and noise. Incorporating planting medians or islands into large paved areas can further reduce the visual impact of parking areas. The use of structural soil can counter the common problem of lack of soil in paved areas. This is a relatively new material consisting of angular gravel, clay-loam soil, and a binding gel; once installed, structural soil allows for root growth beneath the top pavement surface. Parking areas should be paved with appropriate materials such as gravel, crushed stone, brick, concrete, or asphalt.



*Retain and maintain original walkways and design new walkways that blend with the historic character of the residential area (609 Bethesda Street).*



*Retain existing walkways and driveways, repairing as needed, versus replacing them (403 E. Main Street).*

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic materials, features and details of traditional walkways and driveways, including their configurations, materials, topography, dimensions and details, that contribute to the district.
2. Maintain historic walkways, driveways and off-street parking areas and their features.
3. Repair historic walkways and driveways as necessary through traditional repair methods for masonry.
4. Replace damaged or deteriorated sections of historic walkways, driveways and off-street parking areas, only if too deteriorated for repair, in kind – matching the design, material, dimension, color and texture of the feature.
5. Replace a severely deteriorated or missing historic walkway, driveway or off-street parking area, only if deteriorated beyond repair, with a new feature based upon accurate documentation of the original or a new design compatible in location, dimension, material and color.
6. Introduce new walkways, driveways and off-street parking areas, if needed, to be compatible in configuration, location, dimension, material and color with existing walkways, driveways and off-street parking areas that contribute to the character of the district.
7. Design new walkways, driveways and off-street parking areas so that the site topography and significant site features, such as mature trees, are retained. If these features are to be added within the drip zone area of mature trees, consult a professional arborist to ensure the long-term health of a tree(s) when working within the drip zone. Protect archaeological resources and significant site features during and after construction by limiting site disturbances and changes in grade.
8. For sites that are residential in character, locate off-street parking areas in inconspicuous rear yard locations not visible from the street. Screen and buffer off-street parking areas with landscaping, or fences. Diminish the impact of large parking areas with planting islands that subdivide the paved areas.



*Some dwellings retain early 20th century concrete runners in driveways. These original designs should be preserved and maintained (301 E. Main Street).*

## Garages & Accessory Structures

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The historic garages, storage buildings and sheds still in existence in the historic district contribute to the character of the individual site and the overall district. The private garage, evolving from the carriage house and horse barn of the nineteenth century, was modified in the early 1900's to store an automobile. The earliest garage was a simple frame structure with no floor, which could accommodate a single car. Gradually, garages became more substantial structures and sometimes provided living quarters for household help. Most early garages were single-bay structures made of wood, located in the rear yard, often at the end of the driveway. Smaller accessory structures were located in the rear yard as well and generally were not visible from the street. Sometimes these structures reflected the style, materials and details of the principal site structure.

An important feature of the garage design was and is the door, which expresses function and defines age and style. Early wooden doors featured glass panels. Multi-car garages featured identical doors placed side by side. Door types included hinged, roll-up, sliding and folding accordion doors, or a combination of these. Typically, doors were paneled, regardless of the opening device.

Preservation of early garages and accessory structures requires regular maintenance and repair. It is common to find that early outbuilding structures were built directly on the ground, which will lead to deterioration and potential loss of the structure. The sill can be replaced if deteriorated, while still preserving the building. A historic accessory building may be placed on a new, low foundation or piers to prevent future deterioration. The introduction of a new garage or accessory building should echo distinctive features, such as roofline and materials, of the principal structure.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve historic garages and accessory structures, their character-defining materials, features and details, including their roof forms, doors, walls,



*Historic wood frame outbuildings such as this smokehouse at 204 E. South Street should be retained and preserved as they are important resources of the historic property.*



*Preserve and maintain historic garage buildings from the early 20th century (310 E. Main Street).*

foundations and architectural trim, that contribute to the overall character of the building site or historic district.

2. Maintain and protect historic garages and accessory structures and their materials.

3. Repair historic garages and accessory structures and their materials, as necessary, through traditional methods.

4. Replace damaged or deteriorated sections of historic garages and accessory structures, only if deteriorated beyond repair, in kind to match the original in material, size, shape, dimension, pattern, texture, color and detail. Where possible, replace only the damaged or deteriorated portions rather than the entire feature. If only the sill of the building is deteriorated, replace only that portion and raise the building to place it on a new foundation.

5. Replace a severely deteriorated or missing historic garage or accessory structure with a new structure based upon accurate documentation of the original feature or a new design compatible in form, roofline, height, materials, size, scale and finish with the main building or with other garages or accessory structures in the district.

6. Introduce new garages and accessory structures in locations that are compatible in orientation and placement with the historical relationship of garages and accessory structures to the main building and the site in the historic district. It is not appropriate to introduce a new garage or accessory structure if it will detract from the overall historic character of the main building or the site. New garages or carports should be sited where they are not readily visible from the street or public right-of-ways.

7. Introduce a prefabricated accessory building only if it is compatible in form, roofline, materials, size, scale and finish with the main building or other traditional accessory buildings in the historic district. It is not appropriate to introduce metal accessory structures in the historic district unless they are sited at locations not readily visible from the street or public right-of-ways.

8. It is not appropriate to apply features or details to a garage or accessory structure in an effort to create a false historical appearance.



*If new garage doors are needed they should be of paneled wood design as shown above and below.*



*New garage doors should not be of solid aluminum or steel design.*

## Utilities & Energy Retrofit

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Property owners everywhere today are concerned with energy conservation, adequate utility service and the upgrading or introduction of mechanical and communication systems. It is important in historic districts that such concerns be addressed in ways that do not compromise the character of the buildings, the sites or the district as a whole.

In The Aberdeen Historic District there is evidence of energy efficiency that is testimony to the wisdom of an earlier era. Shade trees provide a natural awning for residences and streets. Extended porches and plantings provide shaded outdoor space and protect interiors from the heat of the summer sun. Operable windows, shutters and fabric awnings make it possible for residents to control sunlight and fresh air within the building. Taking advantage of energy-efficient historic assets and responsibly retrofitting historic buildings can maximize their potential for energy conservation.

It is important, first of all, to use and maintain the existing energy-conserving features. Always consider replacing lost assets, such as shade trees and porches and introducing plantings and site features such as awnings, that aid in better energy management.

The first steps in retrofitting include the addition of adequate weatherstripping around window sashes and doors that prevent air leaks, and glazing that seals glass window panes. Once these repairs are made, storm windows and doors can be installed to provide a further barrier against the elements.

The installation of exterior storm windows is encouraged in the historic district for residential buildings. By keeping original windows and adding storm windows, owners can achieve energy savings equal to most new replacement windows and typically at a lower cost. Replacement windows have a finite life, requiring their own eventual replacement and increasing costs to the homeowner. Interior storm windows may also be an option but special care must be taken to ensure that moisture does not accumulate between the storm window and the original



*Window awnings can assist in lowering energy costs during warmer months. Appropriate designs are shown above and below.*



*The storm windows at 134 S. Pine Street appropriately allow for full view of the diamond-light design of the original windows.*

window, as this can cause damage to the wooden stools and surrounding area. Both exterior and interior storm windows must be fitted properly and be operable in order to receive their maximum benefit.

To minimize the impact of exterior storm windows, narrow profile windows with a painted or baked enamel finish in a color compatible with the sash color are appropriate. The meeting rails of operable storm windows for double-hung windows should align with the existing window division. Painted or stained wooden or aluminum storm doors with large glass panels that do not obscure the existing doors are also appropriate modifications to historic buildings.

The introduction, rehabilitation or replacement of mechanical or communication systems that include outside equipment, such as heating and air conditioning units, solar collectors, fuel tanks, gas meters, television antennas or satellite dishes, is to be planned with great care so that their location and installation will not damage or detract from the historic character of the building, site adjacent properties or the district as a whole. Window air-conditioning units are acceptable, but should be located as unobtrusively as possible. The modern installations should always be located on secondary elevations, out of public view. Conformance with local building codes and utility company standards is required. New systems often dictate additional utility lines and poles. Care must be taken to avoid overpowering the streetscape with unsightly lines and poles. The use of underground cable might be considered as an alternative to such visual intrusion.

In most cases the Commission will apply the guidelines as follows:

1. Retain and preserve the historic energy-conserving features and materials that contribute to the overall character of a building or site, including projecting front porches, louvered shutters, operable windows and transoms and large shade trees.
2. Protect and maintain historic energy-conserving features and materials. Enhance their thermal efficiency of through appropriate, traditional practices, including the installation of weatherstripping and caulking, storm



*The storm door at 506 E. Main Street allows for full view of the original single-light, three-panel door.*



*The HVAC unit at 200 N. Poplar is screened with landscaping (above). The fence at 204 E. South Street is also an appropriate screening method (below).*



windows and doors, and, if appropriate, awnings and operable shutters.

3. Repair historic energy-conserving features and materials.

4. Replace historic energy-conserving features and materials in kind only when they are deteriorated beyond repair.

5. Install full-light storm doors constructed of wood or aluminum and wooden screen doors, if desired, so that they do not damage or obscure the existing door or frame. Select storm or screen doors with a painted, stained or baked-enamel finish in a color compatible with the existing door color. It is not appropriate to install storm doors with a bare metal finish.

6. Install narrow-profile exterior storm windows, if desired, so that they do not damage or obscure the window sash or frame. Select operable storm windows with meeting rails that align with the existing division of double-hung windows. Select storm windows with a painted or baked-enamel finish in a color compatible with the window sash color. It is not appropriate to install storm windows with a bare metal finish.

7. Replace missing or deteriorated wooden shutters with new shutters that are sized to fit the window opening and mounted to the window casing so they are operable or are fixed to appear operable.

8. Install fabric awnings over window, door and porch openings, if desired and where historically appropriate, so that historic features are not damaged or obscured.

9. Locate new utilities and mechanical equipment, such as meters, exposed pipes, wires and heating and air-conditioning units, in the most inconspicuous area, such as along the rear elevation or in a side yard location not visible from the street. Install new mechanical systems, if needed, in areas and spaces that will require the least amount of alteration to the building exterior, historic building fabric and site features. Screen them from view.



*Solar panels (above) and solar shingles (below) may be added to dwellings at their rear roof lines or side roofs not readily visible from the street.*



*Solar panels may also be added to rear yards as long as they are not readily visible from the primary street and are screened through landscaping or fencing.*

## Accessibility & Life Safety

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When a historic building must undergo considerable revision due to a change in use or in order to meet the need for public access for people with disabilities, compliance with current standards for life safety and accessibility is required. The North Carolina State Building Code and the federal guidelines for the Americans with Disabilities Act of 1990 offer helpful flexibility in compliance for historic buildings. The Aberdeen Historic Preservation Commission bases its review of such proposed alterations on whether the external modifications will compromise the architectural integrity of the building or the historic character of the building and site. Property owners should contact the Commission staff early in the planning stages for professional assistance on such projects and to work with building code officials in investigating alternative methods of meeting requirements for historic buildings.

Given the foundation height of most buildings in the Aberdeen Historic District, accessibility for persons in wheelchairs usually requires a ramp. The sensitive introduction of such a large, visible feature is clearly a challenge. Private, residential properties have the advantage of locating a ramp at a secondary entrance on an elevation out of street-view. Similarly, the addition of a fire exit or exterior fire stair requires sensitivity to the historic building. Changes such as the addition of a handrail for the front steps, can be handled more simply. Temporary and reversible options are favored over permanent and irreversible ones.

In most cases the Commission will apply the guidelines as follows:

1. When considering a new use or change to a historic building, review all life safety code and accessibility requirements in deciding if the proposed change can be made without compromising the overall historic character of the historic building and its setting.
2. Accommodate life safety and accessibility requirements in ways that maintain and preserve the historic character of the building and its setting.



*Avoid the construction of a prominent ramp on the front of a dwelling.*



*The accessibility ramp at 204 E. South Street is located at the rear of the building and is not visible from the primary façade.*



*Consider the use of temporary or portable ramps rather than more permanent wood or metal ramps.*

3. Introduce new or additional means of access, if needed, that are reversible and do not diminish the original design of a character-defining entrance or porch.

4. Locate access ramps as discreetly as possible to diminish their impact on the historic building and site, preferably on a secondary entrance. Keep their design simple and minimal in size and compatible with the scale, materials and details of the building.

5. Locate exterior fire stairs, fire doors or elevator additions on rear or inconspicuous side elevations. To diminish their impact, design these elements to be compatible with the architectural character, proportion, scale, materials and finish of the historic building. Elevators can sometimes be sensitively installed inside a house without affecting rooms, features, or details.

6. Relocate incompatible existing fire stairs, when possible, to inconspicuous locations, such as the building's rear elevation.



*Use landscaping or fencing to screen ramps on primary elevations.*



*Chair lifts are also a preferred method for accessing historic dwellings. This installation results only in the removal of a small section of porch railing which can be added back when the chair lift is no longer needed.*



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## IV. Residential New Construction

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### Decks

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The backyard is a popular contemporary version of the more traditional patio or terrace. Decks can be a compatible addition to a historic residence if it is carefully located, designed and constructed. As an alternative to a deck, applicants may want to consider a covered porch or patio for a more compatible outdoor living area.

To minimize the introduction of a deck, it is very important that it be located inconspicuously and visually screened. As with other additions, it is important that the installation not damage significant features and materials of the building or site and that the deck be designed so that it is structurally self-supporting and could be removed in the future without harming the building. It is not recommended to try to directly imitate the building's architectural detail on such a contemporary addition as a deck. Appropriate designs can be achieved through the compatibility of materials, scale and color.

In most cases the Commission will apply the guidelines as follows:

1. Introduce decks, when necessary, so that the overall character of the historic building and its site are not compromised.
2. Select inconspicuous locations for decks, usually on the rear or least visible elevation of the historic building. Screen decks from public view.
3. Construct decks so that the historic fabric of the building and its significant features and details are not removed, concealed, damaged or destroyed. Construct decks so that they may be removed in the future with no damage to the historic building.
4. Design decks and their elements, including rails and steps, to be compatible in material, color, proportion and scale with the historic building. Design details of decks should be simple and not attempt to mimic historic detailing.



*This deck is appropriately located at the rear of the dwelling.*



*Rear decks should be built of materials to complement the historic dwelling without removal of original fabric.*

5. Screen the structural framing of decks with compatible foundation materials, such as skirtboards, lattice panels and dense evergreen foundation plantings.

## Additions to Historic Dwellings

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Most historic buildings have been altered and expanded to some extent over their many years of useful life. Many of these additions have become historic themselves, especially if constructed during the period of significance for the historic district. In fact, adding to the original shape and form of a building as needs for space and functions change may be essential to the continued usefulness of buildings within the Aberdeen Historic District. A successful addition must not visually overpower the original structure; concede its historic integrity; or destroy any significant features or materials, including historic plantings and site features. Additions should not significantly alter the ratio of built area to green space of the building site or remove historic site features.

It is important that the original form of the building not be concealed or compromised by a new addition; consequently, an addition needs to be clearly differentiated from the original building. Additions that reflect the original style, as well as additions that introduce a compatible contemporary style, are both appropriate design approaches for additions in the historic district. A contemporary design achieves compatibility through massing, scale, form, and roof form in relation to the historic design, not through false mimicking. Designing an addition so that it can be removed in the future without further damage to the historic building prevents additional loss of historic materials.

In most cases the Commission will apply the guidelines as follows:

1. Introduce additions, when necessary, so that the overall character of the historic building and its site are not compromised. It is not appropriate to introduce an addition if it will require the removal of a significant site feature or building element such as an original porch or a mature tree. Also, a historic addition, such as a rear wing, should not be removed to accommodate a new addition.



*Additions should be sited at the rear or non-readily visible side elevations.*



*Additions should be subordinate to the original dwelling and be differentiated through materials and detailing.*

2. Select inconspicuous locations for additions, usually on the rear or least visible elevation of the historic building.

3. Limit the scale and size of an addition so that it does not visually overpower or diminish the historic building or its site.

4. Design additions so that the historic fabric of the building and its significant features and details are not concealed, damaged or destroyed.

5. Design additions to be compatible with the historic building in mass, roof form, materials, color and relationship of solid wall surfaces to windows and doors in the exterior wall; however, differentiate the addition from the historic building. It is not appropriate to attempt to make the addition appear to be a part of the original building by duplicating the form, style and details of the original building too closely.

6. Select a dominant exterior material for the addition that is compatible with that of the historic building. Contemporary substitute materials in place of traditional exterior materials on an addition to a historic building may be appropriate.

7. Align the foundation height with that of the historic building. Eave lines of additions should be at or below the historic eave line. The latter demonstrates subordination to the historic building. Similarly, additions should be inset from the corners of the historic building. It is not appropriate to design an addition whose height exceeds that of the historic building.

8. Construct additions so that if removed in the future, the form, integrity, and materials of the historic building are not damaged.

9. Protect archaeological resources and significant site features during and after construction by limiting site disturbances and changes in grade.



*This addition is recessed from the side wall of the original dwelling and is not visible from the street.*



*This addition respects the roof height of the original dwelling and provides parking spaces in the basement level.*



*Utilization of unused attics and the addition of rear dormers may also be an appropriate method to add additional living space to a dwelling.*

## New Construction of Residential Buildings

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Construction of new buildings in the historic residential area of Aberdeen can contribute to its ambiance, provide the opportunity to eliminate vacant lots and reclaim the density the historic district once had. New buildings do not need to copy historic building designs, but they should adhere to established neighborhood design principles. Contemporary designs are encouraged if they are compatible with the overall character of the historic district. The compatibility of proposed new construction is considered in terms of both the building and the building site.

Placement of a proposed building on its lot should be consistent with the setback, spacing between buildings, orientation to the street and lot coverage characteristic of the historic district. For a streetscape, a consistent setback – the distance from the front wall of the building to the street – establishes a framework of order and coherence. Similarly, a regular pattern of spacing between buildings adds continuity to a streetscape. Throughout the historic district, the orientation of the main façade is consistently parallel to the street and the lot coverage – a measure of the density of developed land along each block front and for each lot – is fairly consistent. All of these siting characteristics are important to consider when introducing new buildings within the historic district. The physical and visual character of the site itself, including its topography and landscaping, can further relate the new construction to its surroundings and enhance its compatibility.

Compatibility of the overall design of a proposed building should first be reviewed in terms of its scale, height, massing, proportion and roof form. By analyzing the buildings surrounding a proposed site in these terms, it is possible to discover how consistent and, therefore, significant each of these criteria is to the district character. Scale refers to the size of the construction units and their architectural details in relation to the size of man. Like scale, height consistency is an important criterion in the district. Most blockfaces in the district contain a mixture of one- and two-story structures, and houses are built on raised foundations which contribute to the building height.



*New construction on Campbell Street follows traditional setback, massing, scale, height, materials, and design. Above: Streetscape; below, 107 Campbell Street.*



The massing and proportion of buildings in the historic district range from simple rectangular boxes to complex interplays of offsets and projections. A variety of roof forms are also found throughout the historic district. It is important to consider the overall proportion of a front façade and roof form as viewed from the street for continuity. If nearby buildings are narrow two-story houses, their vertical proportion will be important to reiterate. Likewise, earth-bound Bungalows with sweeping roofs and porches supported by blocky columns present a more horizontal proportion.

Building features, openings, details, materials and textures characteristic of the historic district provide additional criteria for evaluating the compatibility of proposed new construction. Front porches and chimneys are examples of historic building features. Particular attention should be paid to the spacing, scale, placement, proportion and size of openings and the design of the windows and doors that fill them. Exterior trim and details, as well as the selection of materials and textures that clad the building exterior, give additional opportunities to relate proposed new construction to the historic district.

In most cases the Commission will apply the guidelines as follows:

1. Site new construction to be compatible with nearby buildings that contribute to the overall character of the historic district in terms of setback, spacing between buildings, orientation to the street and lot coverage.
2. Design the new construction so that the overall visual and physical character of the building site, including its topography, mature plantings and significant site features, is retained.
3. Design new construction to be compatible with nearby buildings that contribute to the overall character of the historic district in terms of building scale, height, massing, proportion and roof form.
4. Design new construction to be compatible with nearby buildings that contribute to the overall character of the historic district in terms of building features, openings, details, materials and textures.



*One approach to infill residential construction in historic districts is to design a replica such as this new Bungalow dwelling above or this Queen Anne-influenced dwelling below.*



5. Design the spacing, scale, placement, proportion and size of window and door openings in proposed new construction to be compatible with nearby buildings that contribute to the overall character of the historic district.
6. Select windows and doors for proposed new construction to be compatible in design, materials, subdivision, proportion and detail with windows and doors of nearby buildings that contribute to the overall character of the historic district.
7. Select materials, and their textures and finishes, for proposed new construction to be compatible with the materials, textures and finishes of nearby buildings that contribute to the overall character of the historic district. It may be appropriate to use contemporary substitute materials such as cementitious siding in place of traditional exterior materials.
8. Design new construction to be compatible with but discernible from historic buildings in the district. It is not appropriate to design new construction that attempts to duplicate historic buildings too closely in an effort to create a false historic appearance.
9. Introduce new site features and plantings related to the new construction that are consistent with the guidelines.
10. Protect archaeological resources and significant site features during and after construction.



*Another approach to infill residential construction in historic districts is to design buildings that are compatible in scale, roof form, materials, and window and door arrangement while having more contemporary details.*

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## V. Relocation and Demolition

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### Relocation

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Relocation of a building within the historic district should be considered for only two reasons: one, as a last-resort alternative to demolition; and two, to execute the objectives of a revitalization plan that will place the building in a more compatible environment. Both of these are valid reasons to move a building, but it is important that such a decision be given careful consideration. Because relocation may result in a loss of integrity of setting and environment that can seriously compromise the significance of the relocated building, and because it is a complicated, time-consuming and expensive process, every aspect of the project should be investigated, considered and evaluated before relocation is undertaken.

Once the decision to relocate has been made, every effort should be made to move the building intact as a single unit. Care must be taken to comply with guidelines for new construction with regard to architectural compatibility, siting, orientation and landscaping. Aberdeen's Historic Preservation Commission holds the responsibility of issuing a Certificate of Appropriateness before any other required permits can be obtained. The Commission must decide how the proposed relocation will affect other historic buildings in the district and the overall character of the district.

In most cases the Commission will apply the guidelines as follows:

1. Relocate a building within the historic district only if the building is determined to be architecturally compatible with adjacent buildings according to the design guidelines for new construction and if the relocation will not damage or diminish the overall character of the historic district.
2. Site a relocated building within the historic district in accordance with the guidelines for siting new construction. Submit a proposed site plan for the new site to the Commission showing all site changes, including landscaping, driveways, parking areas and site lighting.



*Relocation of historic dwellings should only be undertaken as an alternative to demolition or if moving the building is part of a broader revitalization plan.*

3. Prior to the relocation, record the historic structure on its original site through photographs and/or other documentation that records the original setting.
4. Prior to the relocation, work with contractors experienced in successfully moving historic structures to determine the structural stability of the building and to minimize any damage to the building before, during and after the move.
5. Prior to the relocation, if the original site is within the historic district, submit a site plan to the Historic Preservation Commission illustrating proposed changes and landscaping plans for the original site.
6. Select a route for the relocation that does not endanger significant features of the original site, the route through the historic district or the new site.

## Demolition

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Demolition of a structure within the Aberdeen Historic District or of a designated historic property is an irreversible act that is strongly discouraged. Because historic assets can never be replaced, property owners should always try to preserve the building and the site. In order that sufficient time be allowed for full consideration of alternatives to demolition, the Historic Preservation Commission can declare a delay of up to 365 days from the date of approval of the COA. The intent of the waiting period is to provide the Commission and other interested parties sufficient time to investigate every alternative to razing the building. During the delay, the Commission works with the property owner and other interested individuals to seek a way to save the building. The Commission will also publicize that a significant building is threatened with demolition and that alternatives are being sought.

In reviewing a request to demolish a building in the district, the Commission assesses the effect of the proposed demolition on adjacent historic properties and on the overall character of the neighborhood. The Commission also seriously reviews the following considerations: the building's contribution to the historic



*Demolition should always be the last option considered for historic buildings.*



*Loss of historic structures to demolition can vastly and permanently alter the landscape of the community.  
(Image courtesy of Robert A. Farrell; taken from "Images of America—Aberdeen")*

character of the district; whether the building could be adapted to meet the owner's needs; whether the property could be sold to someone whose needs it would meet; whether the building could be relocated; and what use is being proposed for the site that will compensate for the loss of the structure. It is the responsibility of the property owner who is requesting a Certificate of Appropriateness for demolition to submit at the same time a site plan proposing a new use for the lot post-demolition.

If approval for demolition is granted, the property owner is responsible for creating a permanent record of the property prior to demolition. Such documentary photographs and drawings become part of the Historic Preservation Commission files.

In most cases the Commission will apply the guidelines as follows:

1. Prior to demolition, work with the Historic Preservation Commission in seeking alternatives to demolition.
2. Prior to demolition, record the historic structure through photographs and other documentation that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. Provide this documentation to the Commission for their permanent files.
3. Prior to demolition, work with the Historic Preservation Commission and other interested parties to salvage usable architectural features and materials.
4. Prior to demolition, submit a site plan to the Historic Preservation Commission that illustrates proposed site changes or plantings for the site following demolition.
5. During the demolition, protect any large trees and other important landscape features from damage.
6. After demolition, development of the property with a compatible new building or structure is recommended. If the site is to remain vacant for more than sixty days, clear the site of debris, re-seed it and maintain it in a manner consistent with other properties in the historic district.

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## VI. Appendices

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### Resources for Technical Assistance

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#### **Local Resources**

Aberdeen Historic Preservation Commission  
Post Office Box 785  
Aberdeen, North Carolina 28315  
[www.townofaberdeen.net](http://www.townofaberdeen.net)

For information on the Aberdeen Historic Preservation Commission, Certificates of Appropriateness and technical assistance, contact Aberdeen's Town Planner at (910) 944-7024.

#### **State Resources**

State Historic Preservation Office  
North Carolina Division of Archives and History  
Department of Cultural Resources  
109 East Jones Street  
Raleigh, North Carolina 27601-2807  
[www.hpo.dcr.gov](http://www.hpo.dcr.gov)

For information on the National Register and historic properties, contact the Survey and Planning Branch, (919) 807-6576. Or see website: <http://www.hpo.ncdcr.gov/spbranch.htm>.

For more information on North Carolina listing: <http://www.hpo.ncdcr.gov/nrhome.htm>.

For GIS map of listings: <http://gis.ncdcr.gov/hpoweb/>.

For information on preservation tax credits and technical restoration assistance, contact the Restoration Branch, (919) 807-6590. Or see website: <http://www.hpo.ncdcr.gov/rebranch.htm>

For rehabilitation tax credit information: <http://www.hpo.ncdcr.gov/tchome.htm>

For information on archaeological site and resources, contact the Office of State Archaeology, (919) 807-6552. Or see website: <http://www.archaeology.ncdcr.gov/>

**National Resources**

United States Department of the Interior

National Park Service

Post Office Box 37127

Washington, D.C. 20013-7127

[www.nps.gov/history/preservation.htm](http://www.nps.gov/history/preservation.htm)

Office of the Director: (202) 208-6843

Office of Public Affairs: (202) 208-6843

Preservation Assistance Division: (202) 343-9578

See the Secretary of the Interior's Guidelines for rehabilitating Historic Buildings at:

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_approach.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_approach.htm)

NPS Preservation Briefs provide information on preserving, rehabilitating, and restoring buildings.

These can be found at [www.nps.gov/tps/how-to-preserve/briefs.htm](http://www.nps.gov/tps/how-to-preserve/briefs.htm)

## Glossary of Terms

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Architrave – The molded frame surrounding a door or window.

Arts and Crafts Movement (1900-1930) – A modern movement in domestic architecture which deliberately turned away from historic precedent for decoration and design. Ornamentation was modernized to remove most traces of its historic origins. Low pitched roofs with eave overhangs were favored.

Balustrade – A series of short pillars or turned uprights with a rail.

Bandboard – Any flat horizontal member that projects slightly from the surface of which it is a part; often used to mark a division in a wall.

Bargeboard – A wooden member, usually decorative, suspended from and following the slope of a gable roof.

Bay – (1) An opening or division along a wall of a structure, as a wall with a door and two windows is three bays wide; (2) A projection of a room, usually with windows and angled sides but sometimes rectangular.

Beveled Glass – A type of decorative glass on which the edges of each pane are beveled or cut to an angle of less than ninety degrees.

Board-and-Batten – Vertical exterior siding with the joints between the siding (boards) covered with narrow strips (battens). The battens are used to conceal the gaps between the siding boards.

Bracket – Projecting support member found under eaves or other overhangs; may be plain or decorated.

Brick Header – Bricks laid with their ends towards the face of a wall.

Bungalow (1890-1940) – An architectural style characterized by small size, overall simplicity, broad gables, dormer windows, porches with large square piers and exposed structural members or stickwork.

Casement Window – A window sash that opens on hinges fixed to its vertical edge.

Casing – The finished visible framework around a door or window.

Chimney Pot – A terra cotta, brick or metal pipe that is placed on top of a chimney as a means of increasing the draft; often decoratively treated.

Clapboard – A narrow board, usually thicker at one edge than the other, used for siding.

Colonial Revival (1870-1950) – An architectural style characterized by a balanced façade; use of decorative door crowns and pediments, sidelights, fan lights and porticos to emphasize the front entrance; double-hung windows with multiple panes in one or both sashes; and frequent use of string courses on decorative cornices.

Corbelling – A series of projections, each stepped out further than the one below it; most often found on masonry walls and chimney stacks.

Corner Board – A board that is used as a trim on the exterior corner of a wood frame structure and against which the ends of the siding are fitted.

Cornice – The exterior trim of a structure at the meeting of the roof and wall, usually consisting of bed molding, soffits, fascia and crown molding.

Craftsman Style (1905-1930) – An architectural style featuring low pitched gable roofs with wide, unenclosed eave overhang, roof rafters usually exposed, decorative beams or braces commonly added under the gables, porches with roof supported by tapered square columns and columns frequently extending to the ground level.

Crown Molding – The crowning and finished molding, most often located in the area of transition between wall and ceiling or on the extreme top edge of an exterior wall.

Dentil – A row of small blocks at the base of a classical cornice, resembling a row of evenly spaced teeth.

Dormer – A vertical window projecting from the slope of the roof, usually provided with its own roof.

Double Hung Window – A type window with upper and lower sashes in vertical grooves, one in front of the other, which are moveable by means of sash cords and weights.

Drop Siding – A type of cladding characterized by overlapping boards with either tongue and groove or rabbeted top and bottom edges.

Eave – The part of the sloping roof that projects beyond a wall.

Elevation – The external faces of a building; also a drawing to show any one face of a building.

Embossed – Carved or raised in relief.

Etched Glass – Glass whose surface has been cut away with a strong acid or by abrasive action into a decorative pattern.

Façade – The face of a building, especially the principle front, that looks onto a street or open space.

Fascia – A flat board used to cover the ends of roof rafters.

Fenestration – The arrangement of windows and other exterior openings on a building.

Flashing – Pieces of non-corrosive metal installed at junctions between roofs and walls, around chimneys and around other protrusions through the roof.

Flush Siding – Wooden siding which lies in a single plane. This was commonly applied in a horizontal direction except when applied vertically to accent an architectural feature.

Foursquare – Two story, box-shaped house style prevalent during the early twentieth century.

Friable – Easily crumbled or pulverized.

Frieze – The middle division of an entablature, between the architecture and cornice; usually decorated but may be plain.

Gable – The triangular end of exterior wall in a building with a ridged roof.

Gable Roof – A sloping (ridged) roof that terminates at one or both ends in a gable.

Gingerbread – Thin, curvilinear ornament produced with machine-powered saws.

Grapevine Joint – An archaic mortar joint similar to a concave joint with a groove scribed into the center of it.

Hardboard – A very dense fiberboard usually having one smooth face.

Hipped Roof – A roof formed by four pitched roof surfaces.

Jalousie – The craft of connecting members together through the use of various types of joints; used extensively in trim work and in cabinet work.

Knee Bracket – A diagonal member for bracing the angle between two joined members, as a stud or column and a joist or rafter, being joined to each partway along its length.

Lintel – A horizontal beam bridging an opening.

Masonry – Work constructed by a mason using stone, brick, concrete blocks, tile or similar materials.

Meeting Rail – (in a double hung window) The rail of each sash that meets a rail of the other sash when the window is closed.

Metal Buildings – Structures faced in sheet metal.

Mission Tiles – A red roof material made of fired clay.

Molding – A continuous decorative band; serves as an ornamental device on both the interior and exterior of a building or structure; also often serves the function of obscuring the joint formed when two surfaces meet.

Mullion – A vertical support dividing a window or other opening into two or more parts, or that separates two windows.

Muntin – A thin strip of wood or steel used for holding panes of glass within a window sash.

Neoclassical (1900-1940) – An architectural style characterized by a two-story pedimented portico or porch supported by colossal columns, a centrally located doorway and symmetrically placed windows.

Palladian Window – A window with three openings with a large arched central light flanked by rectangular sidelights.

Parapet - A low wall rising from the roofline of a building façade.

Parging – A technique of applying a cement-type coating to a masonry surface.

Pediment – A triangular section framed by horizontal molding on its base and two sloping moldings on each of its sides; used as a crowning element for doors, windows and niches.

Pendant – A hanging ornament; usually found projecting from the bottom of a construction member such as a newel in a staircase, the bottom of a bargeboard or the underside of a wall overhang.

Pier – Vertical supporting member that is part of the foundation.

Pitch – The degree of slope on a roof.

Portable Sign - A sign generally constructed to be easily movable without a permanent attachment to the ground, a structure frame, building, or other surface and is constructed to be moved. Portable signs include, but are not limited to, trailer signs and signs on vehicles. Sandwich Board (A-frame) signs are permitted in the B-1 Central Business District subject to the following:

- a. Sandwich Board Signs shall not exceed four (4) feet in height and thirty (30) inches in width;
- b. Five (5) Feet of sidewalk clearance shall be provided along one side of the sign to allow for unobstructed pedestrian access; and
- c. Sandwich Board Signs shall be moved to an indoor location for storage during times when the associated business is not open for customers.

Portico – A covered walk or porch supported by columns or pillars.

Prairie Style (1900-1920) – An architectural style characterized by its overall horizontal appearance which is accomplished through the use of bands of casement windows, long terraces or balconies, flanking wings, low-pitched roofs with wide overhangs and darkly colored strips or bands on exterior walls.

Quarter Round – A small molding that has the cross section of a quarter circle.

Queen Anne (1800-1910) – An architectural style characterized by irregularity of plan and massing, variety of color and texture, variety of window treatment, multiple steep roofs, porches with decorative gables, frequent use of bay windows, chimneys with corbelling and wall surfaces that vary in texture and material use.

Rabbet – A joint formed by cutting a rectangular groove in one member to receive the end of another member.

Railing – (1) A fence-like barrier composed of one or more horizontal rails supported by widely spaced uprights; balustrade; (2) Bannister; (3) Rails, collectively.

Reconstruction – The act of reproducing by new construction the exact form and detail of a vanished building, structure or object as it appeared at a specific period of time.

Reglaze – To remove and replace deteriorated putty with new putty between the glass and the wood on a window, to create a weather-tight seal.

Rehabilitation – The act or process of returning a property to a state of utility through repair or alteration, which makes possible efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Renovation – The restoration to a former better state by cleaning, repairing or rebuilding.

Repointing – Removing old mortar and replacing it with new mortar.

Restoration – The act or process of accurately recovering the form and details of a property and its settings as it appeared at a particular period of time, by means of the removal of later work or by the replacement of missing earlier work.

Ridge – The horizontal line formed when two roof surfaces meet.

Riser – Each of the vertical boards closing in the spaces between the treads of stairways.

Sandblast – An abrasive method of cleaning bricks, masonry or wood that involves directing high-powered jets of sand against a surface, causing damage to wood and brick.

Scale – The size of the construction units, architectural elements and details in relation to the size of man.

Setback – The distance from the front wall of the building to the property line or the street.

Shed Dormer – A dormer with a roof consisting of one inclined plane.

Sidelight – A fixed sash located beside a door or window, often found in pairs.

Sill – The horizontal water-shedding member at the bottom of a door or window.

Sillplate – The horizontal member that rests on the foundation and forms the lowest part of the frame of a structure.

Solarium – A glass-enclosed porch or room.

Spacing – The distance between adjacent buildings.

Stack – A number of flues embodied in one structure rising above a roof.

Spandrel – The sometimes ornamental space between the right or left exterior curve of an arch and an enclosing right angle.

Stucco – An exterior wall covering consisting of a mixture of Portland cement, sand, lime and water.

Surround – The frame around a door or window, sometimes molded.

Terra Cotta – A fine-grained fired clay product used on the exterior of buildings; may be glazed or unglazed, molded or carved; usually brownish red in color, but may also be found in tints of gray, white and bronze.

Tongue-and-Groove – A joint made by a tongue on one edge of a board fitting into a corresponding groove on the edge of another board.

Topography – The physical and natural characteristics of a site, especially referring to the changing contours of ground level.

Topping – The indiscriminate cutting back of tree branches to stubs or lateral branches that are not large enough to assume the terminal role.

Transom – A small window or series of panes above a door or above a casement or double-hung window.

Triple A Roof – A colloquial term used to describe the false center gable often found on late nineteenth- and twentieth-century domestic roofs. Also used as a name for a vernacular house

containing such a roof configuration; term is derived from the three “A” shaped gables: side, front and side.

Tudor (1890-1940) – An architectural style characterized by steeply pitched and gable roofs, gabled entranceway, multi-paned narrow windows, tall chimneys (often with chimney pots), masonry construction and decorative half-timbering in many cases.

Turret – A small and somewhat slender tower; often located at the corner of a building.

Valley Flashing – Copper, galvanized sheet metal or aluminum strips placed along the depressed angle formed at the meeting point of two roof slopes.

Veneer – A decorative layer of brick, wood or other material used to cover inferior structural material, thereby giving an improved appearance at a low cost.

Veranda – A roofed open gallery attached to the exterior of a building.

Vernacular – In architecture, as in a language, the non-academic local expressions of particular region.

Victorian Style – A loose term for various styles of architecture, furniture or clothes popular during the reign of Queen Victoria (1837-1901); architectural styles are primarily characterized by fanciful wooden ornamentation or “gingerbread.”

Weatherboards – Exterior wood siding consisting of overlapping boards usually thicker at one edge than the other.

Wood Shakes – Hand-cut wood shingles. Shakes can be distinguished from shingles in that shakes are not tapered and usually have more irregular surfaces. Their length varies from twelve inches to over three feet.

## Normal Maintenance Items

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A Certificate of Appropriateness is not required for normal maintenance items which make no irreversible or significant change to the building or site. Normal maintenance includes the following:

- ❑ Maintaining the public-right-of-way through repairing sidewalks; marking pavement; resurfacing streets; maintaining utility poles, wires, traffic signals and street lights; repairing under-ground utilities; and maintaining the landscaping.
- ❑ Minor landscaping, including vegetable and flower gardens, shrubbery and rear yard trees. Pruning (not topping) trees and shrubbery; removal of trees less than four inches in diameter at two feet above the ground.
- ❑ Repairs to walks, patios, fences and driveways when replacement materials match the original or existing materials in detail, dimension and color.
- ❑ Removal of cinder block walks or steps; removal of railroad ties or landscape timbers around planting beds.
- ❑ Repair or removal of signs. Erection of temporary signs (real estate, political).
- ❑ Installation of house numbers, mailboxes and flag brackets.
- ❑ Removal of aluminum awnings; aluminum storm windows and doors; metal storage buildings; satellite dishes; underground oil tanks.
- ❑ Replacement of small amounts of missing or deteriorated siding, trim, roof shingles or porch flooring when the replacement materials match the original or existing in material, color and detail. (For siding, roofing and porch flooring, approximately twenty square feet or less will be considered normal maintenance.)
- ❑ Repainting siding and trim in the same colors.
- ❑ Caulking and weatherstripping; replacing window glass.
- ❑ Repairs to exterior lighting fixtures when replacement materials match the original or existing materials in detail.

## Minor Work Items

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Upon receipt of a completed application, staff may issue a Certificate of Appropriateness (COA) for minor works that are consistent with the Aberdeen Design Principles and Guidelines, on behalf of the Commission. Where any uncertainty exists as to whether a COA should be issued for minor work, staff shall refer the matter to the Commission. Minor works include the following:

- ❑ Removal of asbestos, aluminum, vinyl or other artificial siding not belonging to the original structure.
- ❑ Replacement of missing architectural details, provided that at least one of the following conditions are met: (1) at least one example of the detail to be replaced exists on the house, or (2) physical or documentary evidence exists which illustrates or describes the missing detail or details.
- ❑ Removal of dead, diseased or dangerous trees.
- ❑ Removal of accessory buildings which are not architecturally or historically significant.
- ❑ Removal of metal flues, gutters and downspouts.
- ❑ Repair or replacement of exposed foundation walls, including installation of vents.
- ❑ Repair or replacement of asphalt or fiberglass shingle roofs or other roof coverings where there is no change in material.
- ❑ Repair or replacement of flat roofs.
- ❑ Reconstruction or repair of fences of wood, stone, brick or cast iron under four feet high.
- ❑ Replacement of patios and decks that are not visible from the street.
- ❑ Installation or replacement of storm windows and doors, which are finished to match the color of the building's trim.
- ❑ Installation of mechanical equipment, such as heating and air conditioning units, not visible from the street.
- ❑ Review of material samples and dimensions for projects which have received approval in concept or a COA from the Commission.
- ❑ Renewal of expired COAs where no change to approved plans is being proposed and where there is no change in the circumstances under which the COA was granted.