

HISTORIC DISTRICT STANDARDS & GUIDELINES

Zoning and subdivision regulations are commonly used to direct and manage growth. Increasingly, communities are supplementing these regulations with development standards, architectural review principles, and design guidelines to promote and protect a quality environment. Such design criteria are an essential tool in the preservation of historic properties and areas. Through the design review process, historic neighborhoods gain advantages similar to those afforded to modern neighborhoods with design covenants. The design criteria used in the design review process are based upon the existing visual characteristics of historic properties and districts. Preservation design criteria do not prevent growth and development; rather they encourage thoughtful and sensitive treatment of historic properties and orderly, creative, and compatible development in historic areas.

In the City of Bolivar, the Historic Zoning Commission (HZC) is charged with the responsibility of initiating local designation and design review, promoting public education and awareness, and maintaining preservation planning and research. Because of the local preservation program, the municipality qualifies as a Certified Local Government (CLG) community and is eligible for various federal and state programs and grants. Annual training opportunities, free technical expertise, and professional administrative staff supplement the Commission's demonstrated experience in preservation-related fields, such as architecture, history, archeology, interior design, landscape architecture, etc. The Commission ensures that preservation policies remain an integral component of comprehensive planning.

The HZC review proposed changes to designated historic properties, landmarks, and district. During design review, the Commission takes into consideration the unique characteristics of the specific property and utilizes an established set of design criteria. By reviewing basic preservation principals and evaluating each project with the same criteria, the Commission ensures that applicants are treated fairly and equally. Having the criteria in hand during the planning process enables applicants to prepare informed proposals. Ultimately, design criteria are published to assist decision-makers – owners, developers, contractors, and commissioners – in developing solutions that satisfy Bolivar's historic preservation ordinances.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards and to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- ❖ A property shall be used for its historic purpose or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- ❖ 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 a property shall be avoided.
- ❖ Each property shall be recognized as 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.
- ❖ Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- ❖ Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- ❖ 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.
- ❖ 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.
- ❖ Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- ❖ New additions, exterior alteration, 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.
- ❖ 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.

SIGNS

Signs are among the most common and frequently changed aspect of the built environment. Each sign has a significant impact – which can be either positive or negative – upon both the building and the streetscape. Cumulatively, signs define an area and have a tremendous affect upon its appearance. As non-residential uses spread beyond Bolivar’s historic downtown, the regulation of sign becomes increasingly important in order to retain the visual character of historic residential area. In addition to the minimum requirements set forth in the Zoning Ordinance, signs must comply with the following guidelines.

THE BASICS

*** VISUAL CHARACTERISTICS**

1. **PLACEMENT:** Where will the sign be located – wall (elevation) or freestanding (site pla
2. **SIZE:** What are the sign’s dimensions (elevation – include measurements for both the display surface and support system)?
3. **DESIGN:** How is the display surface shaped or embellished?
4. **STRUCTURE:** How will the sign be mounted or supported?
5. **MATERIAL:** What materials will be used?
6. **ILLUMINATION:** Will the sign be lit (if so, internally or externally) and what type of fixture will be used?

*** VISUAL IMPACT**

- A. **COMPATIBILITY:** is the sign similar in character in existing or known historic examples?
- B. **EFFECT:** What is the effect of the sign upon the building on the property, on adjacent and nearby properties, and on properties in the historic district?

PRESERVATION POINTERS

Signs are important site feature.

Historic signs should be preserved and maintained. In some instances, historic signs may be repainted in order to preserve the original composition, design, color, and other visual qualities.

New sign designs may be inspired by known and existing historic examples. Inappropriate historic versions (e.g. Colonial broken pediment designs) are not compatible.

Mass-produced, standardized signs are not incompatible per se; only those that fail to meet the established design criteria are inappropriate.

The Bolivar Zoning Ordinance regulate types of signs.

Illumination should be limited and unobtrusive, generally the minimum necessary for sign identification.

Temporary signs do not require design review.

Signs qualify as administrative review items.

THE GUIDELINES

***Wall Signs (Attached, Flat, Painted, Projecting, Awning, Canopy)**

Placement	aligned with historic signboard areas and compatible existing signs; not obscuring architectural features
Size	fit within historic signboard area or approximate size of compatible existing signs
Design	simple geometric shapes or shapes which relate directly to architectural details
Support	minimal impact upon historic building materials
Material	finished wood or metal
Illumination	neither direct or indirect illumination

***Freestanding Signs (Simple, Ground, and Directional)**

Placement	perpendiculars to traffic flow; pedestrian-oriented
Size	approximate size of compatible existing signs; no larger than reasonably necessary
Design	simple geometric shape or shapes, which relate directly to architectural details
Support	single-post, metal or wood; no ground or portable signs
Illumination	indirect illumination – limited, unobtrusive, and fixture not visible from public right-of-way

DEMOLITION AND NEGLECT

The demolition of historic buildings diminishes the built environment and creates unnecessary waste. Demolition of an individual historic property is significant and abrupt; however, districts are vulnerable to the slow attrition of historic properties through both demolition and neglect. Demolition is the only appropriate in very specific and narrowly defined circumstances, and no demolition occurs without approval of post-demolition plans. In addition, the proactive demolition by neglect strategy to aggressively pursue remedies for historic properties endangered by disregard to structural integrity.

THE BASICS

❖ VISUAL CHARACTERISTICS

1. AGE: Will the demolition result in the removal of a non-historic building or historic building?
2. STATUS: Is the building contributing or non-contributing?
3. INTEGRITY: What level of integrity does the building possess?
4. SIGNIFICANCE: What is the significance of the building to the historic property and/or historic district?

❖ CIRCUMSTANCE CONSIDERATIONS

1. CONDITION: Does the building constitute public safety hazards? If so, is the deteriorated condition the result of owner neglect?
2. ECONOMIC: Has the owner demonstrated that a historic property is incapable of earning an economic return on its value, as appraised?
3. ALTERNATIVES: Has the owner demonstrated that all reasonable means have been taken to avoid demolition, including alternative uses, sale, and/or relocation of the building?
4. DOCUMENTATION: Has the owner completed adequate documentation of both the building and property?

❖ VISUAL IMPACT

1. EFFECT: What is the effect of the loss of the building on the property, on adjacent and nearby properties, and on properties in the historic district?
2. COMPATIBILITY: Do post-construction plans comply with all design criteria for new construction?
3. EFFECT: What is the effect of the post-construction plans on the property, on adjacent properties and nearby properties, and on properties in the historic district?

PRESERVATION POINTERS

Demolition is irreversible and contagious.

The demolition of secondary structures (garages, barns, wellhouses, guesthouses, etc.) is reviewed utilizing the same criteria and shall not be considered as a less significant loss to either the historic property or the historic district.

Demolition of non-historic properties is generally permissible, provided that post-construction plans are compatible with both the development pattern and visual character of the historic district.

Notice of proposed demolition shall be posted on the subject property with clear visibility from the public right-of-way for at least six (6) months for historic buildings and not less than two (2) months for non-historic buildings.

In rare instances of demolition approval, documentation of historic properties must meet HABS/HAER standards.

Failure to provide minimum maintenance and repair of historic properties is a violation of the historic preservation ordinance and has specific legal remedies.

Demolition of non-historic secondary structures qualifies as an administrative review item.

MAINTENANCE OF HISTORIC PROPERTIES

❖ Ordinary Maintenance and Repair

Ordinary maintenance or repair of any exterior architectural feature in or on an historic property includes actions to correct deterioration, decay, or damage, or to sustain the existing form that do not involve a change in the design, material, texture or the exterior appearance of either the building, site features, or property.

❖ Standards of Minimum Maintenance and Repair

Minimum maintenance and repair includes the minimal amount of maintenance permitted to avoid structural defects and conditions which threaten the deterioration or loss of any designated historic property and places, sites, building, structures, and works of art within designated historic districts. As more fully outlined in the historic preservation ordinance, such structural defects and condition include the deterioration of the following:

- 1) foundations
- 2) structural member (floor joists, wall/partition/vertical members, ceiling and roof members, interior staircases),
- 3) exterior surfaces and materials (siding, masonry joints, chimneys),
- 4) weather protection an ventilation (windows, doors, flashing, downspouts, gutters, vents),
- 5) stairways, porches, and appurtenances
- 6) protective measures against rodent and termite infestations,
- 7) security and utilities, and
- 8) dependencies and additional site feature (limbs and roots, soil erosion and deposition).

MINOR ALTERATIONS

Bolivar historically and presently acknowledged for its quality environment and preservation commitment, does continue to use its historic structures. Inside the historic district, new buildings and additions complement the community's architectural heritage, and the presence of most historic resources is a direct result of major restoration, rehabilitation, and remodeling efforts of good stewardship. The most commonly proposed changes are usually site features and minor alterations. In order to expedite the design review process, preservation policies for the most basic alterations are itemized below. Proposals for such minor alterations are routinely approved provided that the preservation policy is met in both specifics and intent. Sensitive alterations integrate changes with the original form and design and do not infringe, reduce, nor destroy the historic and visual integrity of the building.

THE BASICS

❖ VISUAL CHARACTERISTICS

1. **PLACEMENT:** Where will the alteration occur (elevation)?
2. **SIZE:** What are the dimensions of the area of change?
3. **DESIGN:** How does the proposed change alter the building stylistic elements and overall design?
4. **STRUCTURE:** How will the alteration impact the existing materials?
5. **MATERIAL:** What materials will be used?

❖ VISUAL IMPACT

1. **INTEGRITY:** Will the alterations reduce the integrity of the historic resource or its site? If historic restoration is the intent, is adequate documentation provided?
2. **COMPATIBILITY:** Is the alteration similar in character to existing or known historic examples?
3. **INTEGRATION:** Does the proposed alteration make all reasonable attempts to respect and integrate with the existing design?
4. **REVERSIBILITY:** Is the alteration designed so that it is reversible with a minimal impact to historic design and materials if the alteration were removed at a future time?
5. **EFFECT:** What is the effect of the alteration on the property, on adjacent properties and nearby properties, and on properties in the historic district?

PRESERVATION POINTERS

Building scale, form, and architectural style (or lack of stylistic influence) is vital to the integrity of both the individual historic property and the historic district.

Alterations, as well as additions, should generally be limited to rear elevations to minimize the impact upon the historic resource.

The façade – another term for the primary elevation – is the most important side of a building. Bolivar has tradition of dual-façade buildings in some areas (includes corner properties and front-rear exposures).

In general, design review is extremely thorough for façades and less restrictive for elevations not visible from the public right-of-way, thus affording property owners the maximum leeway possible in areas that minimize the loss of historic and visual integrity.

Loss of historic fabric – roofing, exterior siding, masonry, windows and doors, and decorative elements – threatens the integrity of each resource and the district. Alterations should be limited in order to preserve as much historic building materials as possible.

Installation of new building features – shutters, awnings, skylights, dormers, decorative elements, patios and decks – should be sensitively designed for areas of low visibility and to integrate with the historic building.

Historical paint color pallet is recommended, based on period and style of building. Design review is required for unpainted buildings; painting of historic unpainted brick buildings are inappropriate.

Minor alterations, as itemized herein, qualify as administrative review items.

- ❖ **Changes in Roofing**
Original roofing is rare and extremely significant removal of historic roofing must be necessitated by a documented history of attempted repairs approved modern materials include gray asphalt shingles, wood shake shingles, and silver-toned metal sheets
- ❖ **Changes in Exterior Siding**
Synthetic siding is rarely original to a building removal of subsequent siding layers encouraged synthetic siding limited to new buildings/outbuildings
- ❖ **Repainting & Rebuilding Masonry**
Masonry does experience unit and mortar joint failure, professional masonry repair recommended
Reworking of affected areas excluded from review removal of deteriorated chimneys and foundation piers - never appropriate
- ❖ **Increasing Energy Efficiency**
Storm doors and windows must be fully glazed versions painted or clad aluminum exterior models and interior models permissible
Replacement of historic windows and doors is inappropriate double-insulated models approved for new buildings, additions, and outbuildings
- ❖ **Installing & Removing Shutters**
Removal of non-historic shutters, particularly inoperable and incorrectly sized versions, encouraged
Installation of operational and appropriately sized shutters approved on all residences
Fixed decorative shutters appropriate for few architectural styles and synthetic shutters are not permissible
- ❖ **Installation of Awnings**
Specification to be cloth, correct in size and shape for opening, correct placement
Metal awnings appropriate for few architectural styles metal canopies limited to commercial structures
- ❖ **Installation of Skylights**
Flush or flat versions appropriate
Not on elevations(s) visible from public right-of-way
- ❖ **Addition of Dormers**
Historic restoration requires photographic documentation not visible above the main roof form's ridgeline stylistically appropriate to primary building
- ❖ **Changes in Decorative Elements**
Historic façade (s) of paramount importance and absolutely protected; no additions nor removals without historic photographic documentation
Non-historic buildings may become more compatible
- ❖ **Construction of Patios & Decks**
Limited to areas not visible from the public right-of-way modern construction methods permitted
- ❖ **Alterations to Porches**
Enclosure includes siding, screening, glazing, etc. removal of non-historic enclosures is permissible enclosure of façade (s) porches never appropriate enclosure limited to side and rear porches and stylistic detailing should not be obscured
- ❖ **Painting Exteriors**
Historic paint schemes encouraged for period and style of building; painting of historic unpainted brick buildings inappropriate.

STOREFRONT RENOVATIONS

Storefronts are a distinctive feature of Bolivar's historic downtown. Historic storefront design include the primary entrance, large display window, panels known as bulkheads beneath the windows, a transom row above the windows, and ornamentation such as cast iron columns, a decorative cornice line, and other details. This arrangement of features provides an ideal opportunity to display goods for public viewing. Recessed entrances tiled entryways, historic painted signs, and double doors also contribute to storefront design. Additionally, secondary entrances for upper floors or for service purposes are also common. Storefront design and historic materials are essential to the visual character of Downtown Bolivar and must not be lost to successive remodeling.

THE BASICS

HISTORIC STOREFRONTS

❖ VISUAL CHARACTERISTICS

1. **FOCUS:** How will alterations change the symmetry/asymmetry of the storefront (elevation)?
2. **SOLID-TO-VOID:** What amount of the storefront devoted to openings (entrances, transoms, and display windows) will change?
3. **DESIGN:** Will alterations alter a historic design element
4. **MATERIALS:** What alterations involve the replacement of historic building materials (includes surrounding façade surface)?
5. **ACCESSORIES:** Will alterations include new signs or awning?

❖ VISUAL IMPACT

1. **COMPATIBILITY:** Will the alterations reduce the integrity of an existing historic example?
2. **EFFECT:** What is the effect of the alterations upon the building, on the property, on adjacent and nearby properties, and on properties in the historic district?

NEW STOREFRONTS

❖ VISUAL CHARACTERISTICS

1. **FOCUS:** How is the entrance emphasized (elevation, floor plan)?
2. **SOLID-TO-VOID:** Does the storefront follow the traditional pattern and ratio for openings?
3. **DESIGN:** What design will be utilized?
4. **MATERIALS:** Which materials will be used?
5. **ACCESSORIES:** Will alterations include new signs or awnings?

❖ VISUAL IMPACT

1. **COMPATIBILITY:** Is the storefront similar in character to existing or known historic examples?
2. **EFFECT:** What is the effect of the storefront upon the building, on the property, on adjacent and nearby properties, and on properties in the historic district?

PRESERVATION POINTERS

Historic storefronts are significant visual characteristics of commercial/warehouse areas.

Historic storefronts should be repaired rather than replaced. No removal of original elements is appropriate unless substantial deterioration can be demonstrated. If replacement is required, new materials should match the original replacement, composition, design, color, texture, and other visual qualities.

Storefronts having decorative tile or structural pigmented glass (e.g. Carrara and Vitrolite) installed prior to 1945 should be retained.

Where the original storefront no longer exists, the replacement should be based on historical research and physical evidence. Where no documentation exists, a new storefront should be a design, which is compatible with original storefronts of adjacent and nearby historic buildings.

New storefronts may be inspired by known and existing historic examples. New buildings without storefronts are inappropriate within commercial areas.

Awnings and signs qualify as administrative review items.

THE GUIDELINES

Historic Storefronts

Entrances

- ❖ Opening – Never relocate, infill, or reduce in size
- ❖ Materials – Retain doors, hardware and trim
- ❖ Elements – Never alter location, configuration (recessed or canted), number and type of doors, nor tiled entryway floors
- ❖ Secondary – Preserve even when no longer in use; do not add new entrances on façade

Solid-to-Void

- ❖ Transom row – Never enclose, replace window type, cover with false front, nor install AC units
- ❖ Windows – do not reduce in size; replacement glass should be clear, not tinted; do not replace with multi-divided panes
- ❖ Bulkheads – Never cover or obscure; never replace with brick; replicate historic pattern

Design, Material and Accessories

- ❖ Decorate – Never remove or obscure columns, cornices, pilasters, etc.; do not add decorative doors or surrounds
- ❖ Surface – Do not coat or paint unpainted brick; never remove tile or glass
- ❖ Awnings – Temporary and readily replaced; always match in opening in shape and size
- ❖ Signs – See sign design criteria

New Storefronts

Entrances

- ❖ Opening – Use building symmetry to suggest location, preferably recessed and canted
- ❖ Materials - Do not use unfinished aluminum doors or residential wooden doors
- ❖ Elements – Use traditional examples for new entrance arrangements
- ❖ Secondary – Create exterior access for upstairs use

Solid-to-Void

- ❖ Transom Row – Use horizontal glass row; does not have to follow traditional division
- ❖ Windows – Use proportions of historic examples; glass should be clear, not tinted; do not utilize unfinished aluminum framing
- ❖ Bulkheads – Repeat height of historic examples; use wood with or without historic pattern

Design, Material and Accessories

- ❖ Decorative – Restrained traditional detailing or abstract interpretations of such are preferred
 - ❖ Surface – Use of unpainted red brick
 - ❖ Awnings – Temporary and readily replaced, always match in opening in shape and size
 - ❖ Signs – See sign design criteria
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LANDSCAPE AND LANDSCAPE ELEMENTS

Landscapes by their very nature are relatively transient features of a historic district. However, some components of historic landscapes – general layout and design, mature trees and shrubs, elements and fences – may remain from earlier historic periods. Historic landscapes are often reflective of the ideals associated with the period of construction of historic buildings and communities and, thus, are significant to the both historic and visual character. Character defining landscapes and landscape elements are aspects of design review.

As new landscape designs and landscape elements, are introduced, efforts should be made to respect Bolivar’s rural character and landscapes heritage. New landscape elements are site features intended to serve and enhance passive recreational areas and have some visibility. Such items include gazebos, arbors, berms, sculptures, bridges, follies, fountains, irrigation, trellises, benches, garden ornaments, reflecting pools, etc. Landscape should be secondary to the building itself and not overly conceal or obscure the primary façade.

THE BASICS

❖ VISUAL CHARACTERISTICS

1. **PLACEMENT:** Where is the landscape feature located on the site and what is its relationship to the property and the district?
2. **SIZE:** What are dimensions of the landscape area or structure (site plan and/or product brochure)?
3. **DESIGN:** Is the landscape feature typical of design ideals associated with the architectural period of the primary structure?
4. **MATERIALS:** What plant materials and equipment will be utilized?
5. **ILLUMINATION:** Is exterior illumination proposed (see mechanical system)?

❖ VISUAL IMPACT

1. **COMPATIBILITY:** How does the landscape feature respect existing natural features and/or reflect existing historic landscapes?
2. **EFFECT:** What is the effect of the landscape upon the building, on the property, on adjacent and nearby properties, and on properties in the historic district?

PRESERVATION POINTERS

Historic landscapes – significant to both the individual property and the historic district – should be preserved and maintained. Historic plant materials, particularly trees, should be retained wherever possible.

Special consideration should be given to historic plant material and design during maintenance and construction activities on historic properties.

Design review is generally limited to new landscape elements; however, historic landscape designs, plant materials and/or elements that are unique or defining characteristics of a specific historic property are protected (e.g. Thurleston’s boxwood-lined grass walkway and Boxwood’s formal trimmed-box gardens).

New landscape elements are limited to side and rear yards and should not be overly obtrusive in their scale, design, nor placement.

Restoration of historic landscapes that are clearly documented is encouraged. Otherwise, new plant materials and designs should be based on landscapes consistent with the age of the primary structure.

Berms, landscape features created by grade changes, may be utilized to buffer parking lots in residential character areas.

Installation of irrigation or berms qualifies as an administrative review item.

NEW CONSTRUCTION

Bolivar's unique visual character is based upon its rich architecture and a rhythmic pattern of development. Each individual property is significant and contributes to the visual character of the streetscape and that of the surrounding neighborhood and the town. Bolivar's historic development encompasses two distinctive visual character areas (residential and business), which are distinct yet similar because of two factors: site planning and architectural design. New construction should be guided by the existing context and follow the established pattern. Through careful attention during site planning and architectural design, new buildings can be compatible with historic properties without becoming either an imitation or an intrusion.

THE BASICS

❖ VISUAL CHARACTERISTICS

Site Plan

1. **PLACEMENT:** What is the proposed setback and spacing?
2. **ORIENTATION:** Which direction would the building face?
3. **COVERAGE:** What are the lot dimensions and the buildable area?
4. **SITE FEATURES:** Where would additional site features (fences, outbuildings, driveways, etc.) be located in relationship to the building?

Architectural Design

5. **SCALE:** What size is the proposed building – height, width, and depth?
6. **FORM:** How are the building blocks shaped and arranged?
7. **FAÇADE:** What is the ratio of solid-to-void (wall-to-opening) and does the building have a porch (residential) or (business) storefront?
8. **MATERIALS:** Which materials would be used?
9. **DETAILS:** What architectural style is utilized (if any) and how much ornamentation would be applied to the building?

❖ VISUAL IMPACT

1. **COMPATIBILITY:** Are the site and the building similar in character to existing or known historic examples?
2. **EFFECT:** What is the effect of the site and the building on the property, on adjacent and nearby properties, and on properties in the historic district?

PRESERVATION POINTERS

Historic development patterns are significant and should be preserved.

Historic development established and followed a rhythmic street-oriented, grid-street pattern. New development, whether singular infill construction or a new subdivision, must follow this pattern within the historic district.

New construction may be inspired by known and existing historic examples. However, historic reproductions (particularly styles and forms predating Bolivar or not originally found in Bolivar are inappropriate and incompatible in historic area.

Reconstruction of buildings that are clearly documented may be permitted on the original site, provided that all aspects of the site and building match or closely approximate that of the original.

New construction should reflect the visual character of the surrounding area, regardless of current use. For example, a new professional building constructed within a residential character area must have a residential appearance.

In instances of new construction of special properties, site and design will be evaluated referring similar historic properties. For example, construction of a new church should follow the precedents established by historic church construction within the district.

IMPORTANT NOTE

New construction requires conceptual review at least thirty days prior to the final design review. Conceptual review cannot be waived. Modifications of the site or building (often referred to as *change work orders*) must be reviewed and approved prior to beginning any work pertaining to that change.

THE GUIDELINES

❖ Site Planning

1. Placement – New buildings should be set back from the frontage road approximately the same distance as similar to the historic properties along the street.
2. Orientation – New buildings should face the same direction as historic buildings
3. Coverage – New principal buildings should not cover more buildable area of a lot than similar historic properties.
4. Site Features – New construction should allow for the use of site feature in the traditional manner as outlined in the design criteria for said site features.

❖ Architectural Design

1. Scale – New buildings should be similar in height, width, and depth to historic buildings on that street.
2. Form – New buildings should be patterned after historic building forms to approximate historic building mass, roof pitch, foundations/floor-to-ceiling heights, and bay divisions.
3. Façade – New buildings should follow the established solid-to-void ratio of historic buildings, use window and door openings that do not exceed the dimensions of similar historic examples by more than 10% and should have a porch/storefront similar in size and configuration to those of similar historic properties.
4. Materials – New buildings should use traditional building materials utilized historically in that area (primarily wood siding in residential character areas and brick in business/commercial areas).
5. Details – New buildings may reflect a modern or a traditional ornamentation pattern. Buildings may also be totally devoid of any architectural ornamentation, provided that all façade design criteria are strictly followed.

FENCES AND WALLS

Fences and walls are common site features in Bolivar and contribute significantly to the character of historic properties. Traditionally, fences have been used as a means of defining property lines and containing and/or excluding animals. Fences in front yards are more ornamental and design conscious; whereas, side and rear yard fencing is more utilitarian in character. Low retaining walls serve as a base for some fences and often acknowledge the prior existence of a historic fence. Bolivar's open, welcoming charm is established by fences which are pedestrian in scale, connect to neighboring properties, and often encompass small gates and arbors. Such fences and walls are containment features that reflect a sense of community and greet the visitor.

THE BASICS

❖ VISUAL CHARACTERISTICS

1. Placement: Where will the fence/wall be located (site plan)?
2. Size: What are the dimensions of the fence/wall (height/length)?
3. Design: How are the elements – i.e. posts, rails, section, gates, and foundation-shaped and arranged (elevation)?
4. Material: What materials will be used?

❖ VISUAL IMPACT

- A. Compatibility: Is the fence/wall similar in character to existing or known historic examples for similar properties?
- B. Effect: What effect does the fence/wall have on the property, on adjacent and nearby properties, and on properties in the historic district?

PRESERVATION POINTERS

Fences and walls are important site features.

Historic fences and walls should be preserved and maintained.

Historic fences and walls should be repaired rather than replaced. If replacement is required, new materials should match the original material in composition, design, color, texture, and other visual qualities.

New fence and wall designs must be appropriate for the primary structure and reinforce Bolivar's pedestrian structure and reinforce Bolivar's pedestrian scale instead of forming barriers, exclusionary walls or gated estates that are typical of overdeveloped urban areas.

Historic properties often included more than one type of fence, usually reserving the more elaborate fence for the front yard: new fences should follow this established pattern.

THE GUIDELINES

❖ **Open fences – picket, sawn, metal**

Placement	front, side, and rear yards
Size	height between 3-4 feet
Design	pickets or horizontal boards
Material	wood (picket, sawn) metal (iron, steel, aluminum)

❖ **Grid Fences – wire, chainlink**

Placement	limited to side and rear yards
Size	height between 4 – 6 feet
Design	4 x 4 posts, poles, granite stiles
Material	wire (decorative, twisted, horse/hog wire wire), chainlink or vinyl mesh

❖ **Privacy Fences**

Placement	limited to side and rear yards
Size	height between 5-7 feet
Design	no spacing between members, lacking decorative embellishments
Material	wood (plank and picket)

❖ **Masonry Fences**

Placement	front, side, and rear yards
Size	height between 3-4 feet
Design	solid or pierced design
Material	brick

❖ **Retaining and Foundation Walls**

Placement	front, side, and rear yards
Size	height limited to 2' above grade
Design	solid or solid with cap
Material	brick, stone, concrete block, railroad ties

❖ **Gates and Arbors**

Placement	front, side, and rear yards
Size	pickets, horizontal boards, cattle gates, plank gates
Design	compatible and integral to fence design
Material	wood, metal, wire

OUTBUILDINGS

Outbuildings – also known as dependencies, secondary structures, and accessory buildings – are traditional components of historic properties. Historically, many household functions were relegated to outbuildings in the yard. Kitchens, carriage houses and garages, smokehouses, privies, storage sheds and laundry sheds were common components of residential landscape. Life-style changes and modern conveniences rendered many of these structures obsolete, and many have all but vanished from the modern landscape. In Bolivar, the few historic outbuildings that remain are important indicators of the town's development and should be preserved. New outbuildings should follow the established pattern and should not significantly decrease the open space of the site.

THE BASICS

❖ VISUAL CHARACTERISTICS

Site Arrangement – (site plan)

1. Placement: Where will the outbuilding be located?
2. Orientation: Which direction does the outbuilding face?
3. Coverage: What are the lot dimensions and the buildable area?
4. Site Features: What is the outbuilding's spatial relationship to the primary structures? Where will additional site features (fences, pavement, etc.) be located in relationship to the outbuilding?

Architectural Design – (elevation and description of materials)

5. Scale: What size is the outbuilding – height, width, and depth?
6. Form: How is the outbuilding shaped?
7. Façade: What is the ratio of solid-to-void (wall-to-opening)?
8. Materials: What materials will be used?
9. Details: What architectural style is utilized on the primary building and how much ornamentation is proposed for the outbuilding?

❖ VISUAL IMPACT

- A. Compatibility: Are the outbuilding and the proposed site similar in character to existing or known historic examples?
- B. Effect: What is the effect the building and its siting on the property, on adjacent and nearby properties, and on properties in the historic district?

PRESERVATION POINTERS

Outbuildings are important site features.

Historic outbuildings should be preserved and maintained.

Historic outbuildings materials should be repaired rather than replaced. If replacement is required, new materials should match the original material in composition, design, color, texture, and other visual qualities.

Historic outbuildings should not be relocated.

New outbuildings may be inspired by known and existing historic examples. Exact replication of historic outbuildings should be avoided. New outbuildings should not be attached to the primary structure (either directly or by a breezeway structure).

Pre-fabricated outbuildings are not incompatible per se; only those that fail to meet the established design criteria are inappropriate.

Reconstruction of outbuildings that are clearly documented may be permitted on the original site, provided that all aspects of the site and outbuilding closely approximate that of the original.

Outbuildings smaller than 20'x20' that are not visible from the public right-of-way qualify as administrative review items.

THE GUIDELINES

- ❖ **Site Arrangement**
 - Placement Outbuildings should never be placed in front of any historic building. Generally, new outbuildings should be placed to the rear of the primary building in a manner consistent with traditional placement patterns.
 - Orientation Outbuildings should follow the established orientation pattern of similar historic outbuildings.
 - Coverage Including outbuildings, lot coverage should not exceed 60% of the total property area.
- ❖ **Architectural Design**
 - Scale Outbuildings should respect the scale of the primary building and historic precedent for similar dependencies. Outbuildings should be secondary to the primary building. The total square footage for all outbuildings should not exceed more than 50% of square footage of the primary building.
 - Form Outbuildings should respect the form of the similar historic outbuildings, roof pitch, foundation/floor-to-ceiling heights, and bay divisions.
 - Façade Outbuildings should follow the established solid-to-void ratio of the primary building and similar historic outbuilding, and the use of window and door openings on publicly visible elevation should not exceed the dimensions of the openings on the primary structure by more than 10% or openings commonly present on similar historic outbuildings.
 - Materials Outbuildings should follow the precedent established by the primary building, matching in both material and appearance.
 - Details Ornamentation of outbuildings should not exceed the degree of ornamentation on the historic structure. If ornamentation from the primary building is to be repeated on the outbuilding, the ornamentation may be an understated or abstract interpretation.