

Town of Gordonsville, Virginia



CERTIFICATE OF APPROPRIATENESS APPLICATION PACKAGE


- Application process
- Map of Gordonsville Historic District
- Inventory of Historic District Properties
- Historic Overlay District Guidelines
- Certificate of Appropriateness application form

CERTIFICATE OF APPROPRIATENESS APPLICATION PROCESS

1. The Town of Gordonsville **strongly encourages** a pre-application conference with the full Architectural Review Board or the Chairperson prior to the submittal of an application for a certificate of appropriateness. Town staff will set up the meeting. A pre-application meeting with the Chair shall take place within twenty (20) days of the request. A pre-application with the full board shall take place at the next regularly scheduled meeting. (*The Board of Architectural Review meets on the 1st Wednesday of every month*).
2. The applicant must submit an original and two (2) copies of a completed application along with the required supporting documentation (*please see application form for list*). Applications for any request that would otherwise require a Town Zoning permit (*such as new construction or sign*) must also include a Town zoning permit. Action on the zoning permit is contingent upon action on the certificate of appropriateness.
3. Town staff will review the application package for completeness and forward copies to the Architectural Review Board. If the application is deemed incomplete, it will not be forwarded to the Board of Architectural Review until all necessary information has been provided. The Architectural Review Board will consider the application at their next regular meeting. *The deadline for submittal for Architectural Review Board consideration is two (2) weeks prior to the meeting date.*
4. A copy of the Town of Gordonsville Historic Overlay District Ordinance can be found on the Town web site at <http://www.townofgordonsville.org/DocumentView.aspx?DID=510>
5. A copy of the Town of Gordonsville Historic District Design Guidelines can be found on the Town web site at <http://www.townofgordonsville.org/DocumentView.aspx?DID=743>.
6. A map of the Town's historic district can be found on the Town website at <http://www.townofgordonsville.org/DocumentCenter/View/3171>.
7. A listing of properties located within the Town's historic district can be found at <http://www.townofgordonsville.org/DocumentCenter/View/3172>.
8. The National Register of Historic Places Inventory—Nomination Form from which the Town's historic district was created can be found at this [link](#).

Town of Gordonsville

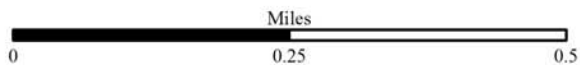
Historic Overlay District

 Historic Overlay District

 Parcels

 Town Boundary

 Railroad



Created by RRRC for Town of Gordonsville for general planning purposes only.
Data is from various sources and may vary in accuracy and completeness.
Date: 4/28/2014

HISTORIC DISTRICT INVENTORY
GORDONSVILLE, VIRGINIA

The inventory of structures below was prepared as part of the [National Register of Historic Places nomination form](#) submitted to the United States Department of the Interior – National Park Service in July 1983 for the creation of the Gordonsville Historic District. The Town's historic district was listed on the Virginia Landmarks Register on August 16, 1983, and on the National Register of Historic Places on October 13, 1983.

WEST BAKER STREET

200 Block

200: Detached dwelling; Bungalow ca. 1910-25. Frame with weatherboarding; 1 story gable roof; asymmetrical 3-bay front; front veranda with tapering square wooden posts set on brick piers. This house is by far the simpler of the two Bungalow-style houses in the historic district.

202: Detached dwelling. Ranch style. ca. 1960s. Frame with weatherboarding and brick veneer; 1 story; gable roof; asymmetrical 4-bay front; recessed front veranda. Although not obtrusive, this house does not contribute to the character of the historic district. **Noncontributing structure.**

NORTH CHURCH STREET

400 Block

400 (Yeager House): Detached dwelling. Victorian Eclectic. Ca. 1876. Brick (5-course American bond); 1 and 2 stories; intersecting gable roofs; 3-bay front, (including N. wing); 1-story wraparound veranda with curved corners. Return cornices; sawn brackets at roof and porch eaves; sawn balusters on veranda; 19th century cast-iron fence surrounds yard. This house is distinguished by its original single-story N Wing and its unusually fine wraparound veranda with sawn-baluster railing.

401 (Young-Omohundro House): Detached dwelling. Victorian Eclectic. Ca. 1870s. Frame with modern brick veneer; 2 stories; intersecting gable roofs; 3-bay front; ell plan; altered front veranda. One-story bay windows on front and S facades. The complex massing of this house is typical of Gordonsville's larger dwellings of the late Victorian period.

NORTH COMMERCE STREET

100 Block

100: Vacant lot.

102: Detached dwelling. Victorian vernacular. Ca. 1870-90. Frame with weatherboarding; 2 stories; intersecting gable roofs; 2-bay front; T plan; small 1-story porch with deck in angle of ell. Large rear additions. Eaves and porch brackets; sawn-baluster railing. This house achieves considerable architectural interest by its T-shaped plan and bold but spare ornamentation.

104: Detached dwelling. Vernacular. Ca. 1870-90. Frame with weatherboarding; 2 stories; intersecting gable roofs; ell plan interior and exterior end chimneys; plan front veranda. This is one of the few undecorated houses of its size and period in Gordonsville.

105: Vacant lot.

106: Detached dwelling. Colonial Revival. Ca. 1900-20. Frame with weatherboarding; 1½ stories; gable roof; 2-bay gable-end front; wraparound veranda with Roman Doric posts. Bay window on S side; central stove flue. This plain but attractive Colonial Revival house is the only true story-and-a-half structure in the historic district .

107: Vacant lot.

109 (Magnolia House): Detached dwelling; built as a hotel. Italianate vernacular. Ca. 1873. Frame with weatherboarding; 3 stories (counting tall brick basement); low-pitched hipped roof; 4-bay front; interior and exterior brick chimney; two-story front veranda. Sawn eaves brackets; sawn-baluster railing; unusual floor plan. Built for Cofer Mayhugh. Designed principally to serve railroad passengers, Magnolia House was the smallest of Gordonsville's three postbellum hotels.

SW of 109

N. Commerce St., along C&O Railroad Tracks (no address). C&O Switch tower. Railroad tower. Colonial Revival. Ca. 1904. Brick veneer (Flemish bond) and concrete; 2 stories; pyramidal roof; 2-bay facades. Overhanging eaves with brackets; sheet metal-sheathed oriel window, W. facade; Bauhaus-functional exterior metal staircase. This attractive Colonial Revival signal and switching tower is all that remains of the C&O passenger depot complex demolished in the mid-1970s. It should be preserved in its present unaltered form, as it is a rare surviving type and provides a conspicuous visual link to Gordonsville's railroad-oriented past.

DEPOT STREET

200 Block

201 (Chesapeake & Ohio Freight Depot): Railroad depot. Vernacular. 1850s (?); remodeled and expanded in early 20th century. Frame with weatherboarding; 1 story; gable roof; 4-bay north facade (fronting RR tracks); raised wooden platform on two sides. This utilitarian building may have been erected as a depot for the Louisa Railroad, or its successor, the Virginia Central, in the late antebellum period. Because of Gordonsville's historic links to the railroad, this early building should be preserved.

NORTH FAULCONER STREET

400 Block

409 (Gordonsville Grammar School): Detached dwelling; built as a grade school. Gothic Revival/Eclectic. Ca. 1878. Brick (5-course American bond with Flemish variant); 1 story; hipped and gable

roofs; 4-bay front; no porch; 4-room plan. Decorative brick buttresses on N and S lateral facades; doors open into sides of front and rear projecting pavilions. Built to house 100 students, this was the first public graded school in Gordonsville. The building is distinguished architecturally by its decorative buttresses and projecting pavilions.

EAST GORDON AVENUE

100 Block

101: Gas station. Art Moderne/Vernacular. Ca. 1940s. Concrete construction; 1 story; flat parapet roof; 4 asymmetrical 4-bay front. This is a typical service station of its period, and does not contribute to the historic district. This property is included in the district because it was the site of the Gordon Inn (see 512 N. Main St. for description). **Noncontributing structure.**

NORTH HIGH STREET

300 Block

310 (Christ Episcopal Church): Church. Gothic Revival. Ca. 1875. Brick (random and 5-course American bond with Flemish variant); 1 story; steep gable roofs with flared eaves; 3-bay gable-end front; 4-bay lateral facades; projecting front vestibule; matching one-bay transepts. Pointed-arch windows with tracery and 19th-century stained glass; inscribed roundel in gable; belfry with four-gabled roof and spire. Erected about 1875 largely through the efforts of Richard B. Haxall, a wealthy Richmond mill owner, this is one of the finest Gothic Revival churches in the state. The interior was heavily damaged by fire in 1970, but has been restored.

No Address - Located at division of N. and S. Main St. C&O Railroad Bridge. Early 20th century Functional. Ca. 1910-30. Steel and cast concrete; parapet sides; supported on rusticated concrete abutments; metal pole with signal lights at W end. Indicative of Gordonsville's thriving railroad era, this classic early railroad bridge should be preserved.

NORTH MAIN STREET

100 Block

100: Florist shop (built as a store-cum-gas station). Colonial Revival. Early 20th century. Frame later veneered in brick; 2 stories; gable and hipped roofs (sheet metal and pan tile sheathing); 5-bay facade; long porte-cochere. Only slightly altered, this building is an integral part of Gordonsville's early 20th-century commercial district.

200 Block

200 (Gentry House): Detached dwelling. Carpenter Gothic. Mid-19th century. Frame with board-and-batten siding; 1 story; gable roof; 1-bay gable-end front and 3-bay S. facade; central brick chimney; 1-story, 1-bay porch on gabled front. Tripartite upstairs gable window; scalloped bargeboards; bracketed and turned porch posts. This early house is the only example of its style in Gordonsville.

201 (Gordonsville Vol. Fire Dept.): Built as fire station. Commercial Vernacular. 1920s. Two stories; gable roof with stepped-parapet false front; 2 bays (original section); 1-story brick addition on N end. Built in 3 phases. Total of 6 garage bays; paired windows with segmental heads on second floor; inscribed roundel in parapet. Built soon after Gordonsville's devastating 1916 and 1920 fires, this building contributes to the historic character of the district.

202: Detached dwelling. Neo-Colonial Revival. Ca. 1940s. Brick (stretcher bond); 1 ½ stories; gable roof; oversize front dormer; asymmetrical 3-bay facade; recessed front porch. "Although not unattractive, this house does not contribute to the historic ambience of the district.

203 (The Old Oaken Bucket): Mixed commercial building (offices, shops, library); built as a hotel. Colonial Revival. Ca. 1920. Yellow brick (possibly a later veneer over frame); 2 stories; hipped roof; 9 irregular bays; long portecochere, and 2-story veranda on S end. This large Colonial Revival building houses a mini shopping mall, adding to the quality and character of the downtown commercial district.

204 (Linney-Barbour Building): Presently vacant; originally a store-cum-dwelling. Late Greek Revival/Vernacular. Ca. 1855-70. Brick (5-course American with Flemish variant); 2 stories; low-pitched hipped roof; asymmetrical 5-bay front interior chimneys. One of the earliest brick buildings in town, and similar to the recently demolished Partlow House, this dwelling-cum-store is distinguished by its unusual floor plan and fenestration.

205: Florist shop. Vernacular. mid-20th century. Frame with weather-boarding and brick veneer; 1 story; low-pitched gable roof; 3-bay front. This small-building with its oversize muntined windows does not contribute to the historic ambience of the district. **Noncontributing structure.**

206: Detached dwelling. Eastlake vernacular. Ca. 1900. Frame with weatherboarding; 2 stories; gable roof with polygonal roofs over bays; symmetrical 3-bay front with 2-story projecting bays flanking doorway. The highly articulated facade of this house, together with its large shade trees, adds to the visual richness of the historic district .

207: Detached dwelling. Vernacular. Early 20th century. Frame with weatherboarding; 2 stories; gable roof; asymmetrical 3-bay front; 2-story front veranda with shed roof. The two-tier veranda on this modest building enhances its architectural interest .

208: Apartment building (probably built as a store). Colonial Revival/ Vernacular. Early 20th century. Frame with weatherboarding (covered with aluminum siding); 1 story; gable roof; 1-bay gable-end front. Original metal roof sheathing with unusual decorative cresting. Although it has been expanded and heavily altered, the original part of this building should be preserved.

209: Detached dwelling. Victorian Vernacular. Late 19th/early 20th century. Built frame with weatherboards; 2 stories; intersecting gable roofs; s irregular 2-bay front with (later) projecting front ell; Colonial Revival wraparound veranda. This complex dwelling remains largely unaltered, adding to the integrity of the historic district.

210: Detached dwelling. Decorated vernacular. Late 19th/early 20th century. Frame with weatherboarding; 2 stories; low-pitched hipped roof; asymmetrical 3-bay front (house built in 2 phases); interior brick stove flue; 1-story, 1-bay front porch. Scalloped bargeboards; turned posts; ramped-lintel window hoods. The boldly-projecting decorated eaves of this house give it considerable architectural character.

212: Mobile home serving as office (Communications Workers of America Union Local 2250). Modern Functional. Ca. 1970s. Frame with corrugated metal sheathing; 1 story; low-pitched roof. "This structure does not contribute to the historic character of the district.

214 (Memorial Hall): Auto parts store; built as civic auditorium. Simplified Classical Revival. Ca. 1906-10. Frame with weatherboarding; 1 story; gable roof with front pediment; symmetrical 3-bay front; tetrasyle portico. Built by the Maplewood Memorial Association, a civic group formed in 1906 to mark and care for local Civil War graves, this building was used for town meetings and for staging theatrical and musical events. An important reminder of Gordonsville's early history, this little- altered building should be preserved.

300 Block

300 (Swan-Payne House): Detached dwelling. Colonial Revival. Ca. 1905-15. Frame with weatherboarding; 2 ½ stories; deck-on-hip and pedimented gable roofs; 3 pedimented dormers; 3-bay front; two-tier 5 tetrasyle portico with full-length balcony. Two-story rear porch; polygonal 2-story bay on S side; unusual curvilinear brackets supporting front balcony. The largest house of its period in town, this handsome dwelling exhibits several unusual architectural features.

301: Detached dwelling (originally front ell functioned as a store). Vernacular. Ca. 1900. Frame with weatherboarding; 2 stories; gable roofs; 3-bay store front, 2-bay dwelling front; 2-story veranda across dwelling unit. Original storefront; fancy sawn porch balusters. This is the largest early store-cum-dwelling in Gordonsville.

302: Detached dwelling. Eclectic Vernacular. Ca. 1900. Frame with weatherboarding; 2 stories; intersecting gable roofs; 2-bay front; wraparound veranda with turned posts. With its irregular massing, this unaltered house adds to the visual interest of the neighborhood.

303: Detached dwelling. Vernacular. Early 20th century. Frame with weatherboarding; 2 stories; hipped roof; 2-bay front; full-length front veranda. Although of modest architectural merit, this house is an integral part of the historic neighborhood.

304 (E.J. Faulconer House): Real estate office (built as a detached dwelling). Vernacular/Italianate. Ca. 1856. frame with weatherboarding; 2 stories; low-pitched hipped roof; symmetrical 3-bay front; raised brick basement; interior end brick chimneys; one-story front porch. Porch supported by pierced posts and sawn brackets; roof cornice features brackets interspaced with applied roundels. This house, the oldest documented dwelling on Main Street, has been attributed to master builder Benjamin Faulconer.

305: Detached dwelling. Late Victorian. Ca. 1900. Frame with weatherboarding; 2 stories; low-pitched hipped roof; 2-bay front. Roof eaves, door hood and single-story front bay window are embellished by bold sawn brackets with turned drops. This house is among the best examples in Gordonsville of an essentially plain building transformed by the use of decorative brackets.

306: Detached dwelling. Colonial Revival/Shingle Style. Ca. 1905-20. Frame with weatherboarding and wooden shingles; 2 stories; hipped roof with oversize front dormer; 3-bay front; full-length front veranda with tapering square posts. This unaltered dwelling is one of two in town influenced by the popular late 19th-century Shingle Style.

307: Detached dwelling. Ranch Style. Ca. 1950s. Frame with weather-boarding; 1 story; gable roof; asymmetrical 3-bay front; recessed front porch. "Although unobtrusive, this small house does not enhance the character of the historic district."

308: Detached dwelling. Vernacular. 2nd half 19th century. Frame with weatherboarding; 2 stories; hipped roof; asymmetrical 3-bay front; exterior end chimney on S side only; full-length Colonial Revival veranda. Reminiscent of unadorned local farmhouses, this 19th-century dwelling provides a foil for the more elaborate buildings in the neighborhood.

309: Detached dwelling. Late Victorian. Late 19th century and/or early 20th century. Frame with weatherboarding; 2 stories; gable and hipped roofs; ell plan with 2-bay front; wraparound veranda with Roman Doric posts. Sawn brackets at roof cornice; window hoods rise to central peak. With its long veranda and polychromed decorative trim, this largely unaltered house is a distinct asset to the neighborhood.

310: Detached dwelling. Vernacular. Late 19th century. Frame with weatherboarding; 2 stories; gable roof; symmetrical 3-bay front; exterior end chimneys; 1-bay front porch. This plain I-house is an integral part of the historic area.

311: Detached dwelling. Decorated Vernacular. Late 19th /early 20th century. Frame with weatherboarding; 2 stories hipped roof; 2-bayfront;interior brick chimney; full-length front veranda. This foursquare house has the same distinctive pierced porch posts seen at 304 S. Main and the same peaked window hoods employed at 309 S. Main.

312: Detached dwelling. Vernacular. Late 19th /early 20th century. Frame with weatherboarding; 2 stories; hipped roof; 3-bay front, interior brick chimney; full-length front veranda. Similar in overall form to more highly decorated houses on the block, this austere dwelling illustrates the variety of architectural taste in early Gordonsville.

313: Detached dwelling. Vernacular. Early 20th century. Frame with weatherboarding; 1 story; hipped roof; 2-bay front; original full-length veranda with turned posts. The smallest surviving early dwelling on Main Street, this house is probably representative of those inhabited by the middle and lower-

middle classes at the turn of the century, and should be preserved as a type not otherwise represented in the historic district.

314 (Gordonsville Christian Church): Church. Modified Classical Revival. Built 1853; remodeled ca. 1880 and early 20 century. Frame with weatherboarding; 1 story; gable roof with front pediment; 2-bay front and 5-bay lateral facades. Crenellated belfry at (front) corner; double front window with triangular glazed head and geometric glass. The Disciples of Christ built this, the earliest documented standing building on Main Street, in 1853. It was given a false front and central bell tower ca. 1880 and brought to its present form ca. 1910-20.

315: Detached dwelling. Vernacular. Late 19th /early 20th century. Frame with weatherboarding; 2 stories; gable roof; 3-bay front; exterior end chimneys; one-bay front porch with paired Roman Doric posts. This typical I-house has been upgraded by the addition of a Georgian Revival porch with balustraded upper deck.

317: Detached dwelling. Vernacular. Late 19th /early 20th century. Frame with weatherboarding; 2 stories; gable roof; 3-bay front; interior end brick chimneys; full-length front veranda. This rather plain house, now the rectory of St. Mark's Roman Catholic Church, maintains the character of the district.

319 (St. Mark's Catholic Church): Church. Carpenter Gothic. Ca. 1883. Frame with weatherboarding; 1 story; gable roof; 3-bay front and 4-bay lateral facades; small projecting front vestibule. Narrow lancet windows; plain tympanum with round vent; small belfry with projecting eaves. Early rear wing creates a T-plan building. This handsome Carpenter Gothic church is a local landmark.

400 Block

400: Detached dwelling. Colonial Revival. 1925-40. Frame with stucco cladding; 2 stories; gable roof; 3-bay front; exterior brick chimney S end only; small entry porch with tympanum pierced by elliptical arch. Although of later date than surrounding houses, this attractive 1930s Colonial Revival dwelling maintains the ambience of the district.

401 - (Faulconer-Schlosser House): Detached dwelling. Decorated Vernacular. ca. 1860-68. Frame with weatherboarding; 2 stories; hipped roof; 3-bay front; 2 interior brick chimneys. Lacking front porch; original probably removed. Early 1-story board-and-batten clad kitchen wing extends at rear. Main block embellished by ramped window hoods and sawn eaves; brackets with turned pendants. Builder probably Benjamin Faulconer. Begun just before the Civil War and completed by 1868, this was the home of E.J. Faulconer, one of Gordonsville's leading businessmen and political figures.

402 (Ogg House): Detached dwelling. Greek Revival / Vernacular. Ca. 1873. Frame with weatherboarding; 1 story; hipped roof; 3-bay front; 2 interior brick chimneys; plain distyle front porch. This foursquare "cottage" is one of two local examples of a popular mid-19th-century Virginia house type.

403: Detached dwelling. Neo Colonial Revival. Ca. 1950s. Frame or masonry with brick veneer; 1 ½ stories; gable roof with 2 front dormers; 3-bay front; 1-bay front porch. "This Neo Colonial house does not contribute to the historic fabric of the neighborhood.

404 (Runkle House): Detached dwelling. Decorated Vernacular. Ca. 1873. Frame with weatherboarding; 1 story; low-pitched hipped roof; 3-bay front; 2 interior brick chimneys; 1-bay front porch with paired posts and modified pediment. Very similar in form to the Ogg House next door at 402 N. Main, this house has a fancier porch featuring an ogee soffit beneath the gable. A general merchandise store erected in the 19th century has been removed from the north side.

405: Detached dwelling. Cape Cod. Mid-20th century. Stucco over frame or masonry; 1 story; gable roof; 3-bay front; interior brick flue; flat-roofed front entry shelter. "This rather attractive small house is too recent to be considered an integral part of the historic district.

406 (Gordonsville Presbyterian Church): Church. Greek Revival. 1855. Brick (6-course American bond with Flemish variant); 1 story; gable roof with front pediment; 1-bay gable-end front and 3-bay lateral facades; no porch. Lunette in pediment; 12-over-12 sash windows; original belfry set on double plinth and having round-headed louvers and curved, four-sided roof with needle pinnacle; doorway framed by Doric pilasters supporting full entablature. This is the oldest unaltered church in Gordonsville and is among the most handsome Greek Revival churches in Piedmont Virginia.

407 (Gordonsville Methodist Church): Church. Italianate. 1873. Brick (random American bond with Flemish variant); 2 stories; low-pitched gable roof; 1-bay front and 4-bay lateral facades; no porch (original portico - Projecting eaves with bold returns, in antis has been enclosed). Decorated with T-shape dentils and sawn brackets; inscribed and dated roundel at crux of gable; original distyle portico in antis surmounted by Palladian-arch motif. Soon after opening in 1873, the second floor was leased to "Waddell Lodge No. 228 of Ancient, Free and Accepted Masons." One of the most exuberantly decorated small-town churches of its period in the Piedmont, Gordonsville Methodist is still used by its original congregation.

408: Detached dwelling . Vernacular. Ca. 1910-20. Frame with weather-boarding; gable roof with front cross-gable; asymmetrical 4-bay front; long wraparound veranda with Composite columns. This rather plain early 20th-century house is enhanced by its wraparound veranda and handsome tree-shaded yard.

409: Detached dwelling. Colonial revival/Vernacular. Ca. 1910-25. Frame with weatherboarding; 2 stories; hipped roof; 3-bay front; full-length front veranda with Roman Doric posts. Although relatively late and of modest architectural interest, this house complements the earlier buildings in the neighborhood and should be preserved.

410: Detached dwelling. Craftsman Shingle Style. Ca. 1905-20. Frame with weatherboarding and wood shingles; 2 stories; intersecting gable roofs; 2-bay front; full-length front veranda with Roman Doric posts. Second-story polygonal bay contained within gable; windows with geometric sash. With

its highly articulated facades and imbricated shingles, this house is among the most interesting of its period in Gordonsville.

411: No building; defunct address. Same lot as 413 N. Main.

412: Detached dwelling. Colonial Revival. Ca. 1900-15. Frame with weatherboarding; 2 stories; hipped and gable roofs, 3-bay front; 314-length front veranda. This house is distinguished by its complex roofline and veranda with simplified elliptical arches between the posts.

413 (Mason House): Detached dwelling. Colonial Revival. Late 19th century with lateral alterations, Frame with modern brick veneer; 2 stories; intersecting gable roofs; single front dormer; 5-bay front; ell plan; altered front veranda. This house was made part of the Orange-Gordonsville Community Hospital in 1939, shortly afterwards being connected via a hyphen to the main hospital at 401 N. Main.

500 Block

500: Detached dwelling. Vernacular. Early 20th century. Frame with weatherboarding; 2 stories; gable roof; symmetrical 3-bay front; 1-bay tetrasyle porch with Roman Doric posts. Lacking end chimneys, this appears to be one of the latest I-houses in Gordonsville.

501 (Gordonsville Area Medical Center): Medical clinic; originally a detached dwelling. Vernacular. Ca. 1885. Frame sheathed in modern brick veneer; 2 stories; intersecting gable roofs; 4-bay front; 1-bay modern Bauhaus-style porch. The core of the present medical center was built ca. 1885 by James Strange French, a sometime lawyer, hypnotist and inventor who published his novel *Elkwatawa; or The Prophet of the West* before arriving in Gordonsville in 1884. In 1939 two local physicians purchased the property and built the Orange-Gordonsville Community Hospital here, expanding the original house by adding two large wings to the N and W. In 1980 the hospital was sold and converted to an outpatient clinic.

502: Detached dwelling. Decorated Vernacular. Ca. 1870-90. Brick (7-course American bond with Flemish variant); 1 and 2 stories; intersecting gable roofs (2-story unit) and hipped roof (1-story unit); asymmetrical 3-bay front; front veranda with square wooden posts set atop brick piers. This unusual dwelling, with its apparently original single-story brick wing, makes an important contribution to the district.

503-05: Parking lot for Gordonsville Area Medical Center. Formerly the site of the Gordonsville Baptist Church (1859-66) and parsonage (demolished 1971).

504 (Routt House): Detached dwelling. Italianate/Vernacular. Ca. 1870s. Brick (stretcher bond with random headers; 5-course American with Flemish variant on S wing); 2 stories; intersecting gable roofs; 3-bay S front; ell plan; 2-bay veranda. House built in 2 phases; south bay added soon after main unit. The Routt House was one of the first dwellings in Gordonsville to exhibit the asymmetric massing popularized in such mid-19th-century pattern books as A.J. Downing's *The Architecture of Country Houses*.

506 (C.B. Linney House): Detached dwelling. Italianate vernacular, Ca. 1878. Frame with weatherboarding; 2 stories above a tall brick basement; hipped roof with decorative front cross-gable; 5-bay front; 2 interior brick chimneys; 2-story veranda with wooden columns on the first floor and cast-iron columns above. Charles Beale Linney, the grandson and namesake of Dr. Charles Beale, developer of Gordonsville, had this house built for himself around 1878. Probably the grandest of the private dwellings erected during the town's boom years, it features a double-tier veranda with elaborate cast-iron railing and pillars.

507: Detached dwelling. Craftsman/Vernacular. Ca. 1905-20. Frame with weatherboarding; 2 stories; low-pitched hipped roof; 2-bay front; interior brick chimney; small gable-roofed entry porch. The only concession to decoration on this Craftsman-influenced house is the small front attic vent, and the turned posts of the front porch.

508: Detached dwelling. Craftsman/Vernacular. Ca. 1905-15. Frame with weatherboarding; 2 stories; low-pitched gable roof; 2-bay front; interior brick chimney; full-length veranda with Roman Doric posts. Similar in form to the smaller and plainer dwelling across the street at 507, this house features the same distinctive "peaked" window hoods found at 309 and 311 North Main.

509 (Spencer House): Detached dwelling. Vernacular. 19th century; moved ca. 1951 to present site and enlarged. Frame with weatherboarding; 2 stories; gable roof; 3-bay front (original section); exterior end brick chimney; 314-length front veranda with Roman Doric posts. The main 3-bay section of this house was originally an outbuilding at the historic Gordon Inn (demolished 1947) one block north. It was moved to its present site ca. 1915 by a Dr. R.M. Spencer, who kept his medical office in the north addition.

510: Detached dwelling. Vernacular. Ca. 1880-1900. Brick (random American bond with Flemish variant); 2 stories; intersecting gable roofs; 2-bay front; ell plan; small porch in angle of ell. This attractive ell-plan brick house stands at the north end of Gordonsville's early residential section, providing a visual terminus to the historic district.

511 (Methodist Parsonage): Detached dwelling. Neo Colonial Revival. Brick veneer over frame or masonry; 1½ stories; gable roof with 3 front dormers; 5-bay main block with one-bay side wings; no front porch. Located at the north edge of Main Street, this modern dwelling cannot be considered a contributing part of the historic district. **Noncontributing structure.**

512 (Tastee Freez): Restaurant. Post-Bauhaus Vernacular. Ca. 1960s. Masonry with brick veneer, plate glass and sheet metal sheathing; 1 story; parapet roof; 3-bay front. The building itself is out of character with the district, but the property is included because it is the site of the Gordon Inn, a crossroads tavern established by Nathaniel Gordon. In the late 18th century. This tavern was the focal point of the village (later named Gordonsville, after its builder) that grew up around it in early 19th century. Famous guests there in its early years included George Washington, Thomas Jefferson, and the Marquis de Lafayette. In later years, the tavern buildings were used as a private boys' school. A

commemorative monument with inscribed bronze plaque marks the site of the tavern, which was demolished in 1947. Noncontributing structure.

513: Detached dwelling. Bungalow. Ca. 1910-25. Frame with weatherboarding; 1 story; gable and hipped roofs; irregular (stepped) facades; gable-roofed front porch. Boldly-projecting eaves with simplified brackets; porch posts with engaged colonnettes; windows with geometric sash; tall hooded stove flues. This house, with its complex massing and intersecting roof lines, is the best example in Gordonsville of the popular early 20th-century Bungalow style.

SOUTH MAIN STREET

100 Block

100: Restaurant (possibly built as a store). Functional Modern. Ca. 1930-50. Cinder block; 1 story; parapet roof; asymmetrical 4-bay front. Vertical wood siding added to front. Although it maintains the street facade, this building does not otherwise contribute to the character of the district.

101: Undeveloped lot located next to the C&O tracks.

102: (L. M. Acree Building): Store. Commercial vernacular. ca. 1916-25, Brick (6-course American bond; yellow brick on front, red on sides); 2 stories; parapet roof; 4-bay front. Original glazed shop front and sheet metal cornices. This handsome early store is the only one in Gordonsville faced with yellow brick.

103: (Allman Building): Store (hardware). Commercial Vernacular. Ca. 1916-25. Brick (7-course American bond) painted white; 2 stories; parapet roof; symmetrical 6-bay front. Original storefronts and cornice; name inscribed on cornice. With its paired brick recesses articulating the upper story, this unaltered building is a pleasing addition to the block.

104 (Virginia National Bank): Bank. Neo Colonial Revival. Ca. 1965-75. Masonry with Flemish-bond brick veneer; 1 story; hipped roof; asymmetrical 5-bay front. Although this building is modern, it maintains the street facade and blends reasonably well with the older structures on the street.

105: Store (now an auto salesroom): Commercial Vernacular. Ca. 1916-25. Molded (rusticated) cement block construction; 2 stories; parapet roof; 3-bay front. Original storefront; part of wooden cornice removed. This /store is the only commercial building in Gordonsville built of rusticated cinder block, rather than brick.

106-08: Asphalt-paved parking lot belonging to Virginia National Bank.

107 (Blackey Building): Store. Commercial Vernacular. 1916. Brick (&course American); 2 stories; parapet roof with stepped sides; 12-bay front; Original glazed storefronts; brick recesses at upper story; elaborate sheet metal cornice with pinnacles and dated, inscribed pseudo-pediment. The Blakey Building, erected immediately after the devastating 1916 fire, is the largest and perhaps handsomest commercial building on South Main.

109 (Busbee's Store): Store. Italianate / Commercial .Ca. 1884. Brick (American bond with Flemish variant); 2 stories; parapet roof; 3-bay front. Early if not original wooden storefront; original wooden cornice with scrollsawn brackets; round-arched upper-story windows; later buttresses added to N. side after 1916 fire. This attractive brick store is one of the oldest commercial buildings along S. Main; its buttresses and arched windows distinguish it from its 20th-century neighbors.

110: Store. Vernacular. Possibly mid-19th century; ca. 1900-20. Frame with brick veneer at front and asbestos shingles on sides; 2 stories; gable roof; 4-bay gable-end front. Part of this building may date to the mid-19th century, according to local historian W.H.B. Thomas. With appropriate exterior renovations this building, which matches its neighbors at 112 and 114 S. Main, could considerably enhance the visual character of the historic district .

111: Store. Modern Commercial. Ca. 1950s. Concrete block with brick veneer at front; 2 stories; parapet roof; angled, recessed 3-bay storefront. Although this is a relatively recent building, it maintains the street facade in this pivotal block, blending well with the surrounding commercial structures.

112: Store. Vernacular. Possibly mid-19th century; ca. 1900-20. Frame with weatherboarding; 2 stories; gable roof; 3-bay gable-end front. One-story brick-veneered extension added at front ca. 1960s. Like its neighbor at 110 S. Main, at least part of this building may have been erected in the mid-19th century.

113: Store. Commercial Vernacular. Ca. 1930-50. Masonry with brick veneer; 2 stories; parapet roof; asymmetrical 5-bay front. This plain false-fronted brick structure echoes the scale, color and texture of its older neighbors, thus contributing to the ambience of the district.

114 (L. W. Sheed Store): Vernacular. Ca. 1855 (?). Frame with weatherboarding; 2 stories; gable roof; 3-bay gable-end front. This somewhat altered structure is probably the oldest commercial structure in Gordonsville, reputedly dating to 1855, when Littleton W. Sneed began a general merchandise business on the site.

115: Antiques Shop (formerly a grocery store). Commercial Vernacular. Ca. 1930-50. Masonry sheathed with kick (6-course American bond with Flemish variant); 2 stories; parapet roof; symmetrical 3-bay front. Like the building on either side of it, this store maintains the character of the district and should be preserved.

117: Drug store and radio shop. Commercial Vernacular. Ca. 1935-50. Cinder block sheathed with brick (6-course American bond with Flemish variant); 2 stories; parapet roof; 6-bay front. Like several other coeval buildings in the commercial district, 117 is faced with brick laid in American bond with Flemish variant, a local 19th-century craft tradition that survived to the mid-20th century.

?? Grocery store and restaurant. Commercial Vernacular. Ca. 1935-50. Cinder block with brick veneer (stretcher bond); 2 stories; parapet roof; symmetrical 7-bay front. An integral part of this block of 1930s-period commercial structures, this building should be preserved.

200 Block

200 (Gordonsville Town Hall); Government building. Neo Colonial Revival. Ca. 1940-55. Brick (painted white); one story; hipped roof on main block; parapet roof on S wing; 6-bay front (3 bays each unit); cupola with bell-shaped, copper-sheathed roof. The present town hall replaces a plain ca. 1870 frame building that stood between it and the railroad tracks before being demolished in the early 1970s. Although recent, the present town hall is an attractive structure that adds variety to lower Main Street.

201 (Virginia ABC Store): Liquor store. Art Deco. Ca. 1930-45. Masonry sheathed with buff-color sandstone, serpentine and glass block; one story; parapet roof; symmetrical 3-bay front. This streamlined Art Modern style store incorporates good design with handsome materials, enhancing the visual quality of the district.

202 (National Bank & Trust Company): Bank. Modern Vernacular. Ca. 1970s. Masonry sheathed with brick; one story; flat roof; 5-bay front. Large plate-glass windows spaced between brick piers at front. While this modern bank is a pleasant example of its type, it does not harmonize with the older buildings in the commercial district .

203: U.S. Post office. Modern Vernacular. Ca. 1960s. Masonry sheathed with brick; 1 story; flat roof; 3-bay S half of facade sheathed with plate glass, N half with brick. This rather standard 1960s post office maintains the street facade, but does not otherwise contribute to the historic district.

205: General merchandise store. Neo-Colonial. Ca. 1960-76. Masonry sheathed with brick at front; 1 story; parapet roof with "clip-on" front mansard; symmetrical 3-bay front. "This detached one-story building does not harmonize with the older structures on South Main.

207 (Gordonsville Motor Car Company Building): Auto sales building. Commercial Vernacular. Ca. 1922-30. Brick (possibly veneer); 2 stories parapet roof; asymmetrical 4-bay front. Original wooden cornices, glazed storefront and stepped side parapets. With its outlandishly tall false front, this early auto salesroom is an excellent example of a vanishing type.

300 Block

300 (Gordonsville Hardware Store): Mediterranean/Vernacular. Ca. 1920-30. Masonry covered with stucco; 1 story; parapet roof; 3-bay front. Stepped front parapet; decorative "panels" outlined in brick above front openings. The only Mediterranean-style structure in town, this hardware store contributes to the architectural variety of South Main Street.

301 (Preddy's Funeral Home): Neo Colonial/Functional. Ca. 1970s. Brick (probably veneer); 1 story; hipped roof; 3-bay front; porte-cochere on this building does not enhance the character of the historic district.

302: Empty lot.

303: Paved parking lot for Preddy's Funeral Home.

305: Dance studio (formerly a store?). Colonial Revival/Vernacular. 1920-30. Frame with weatherboarding; 1 story; gable roof; 3-bay front original entry porch with tympanum pierced by elliptical arch. This early building maintains the street facade and contributes to the character of the historic district.

307: Gun shop (built as a store). Commercial Vernacular (altered). Ca. 1920-30. Frame with weatherboarding at front; cinder block at rear; 1 story; gable roof; 3-bay front without entry. The triangular-plan front section of this building is an early addition. Although heavily altered, this building might contribute to the ambience of the district if its front were restored.

400 Block

400 (Exchange Hotel): Built as a hotel, now a library and meeting place. Greek Revival. 1859. Frame with weatherboarding; 2 stories above a grade-level brick basement; low-pitched roof; symmetrical 5-bay front; 2 interior brick chimneys; 2-story front and rear verandas. Coeval two-story brick detached kitchen in E yard. NRHP. An excellent example of the antebellum railroad hotel, the Exchange has been recently renovated by Historic Gordonsville, Inc. This handsome building provides a visual terminus to South Main Street, connecting the present downtown commercial district with the once-thriving depot area.

EAST MARKET STREET

200 Block

202 (Klowes House): Detached dwelling. Decorated Vernacular. Ca. 1870-80. Frame with weatherboarding; 2 stories; gable roof; interior end brick chimneys (E replaced by stove flue); symmetrical 3-bay front; two-story, 1-bay front portico. Portico richly decorated with scrollsawn brackets; balcony with sawn-baluster railing; cornice returns. This exuberantly decorated house is one of the most individualistic dwellings in Gordonsville.

NORTH PENDLETON STREET

300 Block

309 (Thomasson House): Detached dwelling. Decorated Vernacular. Ca. 1870-80. Frame with weatherboarding; 2 stories; gable roof with decorative front cross-gable; exterior end brick chimneys; symmetrical 3-bay front; original 1-story, 1-bay front porch. Porch with paired pierced columns, bold

scrollsawn brackets, and sawn-baluster railing. Large 2-story ell at rear. This handsome house, set in its large tree-shaded yard, borders Baker St. to the north.

310: Detached dwelling. Colonial Revival. Ca. 1910-20. Frame with weatherboarding; 2% stories; hipped roof; oversize front dormer; 2-bay front; full-length 1-story front veranda. This large but rather plain Colonial Revival house is link in a visual bridge between Christ Church and North Main St.

NORTH WEAVER STREET

200 Block

202: Detached dwelling. Vernacular. Ca .1870-90. Frame with weatherboarding; 2 stories; gable roof; exterior end brick chimneys; symmetrical 3-bay front; missing front porch. Dentil cornice; side-lights at doorway and upper central window. The window and door detailing of this I-house shows the lingering influence of the Greek Revival style.

204: Detached dwelling. Vernacular. Ca. 1905-20. Frame with weatherboarding; 2 stories; gable roof; interior end stove flues; symmetrical 3-bay front; full-length front veranda with turned posts. This early 20th-century I-house is typical of others in the neighborhood.

206 (Shelton House): Detached dwelling. Classical Revival/Vernacular. Ca. 1865-75. Frame with weatherboarding; 1 story above a tall brick basement; hipped roof with gable-roofed belvedere; 2 interior brick chimneys; Symmetrical 3-bay front; original porch with paired posts. Simplified brackets in porch tympanum; pilaster corner boards; clerestory windows in belvedere have been covered. This dwelling, with its tall raised basement and low belvedere, is one of the architectural curiosities of Gordonsville. Coeval buildings of similar form stand in Lynchburg, Lexington and a few other Virginia towns.

208: Detached dwelling. Vernacular. Ca. 1905-25. Frame with weatherboarding; 2 stories; gable roof; 2 interior brick stove flues; 3-bay front; full-length front veranda with Roman Doric posts. This representative I-house stands at the north end of the block, providing a visual terminus to this part of the historic district.



HISTORIC OVERLAY DISTRICT GUIDELINES

These guidelines have been assembled for the purpose of helping property owners, business proprietors, town staff and the Board of Architectural Review (BAR) determine how buildings and properties can best be maintained and preserved in compliance with the Gordonsville Historic Overlay District ordinance.

In general, the Guidelines for Rehabilitating Historic Buildings from the Secretary of the Interior form the structure for these guidelines. Whenever possible, original historic elements should be preserved and repaired, rather than removed or replaced. When replacement is the only option, materials, color, design, and visual characteristics should match the old as much as possible.

Alterations to historic buildings or new construction should be undertaken in such a way as to protect the historic elements of buildings as well as their surroundings. Of particular concern are any portions of properties that are visible from a public way.

Local Building Code requirements apply to alterations and new construction and may supersede the following guidelines. Please note that these guidelines apply only to the exterior of properties in the Historic District. Interior alterations as well as routine maintenance and repair to exterior elements do not require Certificates of Appropriateness. Repainting part or all of the exterior is also exempt from special permit requirements. Emergency permits for repairs necessary to limit or repair damage from storms or accidents can be easily obtained from Town Hall. For all other actions that may affect the exterior of historic properties, please consult these guidelines first and contact Town Hall for applications and times of meetings at which Certificates of Appropriateness are issued. All meetings of the BAR are open to the public.

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GUIDELINES

Note: The following sections typically suggest preservation of original structural elements. Changes to a property that have acquired historic significance over time should be also be preserved and may occasionally be favored over original elements.

1. ARCHITECTURAL DETAILS AND FEATURES

Include gingerbread, verge boards, eaves, brackets, dentils, terra cotta, cornices, moldings, trim work, shingles, columns, pilasters, balusters, clapboard, shingle and stucco surfaces and any other decorative or character-defining feature found on the building or structure.

- a. Architectural details should not be removed or altered if original or historic to the building.
- b. These features should be repaired rather than replaced and should not be covered or concealed with vinyl, aluminum or other artificial material.
- c. Architectural features may be added if there is physical, pictorial or historical evidence that the additions to be added were original to the building. Any such addition must match the original in terms of materials, scale, location, proportions, form and detailing.

2. AWNINGS

- a. Awnings are appropriate for traditional locations such as over windows and doors or attached to porches.
- b. Awnings should be of canvas or similar woven material. Signage on awnings should be only on the valance and should be painted on or woven into the fabric.
- c. The placement of awnings should be so that they do not cover or conceal significant architectural details, such as decorative window moldings, and should be of colors that complement the associated building and surroundings.
- d. External illumination of awnings is not appropriate.
- e. Awnings should fit the openings to which they are applied. Rectangular window and door openings should have straight-across shed type awnings, and awnings over arched windows should have curved or rounded awnings.
- f. Awnings should be attached with care to prevent unnecessary damage to original details and materials.

3. CHIMNEYS

- a. If original to the building, chimneys should not be removed, altered or covered with materials such as stucco.
- b. Chimneys should be first cleaned and then repaired and repointed in accordance with Masonry Guideline (in this document) to match the original chimney in materials, colors, shape and brick pattern. If prior repointing has resulted in mismatched colors and textures,

the chimney may be painted. Colors such as dark red or brown are a good choice to best represent the historic character of the brick.

- c. When rebuilding, in whole or in part, is the only option, it should be done to match the original chimney design.
- d. When added to an existing structure, to an addition to an existing structure or to new construction, chimneys should be appropriate to the architectural style and design of the main structure.

4. CORNICES

- a. Original cornices should not be removed, concealed or covered but should be preserved and maintained in their original configuration. Any repairs should adhere to original design features and use appropriate materials.
- b. When cornices are missing, they should be replaced on the basis of physical or pictorial evidence. If no such evidence exists, wood, fiberglass or sheet metal cornices in keeping with those found on other buildings of the same or similar style and period may be used.

5. DECKS

- a. Wood construction is preferable for decks, which should be located at the rear of buildings or in other areas not substantially in the public view.
- b. Deck design should be kept simple with traditionally styled wood railings and balusters that complement the design of the building to which the deck is attached.

6. DEMOLITION

- a. Demolition of any original feature or portion of a building that is more than fifty years old should be avoided.
- b. Any building that contributes to the historic or architectural significance of the Gordonsville Historic District should not be demolished unless at least one of the following factors is present.
 - 1. Public Emergency: An emergency condition exists in which the public safety and welfare requires the removal of the building.
 - 2. Non-contributing: The building does not contribute to the historic or architectural character of the District.
- c. Outbuildings, such as garages, that date fifty or more years before the proposed date for demolition should be repaired or reconstructed whenever possible, rather than demolished.

7. DRIVEWAYS, PARKING LOTS AND PAVING

- a. Parking areas for private use should preferably be located in the rear yard of the premises at a location nearer any existing alley than the principal building. If that is not possible and the parking area will be substantially in the public view, it is preferred that it be located no closer

to the front of the lot than the front wall of the house or principal dwelling. Parking areas that will be in public view should be screened with hedges, shrubs, or appropriate fences. On corner lots, parking areas should be edged with landscape screening along both primary and secondary streets.

- b. Parking lots for commercially used houses, churches, apartment buildings, bed and breakfast establishments and schools should be located in rear yards if possible.
 - 1. Placement in side yards. If placement in a side yard is required, the parking lot should not be located any closer to the front of the lot than the front wall of the principal building.
 - 2. Screening from public view. Commercially used parking lots should be screened from public view with hedges, shrubs, trees or fences at their edges and employ appropriately planted medians and dividers within their boundaries.
 - 3. Screening on vacant lots. Commercially used parking lots on vacant lots situated between buildings should have edge landscape screening.
 - 4. Screening on corner lots. Commercially used parking lots on corner lots should have edge landscape screening on both the primary and the secondary streets.

8. DOORS AND ENTRANCES

- a. Door features such as surrounds, sidelights and transoms should not be removed or altered, nor should the original size of the door opening be enlarged, reduced or shortened in height.
- b. Doors should not be added where they did not originally exist unless needed to meet safety codes or to enhance the use of a property, in which case placement may be at the rear or side of the dwelling or otherwise substantially out of the public view.
- c. All doors should be constructed of traditional design appropriate to the architectural style and period of the building concerned.
 - 1. New Door Designs. Original doors that are in place at front or side entrances and substantially in the public view should not be replaced with new doors. However, doors that cannot be repaired should be replaced with doors that match the design and materials of the original doors.
 - 2. Missing Door. Missing doors at front entrances or at side entrances substantially in the public view should be replaced with new doors appropriate for the style and period of the dwelling and similar in design to the original doors with regard to style, configuration, materials, glazing (type of glass and area) and lights.

9. DOORS AND ENTRANCES FOR COMMERCIAL BUILDINGS

- a. Entrances and doors that are totally original should not be replaced but repaired as needed, adhering to original design features and using original materials whenever possible.
- b. Missing doors should be replaced with new doors appropriate for the style and period of the building and similar in design to the original doors with regard to style, configuration, materials, glazing (type of glass and area) and lights.

1. Solid Wood Doors. Solid wood doors generally should not be installed on storefronts.
2. Original Design Unknown. Where the original door design is unknown, doors should be replaced with plain wood doors in a single light glass area design.
- c. New doors should generally be constructed of wood and glass. However, metal doors of dark or bronze anodized finish and a wide stile may be acceptable. Aluminum or other silver colored metals are generally not appropriate.

10. FENCES: GENERAL INFORMATION

- a. Cast iron or other original fence material should be preserved and may be added to buildings if appropriate to the architectural period and style of the construction and in some instances may be appropriate for buildings of later vintage.
- b. Chain link fences, concrete block fences and fences of louvered, basket weave, horizontal board, stockade or shadowbox design are generally not acceptable. Plastic or fiberglass fences are generally not appropriate.
- c. Freestanding brick fences that obstruct visibility of primary buildings are not acceptable in front yards but may be installed in rear or side yards.
- d. Traditional plantings such as hedges and shrubs are acceptable alternatives for fences.

11. FENCES IN THE FRONT YARD

- a. Painted or stained fences of wood pickets, balusters or spindles are appropriate for front yards. Solid board fences that obstruct visibility of the premises are not appropriate for use in front yards and should be avoided.
- b. Balusters or spindles should be no wider than 4 inches. Maximum space between pickets should be no greater than 2/3 of the picket width. The height of the fence should not exceed 42 inches. However, if there is evidence to show that a fence of construction contrary to such limitations historically existed, any new fence should be constructed in accordance with the available evidence.
- c. The finished side of fencing should be facing the street.

12. FENCES IN THE REAR YARD

- a. The same low fence design specified in Fences in the Front Yard is appropriate for rear yard fences, but privacy fences of wood boards or planks are also acceptable at this location.
- b. Single row privacy fences of vertical flat top boards or planks of an appropriate height and width for the intended use are the most appropriate for the Gordonsville Historic District, but boards or planks topped with a lattice or picket designs are also acceptable.

13. FIRE ESCAPES

- a. Unless required by fire or safety codes, fire escapes should not be added.

- b. So far as possible, fire escapes should be located out of public view.
- c. Fire escapes placed on the exterior should be of wood construction with simple balusters and handrails of traditional design. Metal fire escapes may be employed if they are substantially out of the public view.

14. FOUNDATIONS

- a. Foundations should not be replaced but repaired as needed, adhering to the original design features and using original materials whenever possible. If removal of part of a foundation is required to accommodate mechanical unit installation or other upgrades or repairs, the removal should be made at the rear or at some other façade not in public view.
- b. Foundations should be cleaned, repaired, or repainted as needed. See Masonry Guidelines in this document for masonry treatments.
- c. Foundations should not be concealed with concrete block, plywood panels, corrugated metal, vinyl or plastic panels or other non-original material.

15. GARAGES, CARRIAGE HOUSES AND OUTBUILDINGS

- a. When original to the property or contributing to its historic character, these secondary buildings should be preserved, maintained and repaired as needed, adhering to the original design features and using original materials whenever possible.
- b. Relocation to another part of the property should be avoided unless demolition is the only alternative.
- c. Original doors should be preserved, maintained and repaired as needed, adhering to the original design features and using original materials to the greatest extent possible. In some instances they may be retrofitted with appropriate hardware and custom garage door openers.

16. GARBAGE RECEPTACLES

Except as permitted by the Town for periodic collection on the streets, garbage collectors such as large dumpsters and trash containers should be situated at the rear of a building and screened from the public view by shrubbery or fencing.

17. GRADE CHANGES

Grade changes should not change the character of the streetscape or the relationship of the buildings situated thereon and should not result in obscuring or concealing an historic building.

18. GUTTERS AND DOWNSPOUTS

- a. In order to prevent water damage, gutters and downspouts should be designed to channel the water at least 4 to 6 feet from the building through the use of downspout extensions and splash blocks.

- b. When installed, gutters and downspouts should not result in the removal of existing eave features and should be located away from significant architectural features of the associated building. Gutter straps should be nailed under and not on top of the roofing material.
- c. Repair of boxed or built-in gutters and downspouts should be encouraged, adhering to the original design features and using original materials whenever possible.
- d. Metal gutters and downspouts are recommended and should be maintained by painting all surfaces, including the inside of the gutters other than copper or pre-finished.
- e. Replacement gutters are encouraged to be half-round rather than “K” or ogee. Downspouts round in cross section are strongly recommended. If located substantially out of the public view, ogee gutters of aluminum or vinyl are acceptable.

19. HANDICAPPED ACCESS RAMPS

- a. The design of the ramp must comply with local building codes.
- b. Ramp construction should not result in damage or removal of original historic material and should be readily reversible.
- c. The ramp should be constructed of materials compatible with the existing structure.
- d. Wooden ramps should either be of simple design and configuration or designed to match an existing porch railing that has historic merit in terms of materials, dimensions and detailing. Ramp railings should be painted to match either the color of the porch railing or the overall paint color of the building it serves.
- e. If located substantially in the public view, the ramp should be screened with landscaping where possible.

20. LANDSCAPING AND TREES

Canopies of mature trees lining the streets of Gordonsville Historic District are an important and appreciated characteristic and should be protected. Likewise, landscaping should enhance the historic viewscape rather than detract from it.

- a. Tree pruning, clearing of overgrown bushes, vines and saplings do not require a permit. Removal of those trees less than 4” diameter measured four feet from the ground does not require a permit. Landscape edging, flower, vegetable, and rock gardens do not require permits.
- b. When replacing mature trees an effort should be made to use trees with the same or similar canopies and to use the same location unless this site contributed to the previous damage of the tree or surrounding structures. The site chosen should enhance the appearance and character of the historic streetscape. The natural topography should be maintained in order to enhance drainage and soil stability

21. LIGHTING FOR COMMERCIAL BUILDINGS

- a. Original lighting fixtures should be retained and repaired whenever possible. If replacement of original fixtures is needed, a style similar to the original is preferred. Lighting fixtures on historic properties should usually be mounted on porch ceilings or adjacent to entrances.
- b. New lighting added to commercial properties should be simple in design and may be either concealed or exposed. If exposed the fixtures should be appropriate to the style and period of the building. Down-lit fixtures should be encouraged in all applications.

22. LIGHTING FOR PORCHES AND EXTERIOR WALLS

- a. Fixtures original to the associated building should not be replaced but repaired as needed, adhering to the original design features and using original materials whenever possible.
- b. Non-original fixtures should be compatible with the style, scale and period of the building and mounted as appropriate to the style and design of the period.
- c. Lighting for security purposes (such as flood lights) should be mounted on the rear or sides of the building rather than the front. When in public view, floodlights or foot lights should be small, simple in design and their number kept to a minimum.
- d. Freestanding fixtures should be compatible with the style, scale and period of the associated building.

23. LIGHTING FOR FRONT YARDS

- a. Lighting for security purposes (such as flood lights) should be mounted on façades not prominently in the public view, rather than on front façades.
- b. Post-mounted fixtures may be installed if they are compatible with the style, scale and period of the associated building.

24. MASONRY: BRICK, TILE AND LIMESTONE

- a. Materials original to the building should be preserved and maintained.
- b. Masonry should never be sandblasted or subjected to any kind of abrasive cleaning, including pressure cleaning with water at any pressure which exceeds 300 pounds per square inch.
- c. Masonry should not be cleaned unless there is major staining, accumulated dirt or paint build-up. Limited staining or dirt accumulation should be left alone.
- d. Stained brick should be cleaned with detergent cleaners. In removing paint from brick, use chemical removers designed not to abrade masonry material.
- e. Masonry should not be coated with silicone-based water sealants because such substances generally prevent interior moisture from evaporating through the walls and thereby damage the brick.

- f. Previously unpainted brick and tile should not be painted unless the brick and mortar are extremely mismatched as a result of earlier repairs or patching. However, brick which has been sandblasted or is otherwise in poor condition may be painted to provide a sealing coat.
- g. Masonry should not be covered with stucco or like coating materials.
- h. Any repairs should be performed carefully to match the original brickwork and mortar. Hand tools (but not power saws or other electric tools) should be used to remove mortar.
- i. Repointing (repairing deteriorated or missing mortar between the bricks) should match the original brick and mortar with regard to width, depth, color, raking profile, composition and texture. Repointing should never be done with Portland cement or other hard mortar compounds unless they are original to the building. Most pre-1920 buildings require soft mortars to match the original composition, but if the original composition cannot be determined, an historic formula such as one part lime to two parts of sand should be used.

25. MASONRY: STUCCO AND OTHER COATINGS

- a. Stucco coatings that are original to buildings should be repaired rather than replaced. As much of the original stucco as possible should be retained. Repairs should match the original in strength, color, texture, and composition. If the original scoring pattern is evident, it should be replicated in any new stucco application during repair.
- b. The patina of historic stucco is an important feature and should be left unpainted.
- c. Masonry that shows no evidence of previous stucco applications should not have stucco applied at a later date.
- d. Waterproof coatings that act as vapor barriers should not be applied to masonry surfaces as they will cause, rather than prevent damage to the masonry surface. Water repellent coatings may sometimes be permitted. Caution should be used in choosing water repellent coatings such that they do not result in acting as a surface that will collect and retain soil, add color or obscure the original color of the surface to which they are applied, or degrade substantially when exposed to natural elements. In all instances such coatings should be applied in a test area away from public view and allowed to cure before being assessed for appropriateness in a large application.

26. MECHANICAL SYSTEMS

- a. Mechanical systems should be located at the rear of buildings or otherwise out of the public view. In some instances, they may be located on the sides of buildings if screened with shrubbery, fencing, lattice panels or other acceptable means of screening.
- b. Electrical conduits, gas meters, cable TV connections, and similar equipment may likewise be located on the rear or sides of buildings if out of the public view and behind appropriate screening.

27. MOVING BUILDINGS AND STRUCTURES

- a. Subject to the provisions of town ordinances and local building codes, moving buildings into the Gordonsville Historic District may be acceptable if compatible with the District's

architectural character in terms of style, period, height, scale, materials, setting and placement on the lot.

- b. Moving out of the Gordonsville Historic District any building that contributes to the historic and architectural character of the district should be avoided unless the only alternative is demolition.
- c. Moving buildings such as garages, sheds, or other outbuildings from one location to another on the same lot is acceptable in lieu of demolition so long as the location will not obscure the view of an historic building. It is preferable that the new location not be substantially in the public view.

28. NEW ADDITIONS TO COMMERCIAL BUILDINGS

- a. Additions at the rear of buildings are acceptable but should be compatible with the original building in terms of size, scale, proportions and rhythm of openings.
- b. Additions such as rooftop penthouses or additional stories should not be constructed unless the addition will be substantially out of the public view. Roof additions should be set back from the principal façade of the building.
- c. Exterior materials for additions should be compatible with those in the original building.
- d. Construction should be done in such a way that (i) removal of original walls and details from the rear of the original building is kept to a minimum; and, (ii) the addition is connected to the original building through existing door or enlarged window openings.

29. NEW CONSTRUCTION OF COMMERCIAL BUILDINGS

- a. New buildings should be compatible with adjacent buildings in terms of height.
- b. Exterior wall construction should be of materials consistent with those used in the vicinity. Materials such as metal or glass may not be appropriate for use in exterior wall construction.
- c. Buildings generally should align with adjacent buildings facing on the same street and conform to existing setbacks from that street.
- d. Width, scale and proportions should be similar to adjacent and nearby buildings.
- e. Orientation should be toward the primary street on which the new building is sited.
- f. Roof forms should be consistent with adjacent and nearby buildings.
- g. Windows and storefronts should be of size and proportion consistent with adjacent and nearby buildings.
- h. Traditional separations between storefronts and upper façades should be maintained and consistent with those existing in adjacent or nearby buildings.
- i. Vertical divisions maintain the feeling of traditional building widths and should be maintained, especially in the case of large buildings which extend across several lots.

- j. Carved limestone blocks or other traditional means may be used to identify and indicate the year of construction or other information of historic interest.
- k. Where feasible, new commercial buildings should be designed to fill the lot area to the extent that they form a continuous street facade.

30. NEW ADDITIONS TO RESIDENTIAL BUILDINGS

- a. New additions should be compatible with the original building in scale, placement and design, including roof shape, materials, color, location of windows, doors, cornice heights and other design elements.
- b. New additions should not imitate an earlier historic style or architectural period. They should be differentiated from the original by the use of setbacks or other devices.
- c. Construction should be carried out in a manner that avoids extensive removal or loss of historic materials and damage or destruction of significant original architectural features.
- d. Construction should impact the exterior walls of the original building as minimally as possible using existing door and window openings for connecting the addition to the original building.

31. NEW CONSTRUCTION OF PRIMARY RESIDENTIAL BUILDINGS

New construction of primary buildings should maintain, not disrupt, the existing pattern and rhythm of surrounding historic buildings along the principal street on which the property fronts by being compatible to the following:

- a. Shape: Variations of symmetrical, asymmetrical, multi-story rectangular and square forms are the most appropriate for Gordonsville.
- b. Scale (height and width): New construction should not vary more than one-half story from the predominant building height typical of dwellings along the block in which the property is situated. In most blocks this would limit new construction to two and one-half stories or less.
- c. Orientation to the Street: Most historic dwellings in Gordonsville have their primary facades and main entrances facing toward the principal street on which the property fronts, and this orientation should be maintained in any new construction.
- d. Roof Shape and Pitch: The roof slope ratio for new construction should be appropriate to its architectural style. Gable and variations of hipped roofs are more common on most blocks than flat, mansard or gambrel forms of roofs.
- e. Placement on the Lot: Front and side yard setbacks should respect the setbacks found along the block on which the building is sited.
- f. Location and Proportion of Porches, Entrances and Divisional Bays: A porch may be used if appropriate to the style, period and overall character of the building.
- g. Location and Proportion of Windows: Window designs and locations should be appropriate to the particular architectural style of the associated building.

- h. Foundation Height: At the front of the building, foundation height should be consistent with foundation heights in the area. However, foundation height at the sides or rear of the building may be altered as may be required to follow the slope contours of the lot.
- i. Material and Material Color:
 - 1. Foundations: New construction should create the appearance of historic dwelling foundations, most of which were made of stone, brick or cast concrete. Poured concrete, concrete block and split faced concrete are acceptable foundation materials if finished with stucco or other finishes to provide a textured surface.
 - 2. Brick Dwellings: If the new construction is of brick, the brick should closely match typical mortar and brick color tones found in Gordonsville's historic buildings and along the block in which the new construction is situated. White or light mortars should be avoided because they provide too much contrast with typical dark brick colors.
 - 3. Frame Dwellings: If the new construction is of frame, the preferred exterior material is either wood or some material similar to original materials used in the area such as clapboard, cementitious siding, shingle and stucco. The limited use of aluminum or vinyl siding is acceptable for facades out of or not readily visible in the public view if the material concerned meets size recommendations and satisfactorily emulates the original material it represents, in terms of not only general appearance but also construction detailing.
- j. Windows: While wood construction is preferred for windows, the use of vinyl clad or aluminum clad windows is acceptable so long as their dimensions are compatible with historic window openings. Dark tinted windows or windows with reflective glass and coatings should not be used if they are in the public view.
- k. Details and Texture: The details, texture and type of building materials employed in the construction should be compatible with the architectural style and period of the building being constructed, and such materials applied in a manner consistent with traditional construction methods.
- l. Replications: New construction that closely imitates historic buildings such as those found in Gordonsville's Historic District is acceptable if it is consistent with true historic buildings in overall form and plan, porch design and placement, window and door treatments, roof forms and architectural details.
- m. Parking areas for private use should preferably be located in the rear yard of the premises at a location nearer any existing alley than the principal building. If that is not possible and the parking area will be substantially in the public view, it is preferred that it be located no closer to the front of the lot than the front wall of the house or principal dwelling. Parking areas that will be in public view should be screened with hedges, shrubs, or appropriate fences. On corner lots, parking areas should be edged with landscape screening along both primary and secondary streets.
- n. Parking lots for commercially used houses, churches, apartment buildings, bed and breakfast establishments and schools should be located in rear yards if possible.
 - 1. Placement in side yards. If placement in a side yard is required, the parking lot should not be located any closer to the front of the lot than the front wall of the principal building.

2. Screening from public view. Commercially used parking lots should be screened from public view with hedges, shrubs, trees or fences at their edges and employ appropriately planted medians and dividers within their boundaries.
3. Screening on vacant lots. Commercially used parking lots on vacant lots situated between buildings should have edge landscape screening.

Screening on corner lots. Commercially used parking lots on corner lots should have edge landscape screening on both the primary and the secondary streets

32. NEW CONSTRUCTION OF OUTBUILDINGS ON RESIDENTIAL PROPERTIES

- a. Outbuildings should be smaller in scale than the principal building.
- b. The design should be simple but reflect the general character of the associated building and the Town of Gordonsville's Historic District, as well as the materials used therein.
- c. Outbuildings should be built at traditional locations for outbuildings, including those at or near rear lot lines, those adjacent to alleys and those at the back side of the building. They must also be consistent with otherwise required setbacks.
- d. Traditional materials should be used if in the public view.
- e. Either solid paneled doors or those with windows should be used for garages. Doors of vinyl, aluminum or steel should not be used. Multiple garage doors are acceptable but each should be of single car width only. Wood paneled overhead roll-up doors are acceptable for new garages.

33. PORCHES

- a. Porches which are intact and totally or partly original should not be replaced but repaired as needed, adhering to original design features in scale and placement and using original materials whenever possible to match the original. If the original design is unknown and cannot readily be determined, the owner should employ a traditional design which is compatible with the architectural style of the particular building to which the associated porch is planned, using appropriate material and detailing.
- b. New construction porches should employ a traditional design which is compatible with the architectural style and period of the particular associated building.
- c. Porches on the front of buildings should not be enclosed with wood, glass or other materials which would alter the porch's open appearance.
- d. Porches should not be altered by replacing wood floors and steps with brick or concrete. However, masonry porch floors or masonry patio and terrace surfaces may use poured concrete steps.
- e. Porches may be screened if:
 1. The screen panels are placed behind the original features such as columns or railings.

2. The screen panels do not hide decorative details or result in the removal of original porch materials.
 3. The structural framework for the screen panels is minimal, so that the open appearance of the porch is maintained.
- f. Open areas in the foundation of porches should be filled in as appropriate to the original design of the porch, or if the original design is unknown or totally new construction is involved, with decorative wood framed skirting, vertical slats or lattice panels of traditional design.

34. PORCH COLUMNS AND RAILINGS

- a. Porch columns and railings should be preserved and maintained. Where repair is required, the owner should use materials to match the original dimensions and detailing. If the original columns and railings have been removed or replaced, the porch should be restored to its original design, or if that is unknown and cannot readily be determined, to a traditional design compatible with the architectural style of the associated building.
- b. Porch columns often deteriorate first at the bottom next to the porch floor, in which case the owner should consider removing and replacing the deteriorated area rather than replacing the entire column. Similarly, the deteriorated area may also be boxed in the case of square cross section porch columns or the deteriorated wood repaired with wood epoxy.
- c. Front porches may require new balusters (also called spindles) for the railing, in which case the replacements should be of appropriate size and design for the building's style and period.

35. PORCH STAIRCASES AND STEPS

- a. Porch staircases and steps original to a property should be retained in their original location and configuration. Wood and concrete steps should be repaired with materials to match the original.
- b. If the porch has a wood floor, it should generally have wooden steps. However, in some cases, brick or concrete steps may also be appropriate.
- c. Porch staircases and steps added to a building should have newel posts and balusters, treads and risers and any other details needed to match the original porch construction.

36. RETAINING WALLS

- a. Retaining walls of timbers, railroad ties or artificial stone should not be constructed at the front of buildings.
- b. Retaining walls built more than fifty years before application is made to change, repair, or alter such walls should not be removed or replaced with new materials. Rather they should be preserved or maintained whenever possible.
- c. Retaining walls of new construction should be of smoothed concrete or in stone designs such as cut stone, random rubble, coursed rubble or cobblestones. Retaining walls of wood, timbers or brick are less appropriate but may in some instances be constructed.

37. ROOFS AND ROOFING MATERIALS

- a. Existing roofs should be retained in their original shape and pitch, with original features such as cresting, chimneys, finials and cupolas, and, if possible with original roof materials such as metal shingles or standing seam metal roofing.
- b. Two storey buildings may be re-roofed above the ceiling line of the second floor with substitute materials such as asphalt or fiberglass shingles if the original materials are no longer present or if the retention and repair of the original roof material is not economically feasible.
- c. Roofs of new shingles should approximate the original materials as closely as possible and be in appropriate colors such as dark gray, black, brown or shades of dark red. Red or green may also be appropriate for Craftsman-Bungalow period buildings. New wood shingles (including new shake shingles) are appropriate for most early 19th century buildings. Standing seam metal roofs are appropriate for later 19th century buildings.
- d. New dormers, roof decks, balconies or other additions should not be introduced on the front of buildings. However, additions of this type may be added to the roof on the rear or sides if they will not be prominently in the public view.
- e. Flat roofs should have soldered metal panels added as the surface material. However, rolled composition or EPDM (rolled rubber) roofing materials are acceptable if not in public view.

38. ROOF SKYLIGHTS AND VENTS

- a. Roofs requiring vents should have ridge vents rather than pot vents. If pot vents are used they should be sited on rear rooflines.
- b. Original vents and skylights original to the building should be preserved.
- c. Skylights and vents should not be added where they would be visible from the front façade of the building or street but placed at rear roof lines or behind gables and dormers.
- d. Skylights should have a low profile with the roofline and their tops should be flat and not of convex or “bubble” design.

39. SATELLITE DISHES AND ANTENNAS

- a. Satellite dishes and antennas should not be installed in front yards or in side yards or on roofs within the public view unless no signal can be achieved otherwise.
- b. Satellite dishes should be of the smallest practical size and if ground mounted, placed as close to the ground as possible and screened with landscaping, lattice panels or fencing.

40. SCREEN AND STORM DOORS

- a. Screen and storm doors should be correctly sized to fit the opening for which they are intended and, whenever possible, openings should not be enlarged, reduced or shortened for new door installation.

- b. Original screen doors should be preserved and maintained.
- c. New screen doors may be of wood and either full-view or with structural members aligned with those of the original door.
- d. Storm doors should be of wood. Metal storm doors of full-view design with baked-on enamel or anodized finishes in colors complementary to the building may be acceptable.

41. SHUTTERS

- a. If original to the building, window shutters should be preserved, maintained and repaired as needed, adhering to original design features and using original materials whenever possible. Missing shutters should be replaced with wood shutters of identical or substantially similar size and design. Wood shutters should be of louvered or paneled wood constructed to cover the respective window openings when completely closed.
- b. Unless there is physical, photographic or other evidence that the building originally had shutters, they should not be added.
- c. Aluminum, vinyl or other plastic or metal window shutters are not appropriate as they generally have dimensions or textures which are incompatible with historic buildings.
- d. New or replacement shutters should be installed with shutter dogs and hinges of the period and not attached to the building with bolts or screws.

42. SIDEWALKS AND WALKWAYS (*Coordinate with streetscape project*)

- a. Sidewalks or walkways of stone, brick, or other materials original to buildings or found elsewhere in the block in which they are situated should be preserved.
- b. Sidewalks or walkways installed for a building should preferably be of smooth concrete, and compatible in details, dimensions and placement with original or early sidewalks. However, brick or stone pavers or materials that replicate them may be appropriate in some instances.
- c. Sidewalks and walkways of asphalt, aggregate or pebble-surfaced concrete and like materials are generally not appropriate in areas subject to the public view.

43. SIDING AND SHINGLES

- a. Wood siding that is original to a building should be repaired rather than replaced. However, if replacement is necessary, the siding should be replaced with new siding to match the original siding in size, placement and design. Replacement shingles should likewise match the original shingles in size, placement and design.
- b. Wood siding original to a building should not be concealed beneath synthetic materials such as vinyl, masonite or aluminum. Similarly, it should not be concealed beneath wood based materials such as particle board, gyp-board or press board as such materials generally do not offer textures or designs which closely match original wood siding.
- c. Removal of synthetic sidings such as aluminum, asbestos or vinyl from wood siding is encouraged, and the wood siding repaired to original appearance, caulked and painted. If the “ghosts” or outlines of decorative missing features are revealed by the removal of the

synthetic siding, the missing features should either be replicated and re-installed or recorded through photographs or drawings for future replication.

- d. The limited use of aluminum or vinyl siding is acceptable for façades out of or not readily visible in the public view if the material concerned meets size recommendations and satisfactorily emulates the original material it represents, in terms of not only general appearance but also construction detailing.
- e. For weather protection, insulation may be added so long as the insulation does not alter the siding.
- f. Asbestos shingles or siding, which are original to a building should be kept stained or painted. If asbestos shingle siding has deteriorated or otherwise poses a health hazard, it may be removed and replaced with wood or other permitted siding. Removal of asbestos siding should follow applicable State and Federal hazardous material guidelines.

44. SIGNS AND GRAPHIC DESIGNS: COMMERCIAL AND HISTORIC USES

The provisions of Gordonsville zoning ordinances apply to all such signs and graphic designs.

- a. Commercial signs may be used only for commercial buildings, churches, and bed and breakfast establishments.
- b. Signs should be kept to a minimum, with no more than one suspended sign permitted for each commercial establishment.
- c. Signs should be appropriate to the size or location of the building, but the total area of all signs shall not exceed twelve (12) square feet.
- d. Signs that are more than fifty years old at the time of desired action should usually be preserved, maintained and repaired as needed.
- e. New signs should be fabricated to professional standards, out of traditional materials such as wood or polymer that closely resemble wood, with copper or bronze or other appropriate letters. Signs of unfinished wood are not acceptable. The use of plywood is permitted so long as it is properly sealed from the elements with all visible edges of the plywood concealed.
- f. Appropriate logos or symbols may be used. Colors should be coordinated with the overall building colors and have traditional lettering (such as serif, sans serif or script) appropriate to the size of the sign.
- g. In the case of commercial buildings, signs should usually be affixed to the face of the building and suspended from appropriate hangers placed so as to maximize readability while minimizing danger to pedestrians and following all appropriate ordinances of the Town of Gordonsville. Mounting brackets and hardware should be anchored into the mortar, not masonry.
- h. In addition to this suspended sign, a duplicate sign of the same or smaller dimensions may be displayed on the inside of one storefront window.

- i. Signs for churches or bed and breakfast establishments or those commercial establishments set back from the main commercial street may be freestanding in some cases.
- j. Lighting for signs should be concealed. Signs should not be backlit or internally lit, but rather should have lighting placed so that light is directed downward or toward the street and sidewalks. Flashing lights are not acceptable.
- k. In the case of buildings that are of contributing significance to Gordonsville's Historic District or that have received nomination to the National Historic Register and that are occasionally or permanently open to the public, signs designating the names of the structures as well as their historic significance may be erected. These signs may be attached to the structure as described for commercial establishments or, if this is not practical or visible, in some instances they may be freestanding. All other guidelines for materials, sizes, and lighting shall apply.

45. SOLAR PANELS

- a. Solar panels should be located on rear sections of the roof of a building, behind dormers, gables or in other areas not readily visible to the public.
- b. If freestanding, solar panels should be located in rear yards or on side façades of a building not readily visible to the public. If side yard locations are readily visible to the public, as on a corner lot, freestanding panels may be installed if they are effectively screened by landscaping, fencing or lattice panels.

46. SWIMMING POOLS

- a. Swimming pools should be located in rear or side yards and screened from public view by fencing or landscaping.
- b. Mechanical equipment related to the operation of swimming pools should generally be located out of the public view and screened with shrubbery, low fencing or lattice panels or other acceptable means of screening.
- c. Lighting for swimming pools should be beneath the surface of the water or at ground level.

47. WINDOWS

- a. Windows that are original should be preserved in their original location, size and design and with their original materials and number of panes (glass lights).
- b. Unless they are located out of the public view, windows that are not original should not be added to the primary or secondary façade of a building.
- c. Windows should be repaired rather than replaced; an appropriate method of repair is by the use of wood epoxy. However, if replacement is necessary, the replacement window should match the window being replaced in both material and design.
- d. Original windows of steel or aluminum should be repaired, but if repair is not feasible, replace with new windows appropriate to the period and style of the building.

- e. Replacement windows should have raised muntins mounted on the outside of the glass surface if appropriate to the design of the building. True divided light muntins are preferred but properly sized simulated divided lights or muntins permanently attached to the exterior surface of the window are acceptable.
- f. Vinyl windows should not be used to replace older, original windows. They may only be used in the case where this material might have been available at the time of original construction.

48. WINDOWS: DECORATIVE GLASS

- a. Original decorative glass windows should be preserved in their original location, size and design and with their original materials and glass pattern.
- b. Original decorative glass windows should be repaired rather than replaced, preferably by a glass specialist if extensive repairs are needed.
- c. Decorative glass windows that are not original should not be added to either the primary facade or secondary façade of a building within the public view. However, any such windows may be replaced so as to restore the part of the building affected by its presence to its original design and period.

49. WINDOWS: SCREENS, STORM AND SECURITY

- a. Screens shall be correctly sized to fit the window openings, including openings for arched windows.
- b. Screens should be constructed of either wood or baked-on enamel or anodized aluminum and designed to fit within the window frames without overlap. Screen window panels should be of either a full view design or have the meeting rail match that of the window behind it.
- c. Preferably, storm windows should be of wood but aluminum storm windows of full-view design with a baked-on enamel or anodized finish are also acceptable. Interior functioning storm windows are recommended.
- d. Storm windows should likewise be sized and shaped to fit their respective window openings.
- e. Storm windows should be of full-view design or with central meeting rails at the same location as that of the underlying windows.
- f. Storm windows with built-in lower screens are acceptable.

50. YARD FEATURES SUCH AS PERGOLAS and GAZEBOs

- a. These yard features should generally be sited in rear or side yards.
- b. Pergolas and gazebos should be of wood construction and should reflect the period of the main structure and surroundings.
- c. If constructed of materials such as glass, metal or brick, these features may be placed near the rear of the lot if effectively screened by fencing or landscaping.

DEFINITIONS

For the purpose of this document, the following words and phrases shall have the meanings respectively ascribed to them:

ALTERATION: Any exterior changes that would affect the historic, cultural or architectural significance of a designated site or structure, any portion of which is visible or intended to be visible from a public way including, but not limited to, construction, reconstruction, moving or demolition.

ARCH: A curved structural element that spans an opening. An arch is usually of masonry construction and often features a specialized keystone at the top of the curve.

ARCHITECTURAL GLASS: Also known as Carrara glass. Opaque colored glass used as an exterior facing. Usually in store fronts from the mid-twentieth century.

ARCHITRAVE: Type of molding that frames a door, window, or sometimes fireplace opening, and resembles a picture frame in that it has mitered corners; also, in classical architecture, the lowest part of the entablature.

AWNING: A roof-like covering over a store front, often of canvas, metal, or (in modern versions) wood shingles.

BALUSTER/BALUSTRADE: A turned or sawn element that supports a porch railing. A balustrade is a series of balusters.

BOARD AND BATTEN: A wooden siding consisting of vertical boards with narrow battens nailed over the joints.

BOND: The coursing or pattern of bricks in a wall.

BRACKET: A functional and/or decorative feature, of a scrolled form or as a triangular brace, located at the top of a porch post, in a cornice, eave, or other location.

BULKHEAD: Solid panel at the bottom of a storefront that supports a display window.

CAPITAL: The top section of a column, often decorative.

CERTIFICATE OF APPROPRIATENESS: A certificate issued by the Board of Architectural Review indicating its approval of plans for construction, alteration, reconstruction, rehabilitation, restoration, moving, or demolition of an individually designated landmark, site, or structure or of a site or structure within a designated historic district.

CORBEL: An outward stepping of bricks, stones, or other masonry units used decoratively or to support an overhanging element.

CONTRIBUTING BUILDING: A site, structure, or object that adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria.

CORNICE: A crowning element, usually highly decorative, at the top of a wall but below a parapet. Cornice returns are sections of cornice appearing in a gable or on the end of a building.

COURSED RUBBLE: Stonework consisting of roughly shaped blocks of stone laid in more or less regular horizontal courses.

CULTURAL: That which relates to the artistic, historic, intellectual, educational, archaeological, architectural aspects of the Town of Gordonsville.

DEMOLITION: Any act which destroys, in whole or in part, an individually designated landmark, site, or structure.

DEMOLITION BY NEGLECT: Any willful neglect in the maintenance or repair of an individually designated landmark, site, or structure; or a site or structure within a designated historic district, not including any appurtenances and environmental settings, that does not result from an owner's financial inability to maintain and repair such landmark, site, or structure, and which results in any of the following conditions:

1. The deterioration of the foundations, exterior walls, roofs, chimneys, doors, or windows, so as to create or permit a hazardous or unsafe condition to exist.
2. The deterioration of the foundations, exterior walls, roofs, chimneys, doors, or windows, the lack of adequate waterproofing, or the deterioration of interior features, which will or could result in permanent damage, injury, or loss of or loss to foundations, exterior walls, roofs, chimneys, doors or windows.

DENTIL: One of a series of small rectangular blocks, similar in appearance to teeth, which are sometimes part of a cornice.

ENTABLATURE: The elaborated beam member carried by columns horizontally divided into architrave (bottom), frieze and cornice (top).

EXTERIOR FEATURES: The architectural style, design and general arrangement of the exterior of an historic structure, including the nature and texture of building material, and the type and style of all windows, doors, light fixtures, signs or similar items found on or related to the exterior of an historic structure.

FACADE: The principal exterior face of a building.

FINIAL: A decorative spike or other ornament at the peak of a roof.

FRIEZE: The horizontal section at the top of a wall or a range of supports, but below the cornice.

HISTORIC DISTRICT: A significant concentration, linkage, or continuity of sites or structures united historically, architecturally, archaeologically, or culturally, by plan or physical development. An historic district shall include all property within its boundaries as defined and designated by the Town Council.

HOODMOLDING: Decorative trim, usually metal, wood, or stone, located over a door or window opening.

INTEGRITY: A descriptive term applied to materials, finishes, sites, or buildings that retain their historic substance and appearance.

JAMB: A vertical member at each side of a doorframe, window frame, or door lining.

LANDMARK: Any site or structure designated by the Town Council, that is of exceptional historic, cultural, archaeological, or architectural significance.

LINTEL: A horizontal beam above an opening that carries the weight of the overlying structure.

MAINTENANCE: Work that does not alter the exterior fabric or features of a landmark, site or structure and has no material effect on the historical, archaeological, architectural or cultural significance of the historical landmark, site or structure.

MEETING RAIL: That portion of the window where two sash frames meet, usually at the horizontal mid point of the window opening.

MULLION: The heavy bars that divide windows that have been grouped together.

MUNTIN: The narrow wood or metal strips that divide panes of glass in a window.

NATIONAL REGISTER OF HISTORIC PLACES: The honorific, non-restrictive federal listing of properties (individual buildings as well as historic districts) that have been officially determined to be historic at either the local, state, or national level of significance.

NEW CONSTRUCTION: Construction which is characterized by the introduction of new elements, sites, building, or structures or additions to existing buildings and structures in historic districts.

NON-CONTRIBUTING BUILDING: A site, structure, or object that does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

NOVELTY SIDING: Weatherboard siding with any of a number of decorative profiles, such as German siding.

ORDER: In classical and classically-derived architecture, the style or system of proportion and detail of a column and related elements. There are three principal orders of classical Greek and Roman architecture.

PARAPET: An extension of a building's wall that rises above the level of the roof.

PEDIMENT: In classical and classically-derived architecture, the triangular end of a gable roof, defined by cornices. Used as a decorative element above a door or window opening in Colonial Revival architecture, sometimes broken and/or scrolled at the center.

PILASTER: A half or partial column applied to a wall.

PITCH: The slope of a roof, usually expressed as a ratio of rise (height) to run (width), such as 6:12.

PORTICO: A formal and often monumental porch supported by columns.

PRESERVATION: Actions taken to prevent or keep a structure from decay or degradation.

RAKE BOARD: Trim piece along the edge of a gable.

RECONSTRUCTION: The process of reproducing, by new construction, the exact form and detail of a vanished structure, or part thereof, as it appeared at a specific period of time.

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

REPAIR: The process of rehabilitation which warrants additional work beyond simple maintenance. Repair includes patching, piecing in, splicing, consolidating or otherwise reinforcing materials according to recognized preservation methods.

RESTORATION: The process of accurately recovering the form and details of a property as it appeared at a specific period of time by means of removal of later work and the replacement of work missing from that period.

ROOF: The cover of a building or a dormer window.

SECRETARY'S STANDARDS: Shorthand for The Secretary of the Interior's Standards and Guidelines for Rehabilitation. Used by many government agencies and individuals undertaking rehabilitation projects to evaluate whether the historic character of a property is preserved in the process of rehabilitation.

SILL: A horizontal timber, at the bottom of the frame of a wood structure, which rests on a foundation; also, the horizontal bottom member of a window frame or other framed opening.

SITE: The location of an event of historic significance or the location of a structure whether standing or ruined, which possesses historic, architectural, archaeological, or cultural significance.

STOREFRONT: The ground-floor portion of a commercial building that contains the entrance and large display windows.

STREETSCAPE: The overall appearance of buildings, signs, lights and plantings along a street.

STRUCTURE: A combination of material to form a construction that is stable including, but not limited to, buildings, stadiums, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, bridges, piers, paving, bulkheads, wharves, sheds, coal bins, shelters, fences, and display signs visible or intended to be visible from a public way.

TRANSOM: A window over a door opening or over the display windows of a storefront.

VENT/VENTILATOR: Louvered or pierced opening used in a gable end wall to ventilate a roof or attic.

WINDOW: An opening in a wall that provides light and ventilation to the interior of a building.

WRAP-AROUND PORCH: A porch that extends to two or more sides of a building, characteristic of Victorian architecture.

THE UNITED STATES SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will 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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will 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, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will 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 will 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.



Town of Gordonsville, Virginia

Zoning Administrator
Post Office Box 276, 112 South Main Street
Gordonsville, Virginia 22942
Phone – (540) 832-2233/ Fax – (540) 832-2449
E-mail dkendall@gordonsville.org

CERTIFICATE OF APPROPRIATENESS

I. IDENTIFICATION AND PROPERTY LOCATION

Tax Map Identification Number: _____

Name of Property Owner: _____

Physical Address of the site: _____

Mailing Address: _____

Telephone Number: _____ Fax Number: _____

E-mail Address: _____

Name of Contractor: _____

Contractor's Mailing Address: _____

Telephone Number: _____ Fax Number: _____

E-mail Address: _____

*Does Contractor have a Town of Gordonsville Business License? ☐ YES ☐ NO

II. DESCRIPTION OF PROPOSED WORK (check all that apply)

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> New structure/building | <input type="checkbox"/> Driveway/Parking area | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Addition to existing structure/building | <input type="checkbox"/> Sign | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Exterior Change | <input type="checkbox"/> Wall/Fence | <input type="checkbox"/> Other _____ |

III. SUPPORT DOCUMENTATION – New Construction/Alterations An application for a Certificate of Appropriateness shall be accompanied by three (3) copies of the following support documentation:

Attached N/A

- | | |
|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> Site plan or plat of property showing lot dimensions; location, size, and use of existing and proposed structures; yard dimensions; location of private and public easements; water courses; fences; adjoining street names and right-of-way width. |
| <input type="checkbox"/> | <input type="checkbox"/> Photographs of the subject property and photographs of the buildings on contiguous properties. |
| <input type="checkbox"/> | <input type="checkbox"/> Detailed and clear descriptions of any proposed changes in the exterior features of the subject property, including but not limited to the following: the general design, arrangement, texture, materials, and signs, to be used and other exterior fixtures and appurtenances. Samples of material may be required. |
| <input type="checkbox"/> | <input type="checkbox"/> Information showing the relationship of the proposed change to surrounding properties. |

IV. SUPPORT DOCUMENTATION – Demolitions or partial demolitions An application for a Certificate of Appropriateness shall be accompanied by three (3) copies of the following support documentation:

Attached N/A

- ☐ ☐ Detailed and clear descriptions of any proposed changes in the exterior features of the subject property.
- ☐ ☐ Photographs of the subject property and photographs of the buildings on contiguous properties.
- ☐ ☐ Information showing the relationship of the proposed change to surrounding properties.
- ☐ ☐ Post-demolition plans, for all principal structures to be demolished on any site governed by this article and the appropriateness of such plans to the architectural character of the district.
- ☐ ☐ A structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, shall be provided by the applicant in the case of a demolition request where structural integrity is at issue. The Board of Architectural Review may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if it determines that the building or structure proposed for demolition is not historically, architecturally or culturally significant.

V. ADDITIONAL REMARKS

Signature of Property Owner(s)

Date

Please print name of signature

The issuance of a certificate of appropriateness shall not, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a Town zoning permit or County building permit. Where a zoning or building permit is required, no activity authorized by a certificate of appropriateness shall be lawful unless conducted in accordance with the required zoning or building permit.

Approved Certificates of Appropriateness are valid for twelve (12) months.

FOR OFFICE USE ONLY

Application Package Complete ☐ Yes ☐ No **If no, date of completion** _____

BAR Review Date: _____ **BAR Action:** ☐ Approved ☐ Denied

☐ **Approved by Zoning Administrator pursuant to Section 610.11-1 of the Town's Land Development Ordinance.**

Permit Number _____

This permit shall expire on _____ **20** _____ *(Pursuant to Section 610.13(a) Town of Gordonsville Land Development Ordinance).*

Signature of Zoning Administrator

Date