

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

PREPARED FOR THE  
TOWN OF WYTHEVILLE

THOMASON AND ASSOCIATES  
PRESERVATION PLANNERS  
NASHVILLE, TENNESSEE

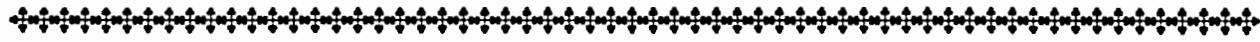
DECEMBER, 2000

23. Paint and Paint Colors .....	51
24. Parking Areas .....	51
25. Porches, Porch Columns and Railings .....	52
26. Roofs .....	55
27. Satellite Dishes .....	55
28. Screens (screen doors, window screens, porch screening) .....	56
29. Security Doors and Windows .....	57
30. Shutters .....	58
31. Sidewalks and Walkways .....	59
32. Siding (lap siding, wall shingles) .....	59
33. Signs .....	62
34. Skylights .....	63
35. Solar Collectors .....	64
36. Staircases and Steps .....	65
37. Storm Windows and Doors .....	67
38. Swimming Pools .....	68
39. Wood .....	69
40. Windows .....	69

**APPENDICES**

- A. Guideline Chart--Work Review Requirements
- B. Sample COA Application Form
- C. The Secretary's Standards for Rehabilitation
- D. Basic Maintenance Advice
- E. Definitions and Terms
- F. Suggested Bibliography
- G. Wytheville Architectural Survey Report

## INTRODUCTION



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

### *The Downtown Wytheville Historic District and Review Process*

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

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

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

### *The Economic Benefits of Design Guidelines*

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

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

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

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

## II. DESIGN GUIDELINES FOR COMMERCIAL BUILDINGS

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

### UPPER FACADE COMPONENTS

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

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

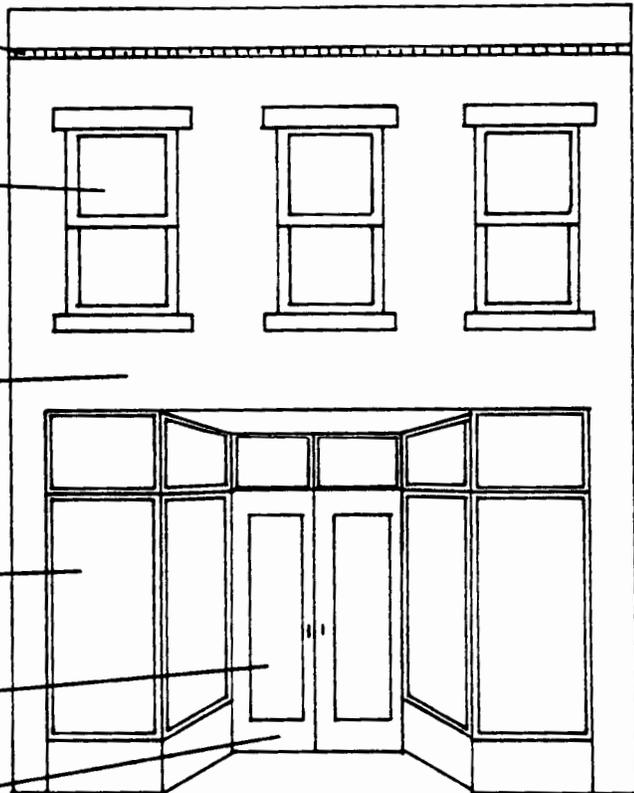
### STOREFRONT COMPONENTS

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

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

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

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



## 2. ARCHITECTURAL FEATURES

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

- A. Architectural features which have been removed should be replaced based upon their original design, materials, proportion, and details.
- B. Architectural features should not be added to a building where none originally existed.
- C. Architectural features should be repaired using compatible materials.
- D. No cast iron columns or pilasters are presently visible in the downtown area. However, these storefront elements may be hidden beneath added materials. If cast iron columns or pilasters are uncovered, they should be maintained through regular painting. If cleaning is desired, chemical or detergent cleaning is preferable over the use of abrasive cleaning methods such as sandblasting.

## 3. AWNINGS

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

- A. The addition of awnings to commercial buildings is appropriate. Awnings should be in traditional awning designs, materials, and placement.
- B. Appropriate locations for awnings are storefronts and upper facade windows.
- C. Awnings may be retractable or fixed in place and should fit the opening to which they are applied. Shed awnings are appropriate for rectangular openings while arched awnings are appropriate for arched openings.
- D. Awning materials should be canvas, acrylic, or vinyl coated. The use of fixed metal, vinyl, or wood awnings is discouraged.
- E. Shed awnings are most appropriate for Wytheville buildings. The use of bubble, concave, or convex forms is discouraged. Internally lit awnings are also less appropriate.
- F. Transom lights of prism glass or stained glass should not be covered by awnings.

#### 4. BRICKWORK AND MORTAR

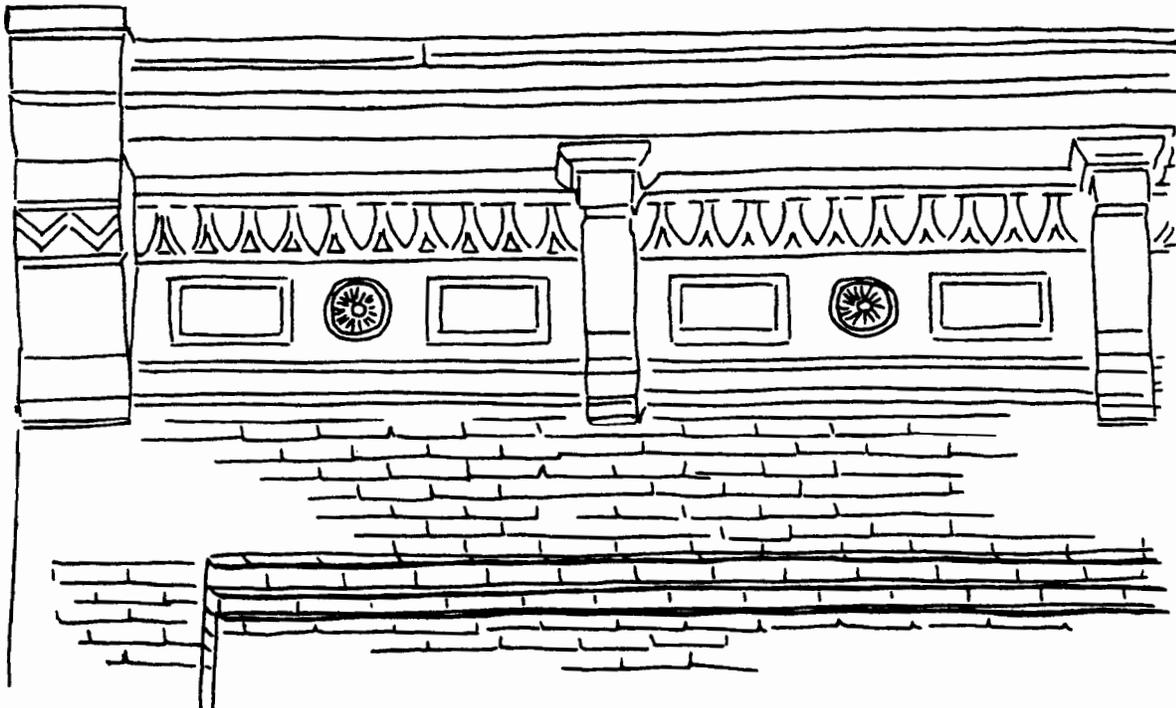
*Most of the commercial buildings in the Downtown Wytheville Historic District are of brick construction. Brick can last for hundreds of years if it is well maintained. The key to brick and mortar preservation is to keep water out and to continue to use a soft mortar when repairs are needed. Abrasive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

- A. Materials original to the building should be preserved and maintained.
- B. Brickwork should never be subjected to any kind of abrasive cleaning such as sandblasting.
- C. Brickwork should never be cleaned with high pressure water that exceeds 600 pounds per square inch.
- D. Brickwork should be cleaned with detergent cleansers if needed. If brick walls have bad stains or if you want to remove paint, use chemical stain and paint removers. Chemical cleaning can be tricky and messy so you may want to have professionals do these type of jobs.
- E. Brickwork should be cleaned only when necessary to remove bad stains or paint build up. If there are only a few small stains or a little dirt on the walls it may be best to leave the brick alone. Avoid putting water or chemicals into your brick walls if you can help it.
- F. Water-repellent coatings should not be added unless repairs have failed to stop water getting into your brick.
- G. Do not cover brickwork with silicone-based water sealants. Water sealants can have the affect of trapping water on the interior of the building and that can damage your inside walls.
- H. Brickwork that has never been painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Previously sandblasted brick or brick that is in poor condition may be painted to provide a sealing coat.
- I. Brickwork should not be stuccoed.

## 5. CORNICES

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

- A. Missing cornices should be replaced based upon historical physical or pictorial evidence. If no such evidence exists, a simple wood cornice in keeping with other cornices in the commercial area is appropriate.
- B. Cornices should not be added to buildings where no physical or pictorial evidence for such a cornice existed.



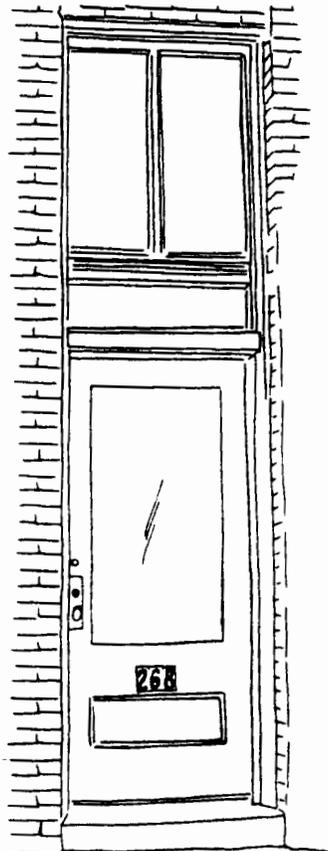
Original sheet metal cornices such as at 190 W. Main Street should be preserved and maintained.

## 7. ENTRANCES

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

- A. Historic doors should be retained and repaired with materials to match the original. Doors added to storefronts should be replaced with doors to match the original in design and materials. Solid wood doors should not be installed on storefronts.
- B. If the original door design is unknown, replace with plain wood doors in a single light (glass area) design, not: solid paneled doors; decorative doors; or any kind of door based upon a different historical period or architectural style (Colonial, Gothic church doors etc.).
- C. New doors should generally use glass proportionate to display window glass and kickplate panels proportionate to bulkhead panels. Wood is the material most appropriate for new doors, however, metal with a dark or bronze anodized finish and with a wide stile may be substituted. Raw aluminum or other silver-colored metals are never appropriate.

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



## 9. NEW COMMERCIAL BUILDINGS

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

- A. New construction should be compatible in height with adjacent buildings. In Wytheville, one- to-two-and-one-half story buildings are most appropriate. New buildings should not exceed three-stories in height.
- B. Masonry (brick and stone) is the most appropriate material for new construction. Wood construction is less desirable but also acceptable.
- C. New buildings should be aligned with adjacent buildings along the street and conform to existing setbacks.
- D. New construction should be of similar width and scale and have similar proportions as adjacent buildings.
- E. New construction should be oriented towards the major street.
- F. New construction should have flat roof forms consistent with adjacent buildings.
- G. Window size and proportion of openings should be consistent with adjacent buildings.
- H. New buildings should maintain the traditional separation between storefronts and upper facades. This separation should be in alignment with adjacent buildings.
- I. New buildings that are constructed over several lots should have vertical divisions to maintain traditional building widths.
- J. Historic styles that pre-date Wytheville's late 19th century commercial development such as Colonial Williamsburg designs are not appropriate.



Historic building.

New construction

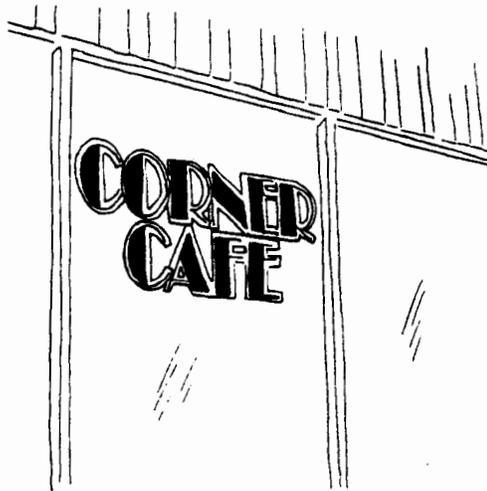
Historic Building

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

- H. Traditional sign locations include storefront beltcourses, upper facade walls (not to exceed 20% of the overall wall surface), hanging or mounted inside windows, or projecting from the face of the building.
- I. Mounting brackets and hardware for signs should be anchored into mortar not masonry.
- J. Fake historic signs such as "Colonial" designs should be avoided.
- H. Lighting for signs should be concealed. Spot or up-lit lighting for signs is recommended. Internally-lit signs are not appropriate.



Avoid "Colonial" designs.



Appropriate window sign.  
(100 W. Main Street)



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

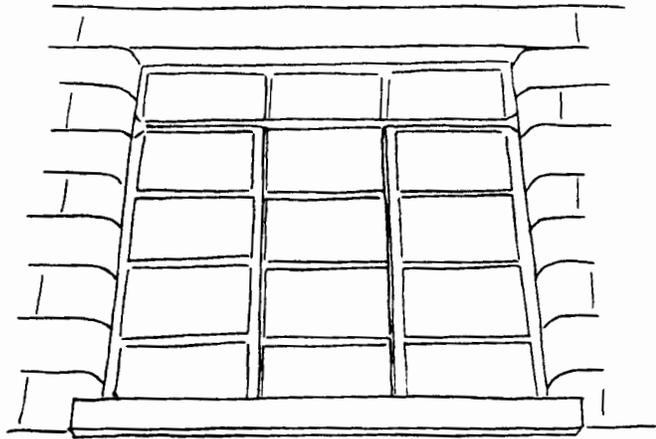
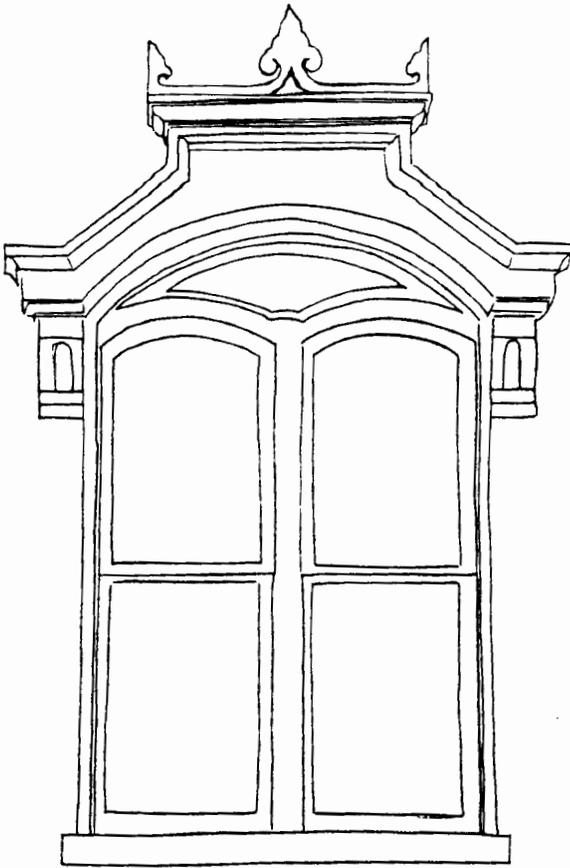
## 12. STOREFRONTS - GENERAL APPROACH

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

- A. Storefront features that have become deteriorated should be repaired rather than replaced.
- B. If replacement is necessary, new storefront elements should be with features to match the original in design and materials.
- C. Storefronts which were altered after 1950 should be reconstructed based upon pictorial or physical evidence of the original building.
- D. If original storefront appearance is unknown, a newly constructed storefront based upon traditional designs should be installed. This includes the construction of bulkheads, display windows, and appropriate materials. New storefronts should be typical of those built during the late 19th and early 20th century and not reflect earlier or later architectural styles or periods.



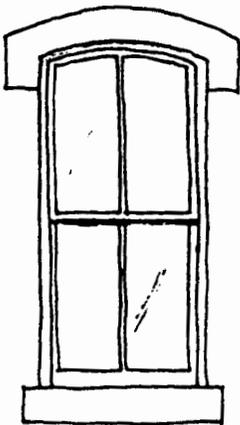
Historic storefronts should be preserved (115 E. Main Street).



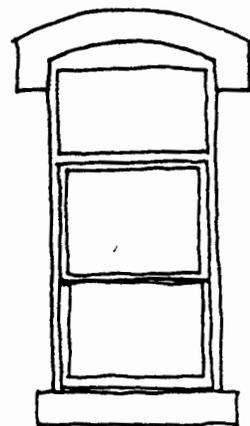
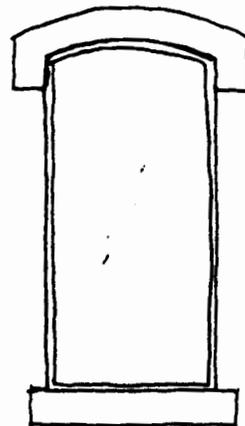
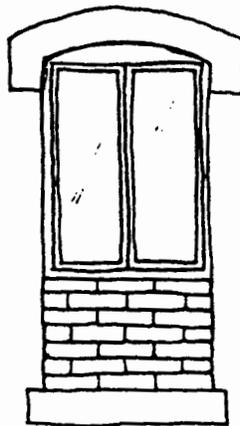
19th Century Italianate wood sash window.  
(290 W. Main Street)

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

Historic windows should be preserved and maintained.



Original sash window.



Inappropriate replacement windows.

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

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

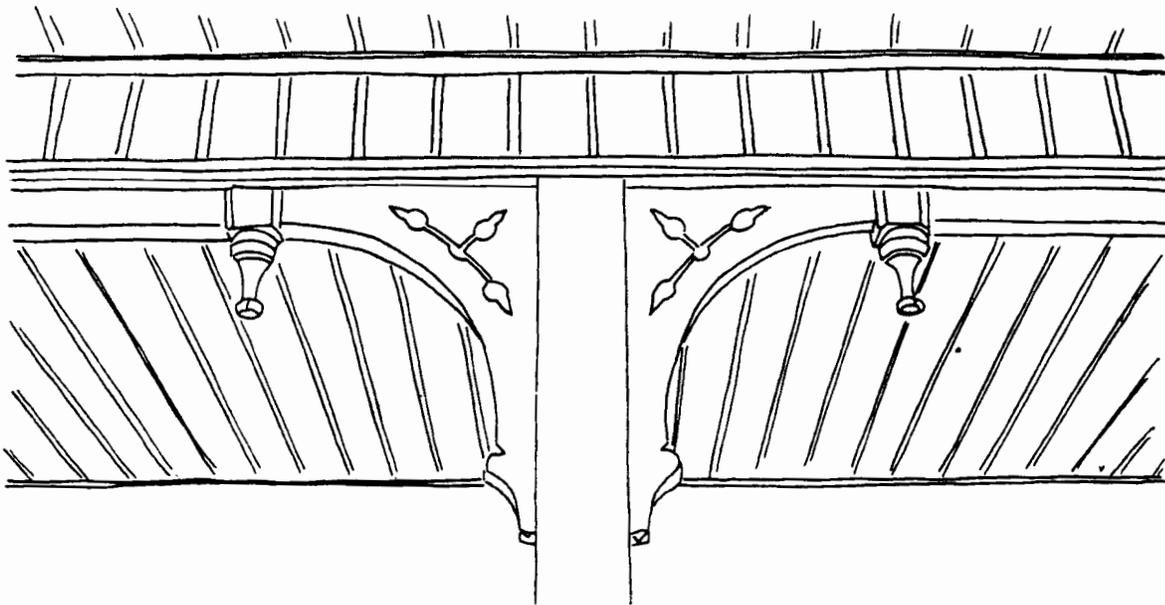
- A. Additions should be located at the rear of buildings, not on the front or readily visible areas of the sides of buildings.
- B. Additions should be secondary (smaller and simpler) than the original building in scale, design, and placement.
- C. Additions should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of windows, doors, cornice heights, etc.
- D. Additions should not imitate an historic style or architectural period that is earlier than that of the original building. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a 1920s Craftsman/Bungalow house.
- E. Additions should appear distinguishable from the historic building, not an exact copy of it. Additions should be contemporary in design but compatible with the original building.
- F. Additions should be built in a manner that avoids extensive removal or loss of historic materials and that does not damage or destroy the main architectural features of the building.
- G. Additions should keep the exterior walls of the original building intact and use existing door and window openings for connecting the addition to the building.
- H. Additions should not be made through enclosing a front porch or a prominent side porch.

## 2. ARCHITECTURAL DETAILS AND FEATURES

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

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

- A. Architectural features original to the building should not be removed or altered.
- B. Details should not be added unless original and authentic to the building and accurately based on physical, pictorial, or historical evidence (not guesswork), and should be historically accurate in materials, scale, location, proportions, form, and detailing.
- C. Architectural features and details should be repaired rather than replaced.
- D. Do not cover original detailing with vinyl, aluminum, or other artificial siding.



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

#### 4. CHIMNEYS

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

- A. Chimneys should not be removed or altered if original.
- B. Chimneys should be repointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern. If chimneys have been extensively repointed resulting in mismatched colors and textures, painting the chimney dark red or brown is appropriate.
- C. If it is necessary to rebuild a chimney due to its unstable condition, it should match the original design.
- D. Chimneys should have clay, slate, or stone caps. Avoid metal caps unless they fit right in the top of the chimney and are not easily visible.
- E. Never cover chimneys with stucco or other veneers.

#### 5. DECKS

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

- A. Decks should be located at the rear of buildings. Decks built on the side of a building should be screened from street view with fencing and/or native evergreen plants and shrubs.
- B. If readily visible from a street view, decks should be stained or painted to match or blend with the colors of the building.
- C. Decks should be simple rather than ornate in design. If readily visible from the street, wood decks are recommended to have simple square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.

## 6. DEMOLITION

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

- A. Demolition of any original feature or part of a historic building should be avoided.
- B. Demolition of a building that contributes to the historic or architectural significance of the Downtown Wytheville Historic District should not occur, unless:
  - 1. public safety and welfare requires the removal of the building or structure;
  - 2. a building no longer retains its architectural and historical value and its removal will improve the appearance of the area, or;
  - 3. a building does not contribute to the historical or architectural character and importance of the district and its removal will improve the appearance of the area.
- C. Demolition of pre-1950 secondary buildings (garages, etc.) may be appropriate if substantially deteriorated and require 50% or more replacement of exterior siding, roof rafters, surface materials, and structural members.

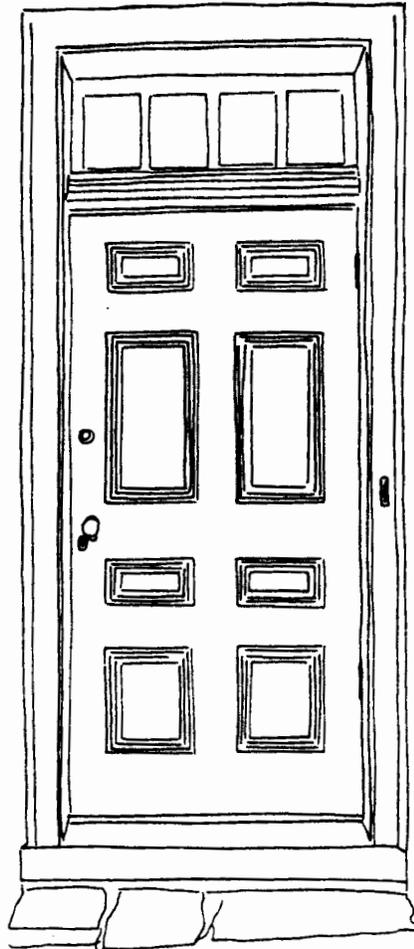
*Storm doors:*

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

*Security doors:*

- A. are not usually appropriate at front entrances. However, security doors may be used at front door locations if they are of full-view design and do not have ornate or decorative grillwork.
- B. that have extensive grillwork or structural frames are acceptable for rear entrances or side entrances which are not readily visible from the street.

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



## 9. FANS

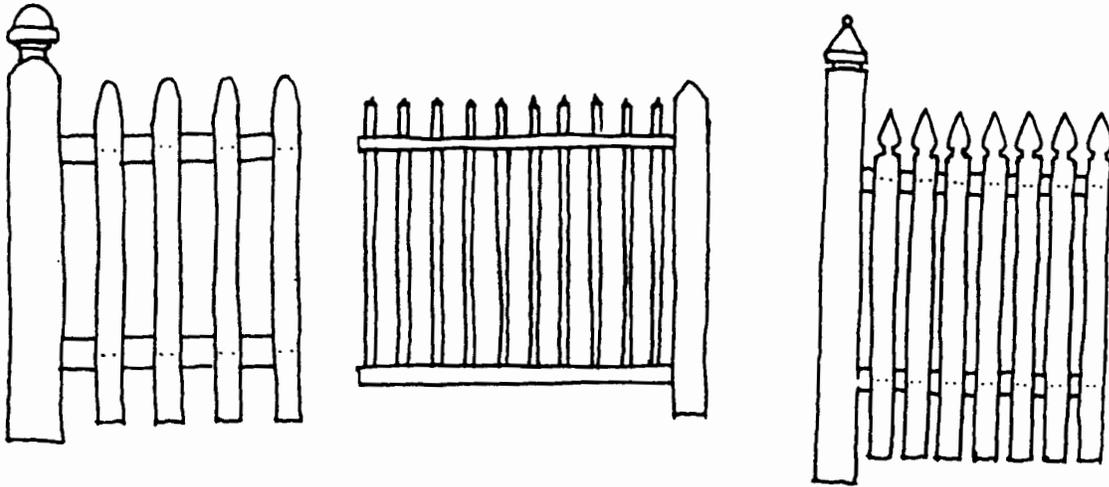
*Ceiling fans are generally uncommon, but were sometimes added to front and side porches of dwellings to assist in air circulation. New ceiling fans for porches on rear or side facades are appropriate. New ceiling fans on front porches are non-historic additions and are discouraged.*

- A. Fans mounted on ceilings at rear porches or porches located on non-readily visible sides of buildings are appropriate.
- B. Fans should not be added on the ceilings of front porches.
- C. Exterior fans should be simple in design and be mounted flush with the ceiling.

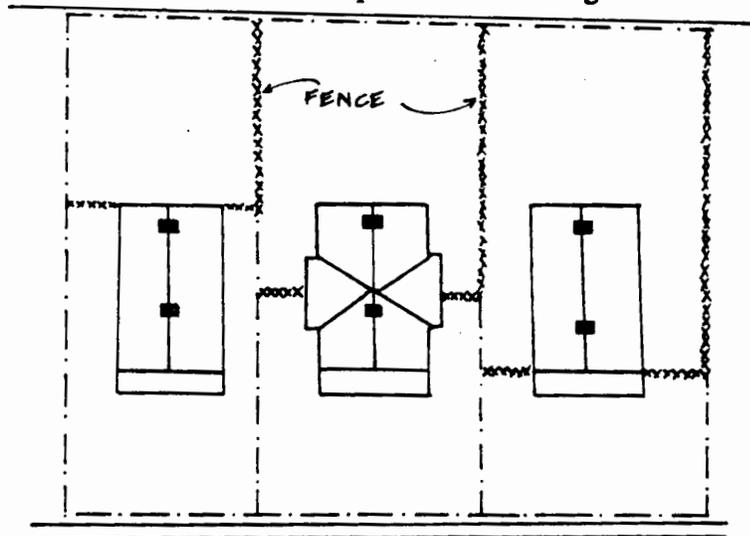
## 10. FENCES

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

- A. Cast iron, stone, metal (wire) or brick fences that are original to the building (or built before 1950) should be preserved. If original fences are missing, they may be reconstructed based on physical or pictorial evidence.
- B. Cast iron fences may be added to buildings constructed in the late 19th and early 20th centuries. Cast iron fences were not common after 1920, and these style fences are not appropriate for Bungalow/Craftsman style dwellings or for other designs built after 1920.
- C. Fences of wood pickets are fine for front or rear yards, generally following property lines, and should be painted or stained light, pale white or beige tones. Wood fences should be no taller than three feet, have pickets no wider than four inches and set no farther apart than three inches. Wire fences should also not be more than three feet tall.
- D. Wood board privacy fences should be located in rear yards and generally be no taller than six feet (most pre-fab wood fence sections are 8' wide by 6' high). Privacy fences of this height should be at least half-way back from the front to the back walls on the side of the house. Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, "dog ear", or Gothic (pointed tops) designs are all acceptable. "Stockade" designs are discouraged. Fences should be stained or painted to blend with the dwelling.



Recommended picket fence designs.



YES

YES

NO

Acceptable fence locations.

## 12. FOUNDATIONS

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

- A. Foundations should be preserved and maintained in their original design and with original materials and detailing.
- B. The area between existing piers should be filled in as traditional for the type and style of the house. Acceptable materials include wood lattice framed panels, brick of color, tooling, and mortar color appropriate for the period of the house, or decorative vertical wood boards.
- C. Foundations should not be concealed with concrete block, plywood panels, corrugated metal, or wood shingles.
- D. If masonry, foundations should be cleaned, repaired, or repointed according to masonry guidelines.
- E. Brick foundations that are inappropriately repaired or have mismatched brick and/or mortar may be painted or stuccoed. Appropriate paint colors for foundations are dark reds, browns or other traditional brick colors.

## 13. GARAGES, CARRIAGE HOUSES AND OUTBUILDINGS

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

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

## 16. HANDICAPPED ACCESS RAMPS

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

- A. Ramps preferably will be located at the rear or sides of buildings. If a handicapped ramp must be placed on the front of a building it should be of wood construction rather than of brick, concrete, or metal. Brick, concrete, and metal ramps are more acceptable at rear and sides of buildings that are not readily visible from the street.
- B. Ramps of wood construction should be simple in design and configuration using square balusters in the railing and simple square handrails. Ramps may also be designed to match the original porch railing in materials, dimensions, and detailing. Ramps should be painted to match the color of the porch railing or the match the overall paint color of the building.
- C. Ramps should be screened with landscaping of low shrubbery to provide concealment.



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

## 19. MASONRY (Stone)

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

- A. Materials original to the building should be preserved and maintained.
- B. Masonry should never be subjected to any kind of abrasive cleaning such as sandblasting.
- C. Never clean masonry with high pressure water that exceeds 600 pounds per square inch.
- D. Masonry should be cleaned by professionals with detergent cleansers or chemical agents.
- E. Clean masonry only when necessary to halt deterioration or remove heavy soiling. Limited cleaning helps to avoid needlessly introducing water or chemicals into the building.
- F. Paint removal should not be done if the paint is firmly adhered to, and therefore protecting, the stone surface.
- G. Water-repellent coatings should not be added unless masonry repairs have failed to stop water penetration problems.
- H. Masonry should not be painted.
- I. Masonry should not be stuccoed.
- J. Mortar between stones should be removed by hand tools, not electric power saws, for repairs.
- K. Repointing should match original width, depth, color, raking profile, composition, and texture.
- L. Repointing should never be done with Portland cement or other hard mortar but with an original compound if it can be determined. If the original compound cannot be determined, use of a historic compound such as one part lime and two parts sand is appropriate.
- M. Features that are missing or deteriorated may be replaced if accurately duplicated.

## 21. MOVING BUILDINGS

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

- A. Moving buildings into the historic district can be appropriate if the building is compatible with the district's architectural character through its architectural style, period, height, scale, materials, setting, and placement on the lot.
- B. Movement of buildings out of the historic district that contribute to the historic and architectural character of the district should be avoided unless demolition is the only alternative.

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

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

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

- A. New construction of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:
  - 1. **Shape.** Variations of rectangular and square forms are most appropriate for the district;

9. **Material and material color.**

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

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

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

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

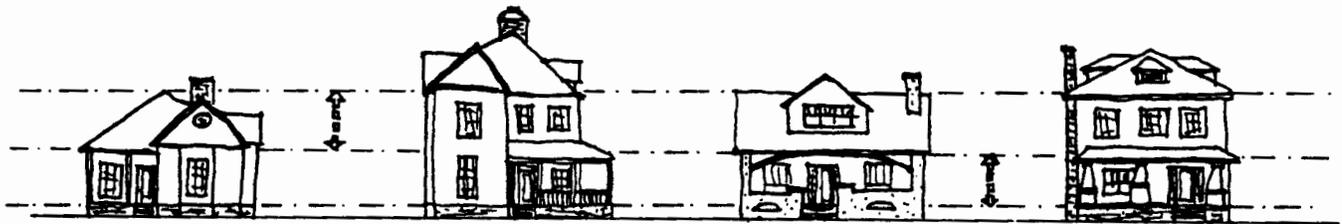
10. **Details and texture.** The width of window and door trim should be at least three and one-half inches. Roof eaves should have a minimum depth of eight inches. It is not appropriate for new construction to have imitative architectural features such as vergeboard ("gingerbread"), roof balustrades,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

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

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



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



Floor to ceiling heights should be maintained.

## 23. PAINT AND PAINT COLORS

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

- A. Paint should be of high quality to provide the longest lasting finish possible.
- B. Paint colors should be in keeping with a property's style and design. For early 19th century dwellings, white or off-white colors are appropriate. It is recommended that paint for Queen Anne and Folk Victorian period dwellings be traditional paint colors. Rich colors such as reds, browns, and greens were popular for these dwellings until the early 20th century. After 1900, lighter colors such as tan, white, yellow, and light grey came into favor. Paint colors appropriate for Craftsman/Bungalow dwellings include earth tones such as tans, browns, dark green, light and dark grays. These dwellings were sometimes stained rather than painted.
- C. Limit paint to no more than three colors per building. The simpler the architectural style of the building, the simpler the paint scheme should be.
- D. Colors should be darker for the body of the house and lighter for window trim, door trim, and accents such as porches and eave brackets.

## 24. PARKING AREAS

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

- A. Parking areas should not be located in front yards of houses.
- B. Gravel or smooth concrete are preferable for parking areas rather than black asphalt, aggregate, or brick.

- G. Porches may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Wood framing is preferred for the screen panels, however, anodized or baked enamel aluminum frames are also acceptable. The use of "raw" or silver aluminum framing is not appropriate.
- H. Front porches may be partially enclosed with lattice panels for privacy. In order to maintain the porch's traditional open appearance, lattice enclosures should not exceed more than one-third of the porch area. Lattice panels should be added behind, not in front, of porch columns and railings.
- I. Trellises of wood for plants are appropriate for front porches.
- J. Porches should have wood tongue and groove flooring running perpendicular to the facade (unless the original floor is concrete).
- K. Porches should not have brick floors or steps.

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

- A. Original porch columns and railings should be preserved and maintained. If repair is required, use materials to match the original in dimensions and detailing.
- B. Porch columns often deteriorate first at the bottom next to the porch floor. If this is the case, consider sawing off the deteriorated area and replacing this section rather than replacing the entire column.
- C. Porch railings and columns of aluminum, wrought iron, or other modern materials are not appropriate for front porches. These types of columns are not preferred but are acceptable for porches at the rear of a dwelling or for side porches that are not readily visible from the street.
- D. Columns and railings that are missing on front porches should be rebuilt in appropriate historic designs. Milled porch columns are appropriate for Queen Anne and Folk Victorian styles of the turn of the century. These porch columns are typically 8' in height and have widths and depths of 4". They are commonly available from wholesale companies. For Craftsman/Bungalow porches round, square, or tapered square wood columns are best. Although generally not available at wholesale hardware stores, they can be ordered from milling companies. These columns should fit the porch height and if round, have diameters of no less than 6" and no more than 10". Square columns or tapered square columns should be a minimum of 8" and a maximum of 10" in depth and width.

## 26. ROOFS

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

- A. Roofs should be preserved in their original size, shape and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.), and, if possible, with original roof material.
- B. Re-roofing with fiberglass shingles is appropriate if use of the original material is not economically feasible. Appropriate colors are dark gray, black, brown or shades of dark red for most buildings. Red or green may also be appropriate for Craftsman Bungalow period dwellings.
- C. Roofs should not have new dormers added onto front facades. New dormers may be added on rear or secondary elevations where they are not noticeably visible from the street. New dormers should be in keeping with the character and scale of the original structure.
- D. Roofs should not have added skylights, decks, or balconies where readily visible from the street.

## 27. SATELLITE DISHES

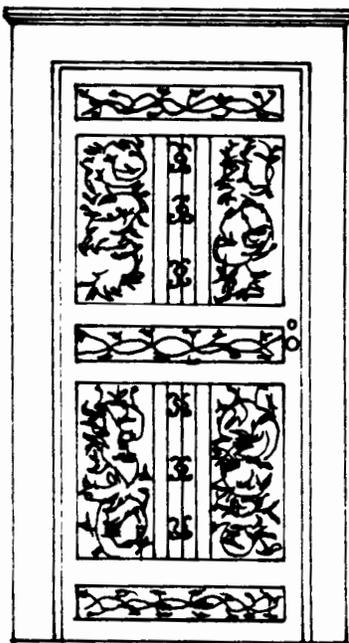
*Satellite dishes for television reception are increasingly common. Traditional C-Band dishes have been ten to eleven feet in span but in recent years the smaller seven and one-half foot dishes have become more commonplace. Also popular are the 18" DBS satellite dishes that are much smaller in size and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

- A. Never install satellite dishes in front yards or where readily visible in side yards.
- B. Satellite dishes in the smaller sizes are more appropriate than the large, full view dishes.
- C. Satellite dishes should be mounted as low to the ground as possible and the use of lattice panels, fencing or landscaping to screen the dish from view is recommended.

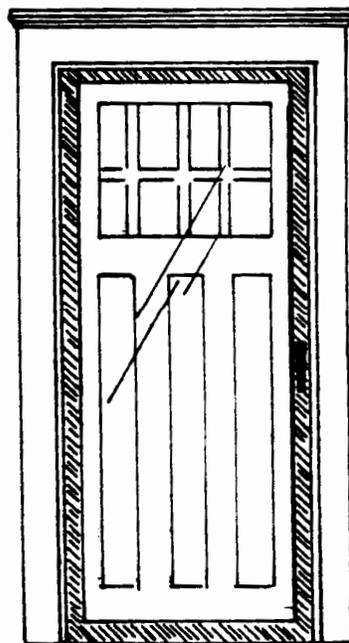
## 29. SECURITY DOORS AND WINDOWS

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

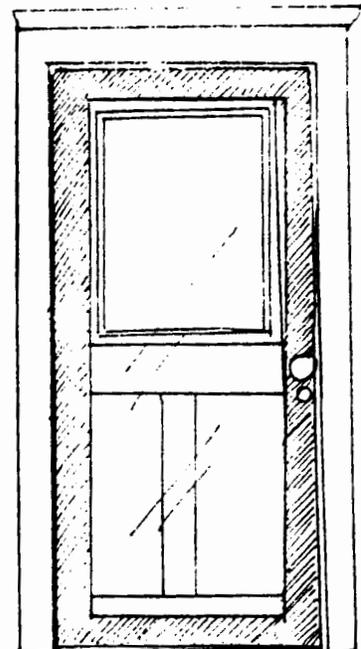
- A. Security doors and windows are not appropriate for primary facades but are acceptable for rear and side facades that are not readily visible from the street.
- B. Security doors should be full-view designs without ornate or decorative grillwork.
- C. Security bars on windows should not be located on windows visible from the street.



Inappropriate



Better



Better

Appropriate security doors should not feature decorative metal designs.

### 31. SIDEWALKS AND WALKWAYS

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

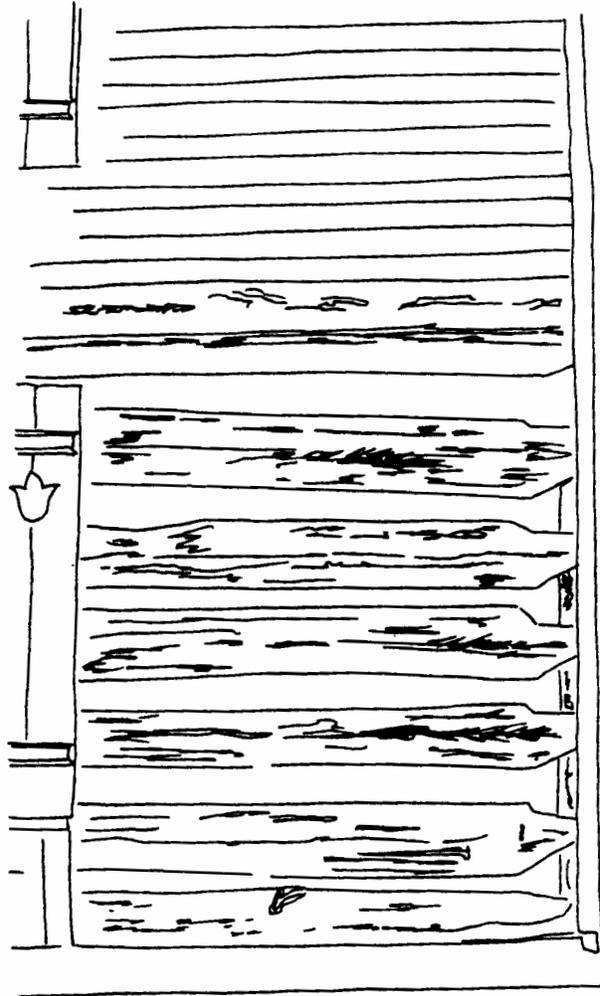
- A. Sidewalks and walkways that are original to the property or district should be preserved.
- B. Newly introduced sidewalks or walkways should be smooth concrete or brick in patterns, dimensions, colors, and placement like original or early sidewalks in the district.
- C. Aggregate or pebble-surfaced, or asphalt are less appropriate materials for sidewalks within the district.

### 32. SIDING

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

- A. Wood siding or exposed logs original to the building should be repaired rather than replaced only where necessary due to deterioration.
- B. Wall shingles original to the building should be preserved, but if replacement is necessary the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of Bungalow-period houses).
- C. The application of masonite over original wood siding is also not appropriate and is discouraged. Repair of original wood siding should be with wood siding to match the dimensions, material, and design of the original. However, masonite may be used if the dimensions, texture, and color matches the original wood siding.
- D. Removal of synthetic sidings such as aluminum, asbestos, and vinyl and the restoration of the original wood siding is highly encouraged.

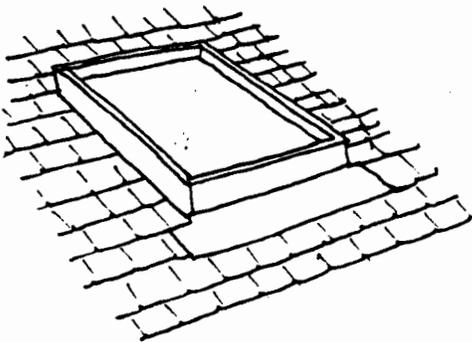
Original log and  
later weatherboard sided  
exterior at 420 E. Main Street.



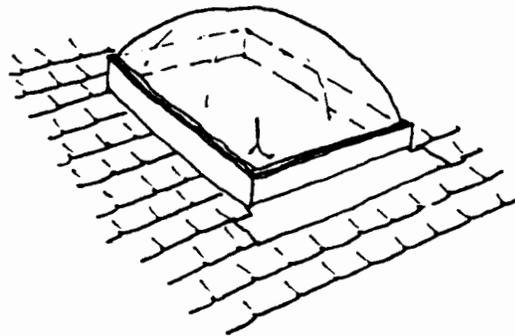
### 34. SKYLIGHTS

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

- A. Skylights should not be added where visible from the street. Skylights should be placed at rear roof lines or behind gables and dormers.
- B. Skylight designs that are flat or flush with the roofline are preferable over convex or "bubble" designs.



YES



NO

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

### 36. STAIRCASES AND STEPS

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

- A. Exterior staircases should not be added to building exteriors where visible from the street. Rear or side facades are appropriate locations for exterior stairs, the fronts of buildings are not.
- B. Staircases should preferably be of wood construction. However, metal stairs are also acceptable, especially those at the rear of buildings.

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

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

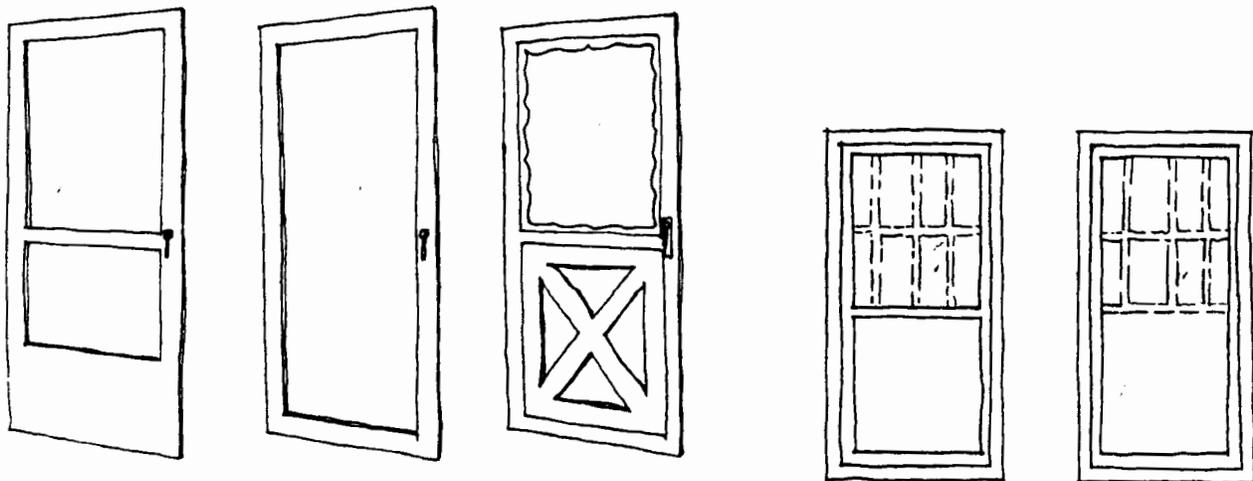


**Exterior staircases should never be located on the front of a building.**

### 37. STORM WINDOWS AND DOORS

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

- A. Storm doors should be of full-view design and of baked-on enamel or anodized aluminum in dark colors.
- B. Storm windows should be baked-on enamel or anodized aluminum and should fit within the window frames, not overlap the frames.
- C. Storm windows should be full-view design or have a central meeting rail at the same location as the historic window.
- D. Storm windows with built-in lower screen panels are appropriate.



Acceptable Best Not-Acceptable

Acceptable Best

## 39. WOOD

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

- A. Wood that is original to the building should be repaired rather than replaced only where necessary due to deterioration.
- B. Wood should be replaced only when necessary with wood features and details that match the original in dimension, size, material, and profile.
- C. Wood features should be maintained through regular painting. When paint removal becomes necessary, it should be done by scraping, heat (heat guns and plates), or chemical methods, and never through sandblasting or other abrasive methods.

## 40. WINDOWS

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

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

- A. Historic windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.
- B. New windows should not be added to primary facades or to secondary facades that are readily visible from the street.
- C. Historic windows should be repaired rather than replaced. In the case of severe deterioration, replacement windows should match the originals in material and design.

APPENDICES

APPENDIX A - GUIDELINE CHART

APPENDIX B - SAMPLE COA APPLICATION

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

APPENDIX D - BASIC MAINTENANCE ADVICE

APPENDIX E - DEFINITIONS AND TERMS

APPENDIX F - BIBLIOGRAPHY

APPENDIX G - WYTHEVILLE ARCHITECTURAL SURVEY REPORT

**APPENDIX A - GUIDELINE CHART**

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

**APPENDIX B**  
**SAMPLE CERTIFICATE OF APPROPRIATENESS (COA)**  
**APPLICATION**

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

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

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## APPENDIX D - BASIC MAINTENANCE ADVICE

### *MATERIALS*

1. Prevent water from making contact with exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.
2. All exposed wood should be kept painted or treated with preservatives.
3. Repairs for wood siding such as cracks can be made through the use of waterproof glue or plastic wood. Large cracks may be filled with caulk followed by putty or plastic wood. The surface should then be sanded, allowed to dry, and painted.
4. Where exterior siding has to be replaced the use of pressure treated wood is recommended to prevent deterioration.
5. Oil based paints are recommended for exterior siding.
6. Keep exterior brick clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, waterblasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.
7. Repointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is generally not appropriate due to the hardness of the mortar versus the softness of the brick.
8. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is discouraged.

### *ROOFS, CORNICES, CHIMNEYS*

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.
2. Know what metals are used in your cornice or roof's flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.
3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.
4. Chimneys should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture.

*SIGNS*

1. Abandoned signs and sign hardware should be removed from buildings, unless historic.
2. Signs should be kept painted and mounting bolts should be checked periodically to make sure they are secure.
3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary.

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

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

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

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

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

**Harmony:** Pleasing or congruent arrangement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Jack arch** (see Flat arch)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Turret** A small slender tower.

## APPENDIX F - SUGGESTED BIBLIOGRAPHY

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APPENDIX G

WYTHEVILLE ARCHITECTURAL SURVEY REPORT

# TABLE OF CONTENTS



I.	Abstract . . . . .	1
II.	Description of Survey . . . . .	1
III.	Historic Contexts . . . . .	2
IV.	Research Design . . . . .	6
V.	Survey Findings . . . . .	7
VI.	Evaluation and Recommendations . . . . .	8
	Bibliography . . . . .	10

### III. HISTORIC CONTEXTS



#### *Historical Overview*

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

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

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

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

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

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

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

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

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

#### IV. RESEARCH DESIGN



##### *A. Objectives*

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

##### *B. Methods*

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

##### *C. Expected Results*

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

## VI. EVALUATION AND RECOMMENDATIONS



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

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

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

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

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

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

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