

Aberdeen Local Preservation Districts Design Guidelines

ABERDEEN HISTORIC PRESERVATION
COMMISSION
CITY OF ABERDEEN, MISSISSIPPI



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Aberdeen is a Certified Local Government (CLG) under a federal program authorized by the National Historic Preservation Act 16 U.S.C. 470 et seq. that provides for the participation of local governments in a federal/state/local government preservation partnership. The federal law directs the State Historic Preservation Officer of Mississippi and the Secretary of the Interior to certify local governments to participate in this partnership. Specific Mississippi requirements for the program are published in "State of Mississippi, Procedures for the Certified Local Government Program."

These guidelines were prepared for the Aberdeen Historic Preservation Commission and the City of Aberdeen, Mississippi.

Judith Johnson & Associates prepared these guidelines in conjunction with the Aberdeen Historic Preservation Commission, 2017.

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CHAPTER I

INTRODUCTION

Purpose

This document will serve as the Design Guidelines for the Aberdeen Local Preservation Districts (LPD). The purpose is to encourage the preservation of historic structures within the commercial and residential LPD and protect the designated areas from changes that would diminish the historic character or architectural importance of the districts.

What are Design Guidelines?

The Aberdeen LPD Guidelines convey community policies about alterations to existing structures, additions, demolition, new construction, and other site improvements. The guidelines provide a consistent basis for making decisions on proposed projects that may affect the historic character of the LPD.

These design guidelines do not dictate solutions or mandate specific design approaches, but provide for a range of historically appropriate and contextually sensitive options to consider when undertaking reviewable work throughout the district. The guidelines also identify some design approaches not recommended within the district, or not allowed due to the risk of negatively affecting the perceived historic character of the district.

The guidelines reflect the basic philosophy that the preservation and careful treatment of historic resources within the neighborhood can be balanced with the contemporary use of these structures and with the long-term protection of the historic qualities of the district that make it special.

Scope of Review

The Aberdeen Historic Preservation Commission (HPC) reviews **all construction** in LPD regardless of their contributing or non-contributing status including new construction, relocation of structures, and demolition. Site improvements and alterations to the exterior of buildings require review and approval by the HPC.

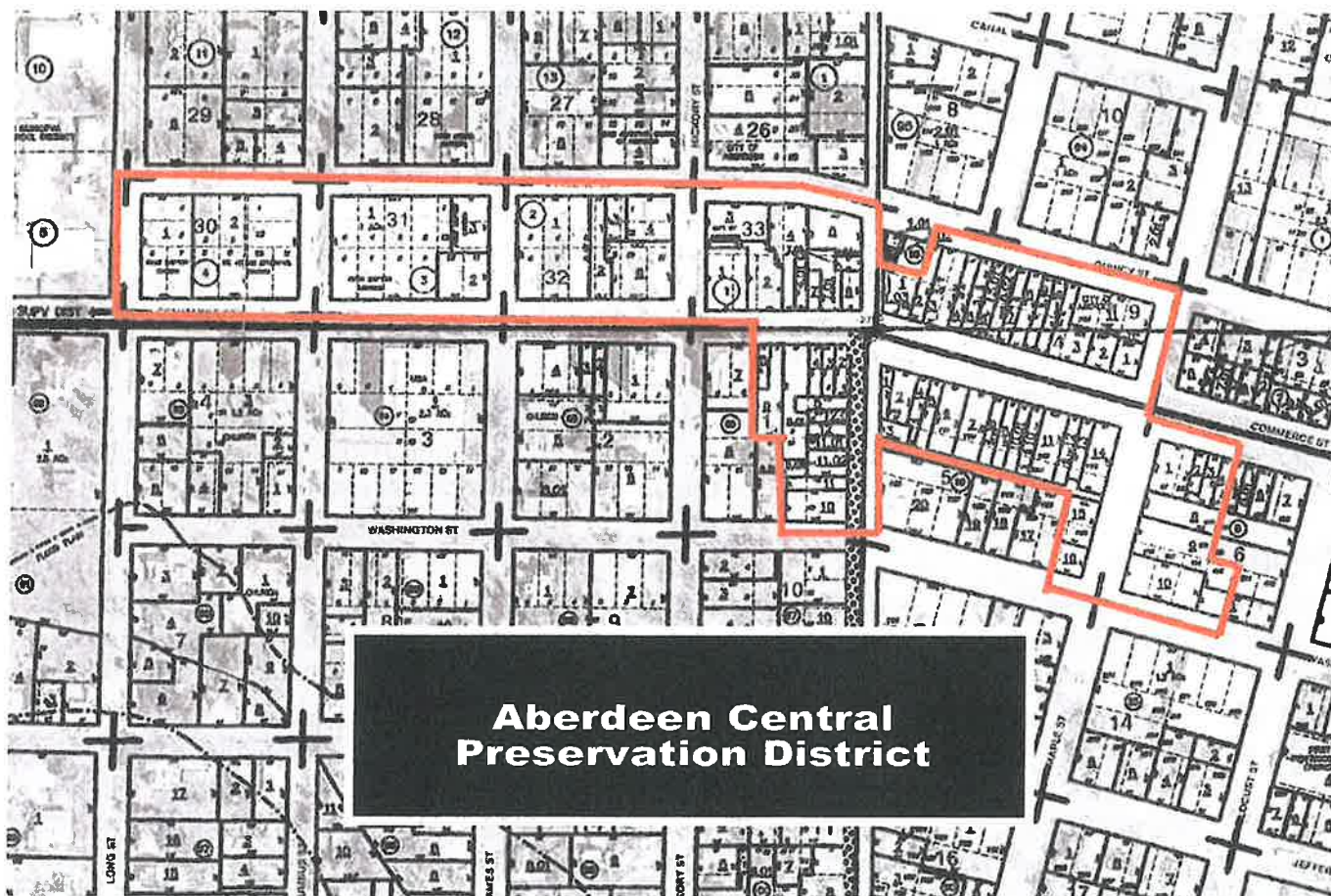
The HPC only reviews exterior changes to a site or structure. These guidelines shall apply to exteriors of buildings and areas of lots visible from the public right-of-way. In all new construction, additions, and exterior alterations, the principal façades (including the front elevation and any street-related elevations on corner lots) are reviewed more stringently than other elevations less visible from the public right-of-way.

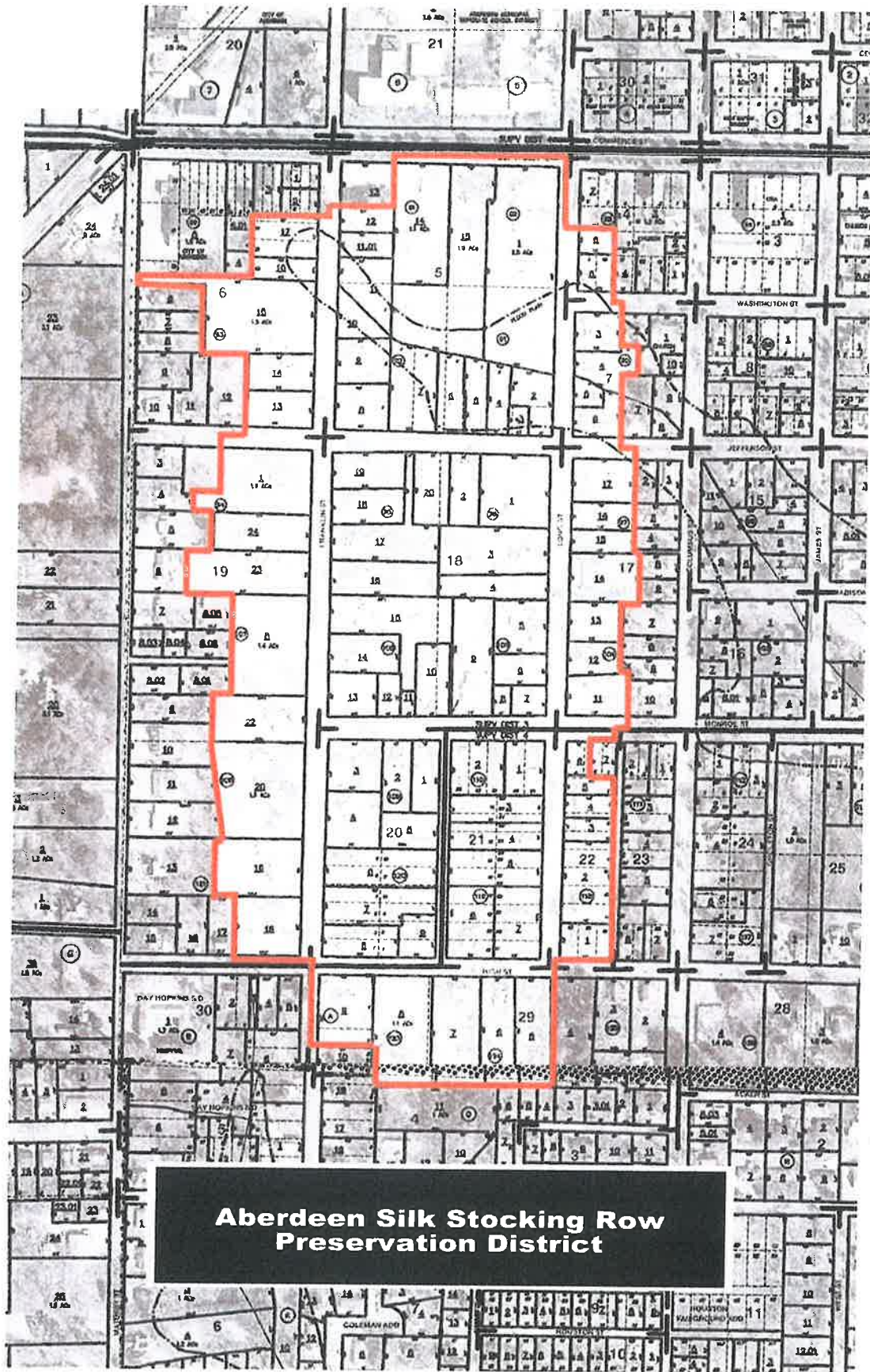
The appropriateness of the proposed work typically must be determined in order to accomplish the following goals of historic zoning, by virtue of Miss. Code Ann. 1972, Sec. 39-13-5, 39-15-7, and 39-13-9 as amended:

- To promote the educational, cultural, and economic welfare of the people of Aberdeen;
- To preserve and protect the historical and architectural value of buildings, other structures, or historically significant areas;
- To ensure the compatibility within the LPD by regulating exterior design, arrangement, texture, and materials;
- To create an aesthetic appearance which complements the historic buildings or other structures;
- To stabilize and improve property values;
- To foster civic beauty and community pride;

- To strengthen the local economy;
- To establish criteria and procedures to regulate the new construction, repair, rehabilitation, relocation, or other alteration of structures within any Local Historic District or zone, and;
- To promote the use of LPD for the education, pleasure, and welfare of the present and future citizens of Aberdeen.

Local Preservation District Maps





Chapter II

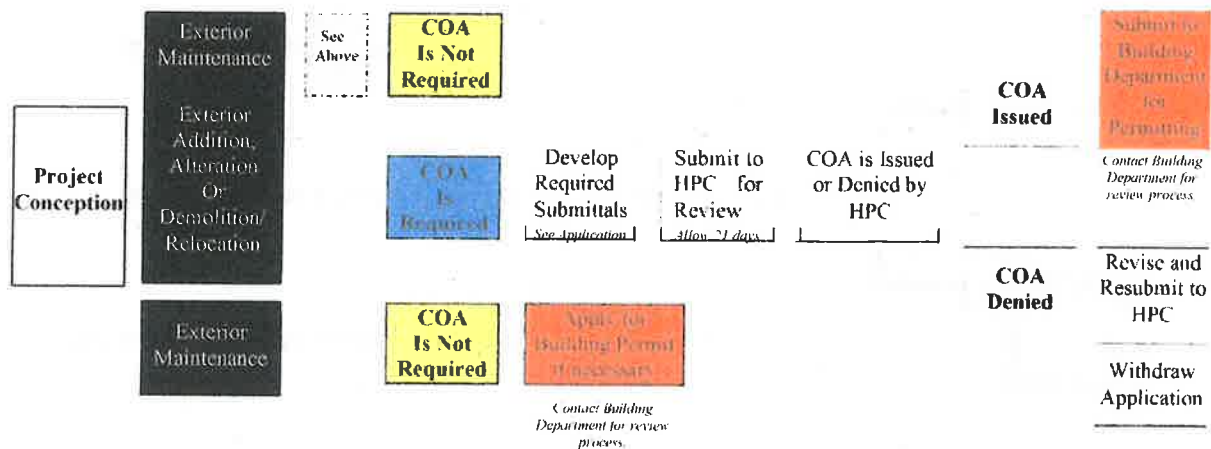
The Certificate of Appropriateness Process

CERTIFICATE OF APPROPRIATENESS PROCESS

Is a Certificate of Appropriateness (COA) required for my project?

When a property owner desires to make exterior alterations or additions to a historic resource located within a local historic district a Certificate of Appropriateness is required unless the scope of the project consists only of routine maintenance (i.e.: repainting, replacing asphalt shingle roofs with like materials, repairing existing materials with like kind materials, etc.) executed in conformance with the Secretary of the Interiors Standards, or the work consists solely of interior modifications or repairs.

Flow Chart of the COA Application Process:



Note: Applicants considering applying for Federal or State Tax Credits for Historic Preservation projects are strongly encouraged to make contact with the Mississippi Department of Archives and History regarding the tax credit process prior to proceeding with the development of the design to ensure that all proposed work is in compliance with the requirements of the tax credit process. The City of Aberdeen Historic Preservation Commission does not approve tax credits, nor does approval for tax credits constitute a Certificate of Appropriateness from the Aberdeen Historic Preservation Commission.

(Illustration courtesy of Standards for Starkville's Historic Districts)

The procedure for issuance of Certificates of Appropriateness (COA) is based on the 1997 City of Aberdeen Historic Preservation Ordinance. Anyone desiring to take action requiring a COA concerning a resource for which a permit, variance, or other authorization from either a City building official or the City is also required, shall make application in the form and manner required by the applicable code section or ordinance.

Any such application shall also be considered an application for a COA and shall include such additional information as may be required by the commission. After receipt of any such application, the City building official shall be assured that the application is proper and complete. A City building permit that affects a resource should not be issued without a COA. In the event that a building permit need not be obtained for a building, structure, or object to be erected within a historic district or on a landmark or landmark site, a certificate of appropriateness is still required before such building, structure, or object may be erected.

A. When any such application is filed, the City building official shall immediately notify the commission chairman, or vice-chairman, if the chairman is unavailable, of the application having been filed.

B. If at the time of filing of an application, there is not a commission meeting already scheduled within thirty (30) days of this filing, the chairman or vice-chairman shall set a time and date, which

shall be not later than fifteen (15) days after the filing of the application for a hearing by the commission, and the City building official shall be so informed.

C. Upon request, the applicant shall have the right to a preliminary conference with commission staff for making any changes or adjustments to the application that might be more consistent with the commission's standards.

D. Not later than eight (8) days before the date set for the said hearing, the City building official shall mail notice thereof to the applicant at the address in the application and to all members of the commission.

E. Notice of the time and place of said hearing shall be given by publication in a newspaper having general circulation in the community at least ten (10) days before such hearing and/or by posting such notice on the bulletin board in the lobby of City of Aberdeen Hall.

F. At such hearing, the applicant for a certificate of appropriateness shall have the right to present any relevant evidence in support of the application. Likewise, the governing body shall have the right to present any additional relevant evidence in support of the application.

G. The commission shall have the right to recommend changes and modifications to enable the applicant to meet the requirements of the commission.

H. Within not more than twenty-one (21) days after the hearing on an application, the commission shall act upon it, either approving, denying, or deferring action until the next meeting of the commission. Evidence of approval of the application shall be by certificate of appropriateness issued by the commission and, whatever its decision, notice in writing shall be given to the applicant and the City building official. Whenever a local historic preservation commission shall deny or recommend denial of a COA, the commission typically must state the reasons for such denial in writing.

Thereafter, an applicant may resubmit a new application at any time, except that an applicant typically must wait six (6) months whenever an application for a certificate of appropriateness is denied for a landmark property of statewide or national significance and notice of any second or subsequent application typically must be sent to the Mississippi Department of Archives and History as well as to the local historic preservation commission.

I. In all cases of applications affecting National Historic Landmarks, at least two-thirds of the members of the commission typically must approve a certificate of appropriateness in order for it to be granted.

J. The issuance of a COA shall not relieve an applicant for a building permit, special use permit, variance, or other authorization from compliance with any other requirement or provision of the laws of the City concerning zoning, construction, repair, or demolition.

K. Denial of a COA shall be binding upon the City building inspector or the agency responsible for issuing building permits and shall prevent the issuance of other building permits for the same parcel until a COA is approved. A COA may be required for work that does not require a building permit. A COA may be evidenced by a written and dated letter to either an owner or applicant or such a letter accompanied by a signed and dated stamp on the face of any architectural or project drawings prepared for a project.

L. A COA shall expire after six (6) months if work has not begun.

Chapter III

Aberdeen Architectural Styles and Forms

Greek Revival (circa 1825-1860)

- One-or two-story rectangular blocks with full-height columns supporting front pediment gable, heavy entablature and cornices, and generally symmetrical façade.
- Front door surrounded by narrow sidelights and rectangular transom, usually incorporated into more elaborate door surround. Windows are typically six-over-six double-hung sash. Chimneys are not prominent.
- Gable or hipped roof of low pitch with cornice lines emphasized with wide band of trim (plain or with incised decoration, representing classical entablature). Porches common, either entry or full-width supported by prominent square (vernacular) or rounded columns (typically Doric style).



Gothic Revival (circa 1840 -1880)

- One-story, side-gabled with prominent central cross-gable and asymmetrical L-shaped plan.
- Steeply pitched roofs, usually with steep cross gables and deeply overhanging eaves. Gables commonly decorated with bargeboards or verge boards, open cornices and exposed rafters.
- Wall surface extends into gables without break; no eave trim. Vertical board-and-batten siding is common.
- Windows commonly extend into gables, frequently with pointed arches. Square-topped windows with hoodmolds are common. Doors have pointed arches or gothic motifs and decorative crowns; some batten doors.
- Broad one-story porches are common (entry or full-width) usually supported by flattened gothic arches. Chimneys are generally tall and slim.



Italianate

(circa 1840 -1885)

- One (rare), two or three stories, typically asymmetrical, two-story L- or T-shaped plans. Low-pitched, hipped, gabled, or hip-and-gable roof with widely overhanging eaves. Large eave brackets dominate cornice lines arranged singly or in pairs.
- Tall, narrow windows, with 1/1 glazing; commonly arched or curved upper sash. Paired and triple windows frequent; bay windows are common. Windows frequently embellished with heavy crown molding or pediments in inverted U-shape.
- Smooth exterior finish, often stucco; less commonly clapboard or board-and-batten siding.
- Porches are nearly universal, either centered, or full-width; small entry porches are most common. Paired doorways are common; large-pane glazing in door; arched doors; elaborate framing decorations.



Second Empire

(circa 1855 - 1885)

- Mansard (dual-pitched) roof with dormer windows on steep, lower slope; roof profile can be straight, flared, or curved; colored roof shingles and slate or tin tiles form decorative patterns.
- Molded cornices bound lower roof slope above and below. Decorative brackets beneath eaves. Beneath roofline decorative details are usually similar to Italianate (windows, doors, and porch details).
- Typically square or L-shaped blocks of between two and four stories. One or two-story bay windows common. Full porches common.
- Tall first-story windows; elaborate window surrounds (arched, hooded, pediment, or dentiled). Tall chimneys are typically stone but can be brick or wood frame with clapboard siding.



Queen Anne and Free Classical Queen Anne

(circa 1880-1910)

- Typically one- or one-and-a-half stories in height, and usually asymmetrical featuring a steeply pitched hip-and-gable roof with large front porch.
- Front porch columns are typically wood, and may be turned, chamfered, or rounded. Post brackets, sawn wood attic vents, and spindle work balustrades are design features.
- Windows are typically double-hung with panes in a 1/1 or 2/2 configuration. Exterior cladding is traditionally wood lap siding, although patterned wood shingles in the open gabled ends are also common.



Folk Victorian

(circa 1870-1910)

- One-story, L-shaped or gable-front plan.
- Porches with spindle work detailing, cornice brackets, details often with Italianate or Queen Anne inspiration, sometimes Gothic.
- Working-class or middle-class versions of Queen Anne use simpler details and basic, asymmetrical floor plans.



Colonial Revival

(circa 1880-1955)

- One- to two-and-a-half stories, usually symmetrical, side-gabled or hipped, medium-pitched roofs (front gabled buildings are uncommon).
- Boxed eaves with a moderate overhang, dentil molding, and frieze band beneath the cornice.
- Decorative surrounds on doorways including pediments, sidelights, and transoms.
- Double-hung windows with multiple lights upper and lower, or upper with a single pane below.



Neoclassical

(circa 1895-1955)

- One to two-and-a-half stories, symmetrical with side-gabled or hipped, medium-pitched roofs (front gabled buildings are uncommon).
- Boxed eaves with a moderate overhang and dentil molding; frieze band beneath the cornice. Decorative surrounds on doorways including pediments, sidelights, and transoms.
- Windows are double-hung sashes with multiple lights upper and lower, or upper with a single pane below. Wide variety of different window configurations seen, including paired, triple, bay or arched.
- Porticos are generally full-height. Balustrades on porch or portico are common as are side porches and sunroom additions.



Craftsman Bungalow

(circa 1905-1930)

- One, one-and-one-half, or two stories in height with a low-pitched gable and/or hip roof and a full or partial length front porch.
- Common details include knee braces along the roofline and columns on pedestal bases or piers to support the porch roof. Brick and stone used to create tapered porch columns.
- Other common details include gable dormers, exposed rafter tails and brackets, and a roofline with wide eaves.
- Exterior cladding is typically wood shingles or shakes, brick, or wood siding.



Tudor Revival

(circa 1910-1940)

- Decorative half-timbering, steeply pitched roofs and tall and narrow windows with multi-pane glazing. One or more prominent cross gables are common in the roof configuration.
- Chimney is on façade, often decorated.
- The exterior cladding is most frequently brick, stone, stucco, or some combination of these materials, although wood siding used occasionally. Inspired by late Medieval English architecture.



Minimal Traditional

(circa 1935-1960)

- Restrained detailing and small floor plans and simple massing. Roofs are generally low pitched and usually have at least one front-facing gable.
- One story. Dormers are rare.
- Other characteristics are multi-pane windows with applied shutters, a limited use of decorative features, asymmetrical facades, and small or no porches.



Ranch Style

(circa 1935-1975)

- Broad, one-story shape built low to ground; low-pitched roof without dormers, commonly with moderate to wide roof overhang.
- Asymmetrical façade. Front entry usually located off center, sheltered under main roof of house.
- Garage typically attached to main façade
- Large picture window generally present.



Commercial Italianate

(circa 1840-1885)

- Two or three stories; flat roof with parapet wall with corbels. Brackets or corbels dominate cornice lines.
- Tall, narrow upper story windows, with 1/1 glazing; commonly arched or curved upper sash. Paired and triple windows frequent; bay windows are common. Round or segmental headed wood windows, often in pairs, frequently embellished with heavy crown molding or pediments.
- Central pediment roofline bearing name and date of building common.
- Typical exterior material is brick or cast iron.



Art Deco

(circa 1930s)

- Vertical appearance; low-relief geometrical designs.
- Typical exterior materials are structural pigmented glass, terra cotta, steel, brick and concrete.



One-part Commercial Block

(circa 1879-1950)

- One story, generally built in a series.
- Large, single light display windows.
- Entrance is generally recessed, often two-doors with multi-light transom extending full façade.



Two-part Brick-front Commercial Block

(circa 1870-1950)

- One to three stories, 3-5 bays, brick cladding.
- Flat roof with parapet wall, brick cornice
- Continuous sills, moldings, corbeling.
- Upper stories used for storage, or living.



CHAPTER IV

HISTORIC COMMERCIAL PROPERTIES

Guidelines for Existing Historical Structures

Policy: The historic façade material, the trim around openings, and historic cornices are among the character-defining features to preserve.

C.1 Distinctive stylistic features or examples of skilled craftsmanship that characterize a building structure or site should be treated with sensitivity. Features such as loading docks, pavement grates, and metal canopies relate to the commercial history of the district and merit preservation.

C.2 Altering a property to convey a false historic appearance is not appropriate. Avoid removing or altering any historic material or significant architectural features.

C.3 Avoid adding material, elements, or details that were not part of the original building.

C.4 Repair those damaged features using methods that will not harm the historic materials.

C.5 Replace features that are missing or beyond repair.

- a. Reconstruct only those portions damaged beyond repair.
- b. Reconstruct the original element, based on adequate evidence, if possible. This option is the most strongly preferred.



Photograph by Judith Johnson for J. Johnson & Associates

ADDITIONAL INFORMATION:

Preservation Briefs: 9 – The Repair of Historic Wooden Windows
Preservation Briefs: 13 – The Repair and Thermal Upgrading of Historic Steel Windows

Storefronts

Policy: Preserve the repetition of standard elements to create a visual unity on the street.

C.6 All renovations should preserve these character-defining elements:

- a. Display windows: the main portion of glass on the storefront.
- b. Transom: the upper portion of the display, separated from the main display window by a frame.
- c. Kick plate: found beneath the display window. Sometimes call a bulk-head panel.
- d. Entry: Usually set back from the sidewalk in a protected recess.
- e. Upper story windows: windows located on the second story area. These usually have a vertical orientation.
- f. Cornice molding: A decorative band at the top of the building.
- g. Piers: Located on either side of the storefront and often constructed of brick or metal.

C.7 Restoring an altered storefront to its original design is appropriate when sufficient documentary evidence exists.

C.8 Alternative designs that are contemporary interpretations of traditional storefronts may be considered for previously altered storefronts.

C.9 Historically significant storefront openings, the size, and shape of original windows and openings are important characteristics that contribute to the integrity of historic commercial buildings and should be retained.

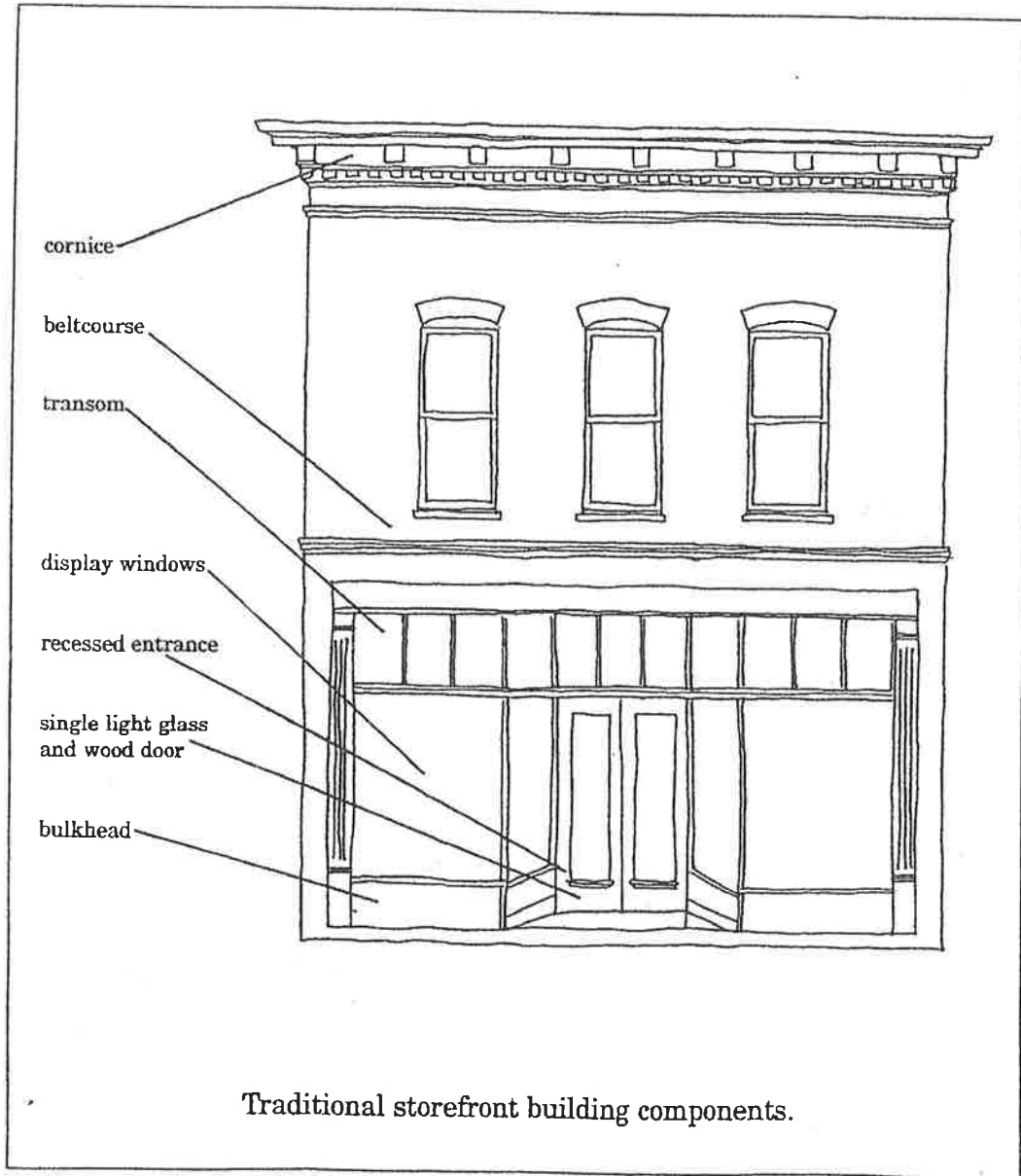
C.10 Retain the original shape of the transom glass in historic storefronts.

- a. Preserve the shape of the transom in its historic configuration whenever possible.



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b. If the original glass is missing, installing new glass is preferred. However, if the transom is blocked out, be certain to retain the original proportions.



Traditional storefront building components.

Illustration courtesy of *Brandon Historic Guidelines*

- C.11** Retain and repair existing window openings and their components including the window sash, lintels, sills, architrave, shutters, pediments, hoods, transoms, and all hardware.
- a. Avoid altering the shape of these features.
 - b. When these elements have been altered consider restoring them if their original appearance can be determined.
 - c. Consider re-opening windows that are currently blocked.
 - d. Adding new windows to a blank wall may be acceptable under certain circumstances.

Historic Storefront Entries

C.12 Maintain historically significant doors. Avoid altering the shape and size of original doors. Do not “discard” the original door.

C.13 When replacement is necessary, use a door style that is found on similar storefronts in the area.

C.14 Maintain recessed entries where they are found.

C.15 Where entries are not recessed, maintain them in their original position when feasible.

Historic Storefront Façade Materials

C.16 Do not cover or obscure original façade materials.

C.17 When replacement of façade material is needed, replace it in-kind. Match brick and mortar in color, profile, and texture to that of the original building or to another similar historic building in the block.

C.18 Preserve the character of the cornice line.

C.19 Reconstruct a missing cornice when historic evidence is available.



This building shows appropriately restored or maintained upper-floor commercial windows.

Both photographs by Judith Johnson for J. Johnson & Associates



Additions to a Historic Commercial Structure

Policy: An addition to an historic commercial structure shall be subordinate to, and differentiated from, the historic structure.

C.20 Place an addition or secondary structure to the side or the rear of the existing historic structure

b. Place a rooftop or upper-story addition to the rear to minimize visual impacts from the public street;

c. Do not locate an addition on the primary façade.

C.21 An addition should be differentiated from the historic structure.

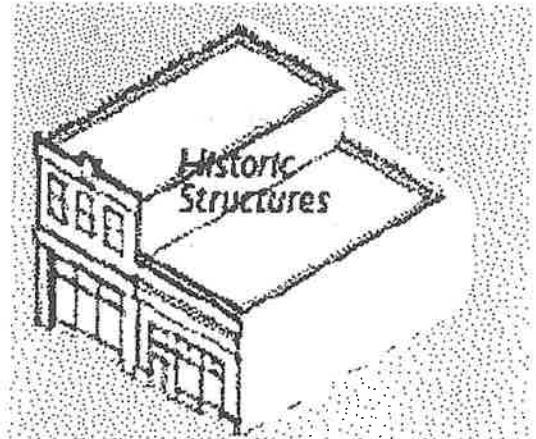
a. Use changes in material, color and or wall plane.

b. Use a lower-scale connection element to join an addition to an historic structure.

c. Use contemporary architectural styles or materials or a simplified version of the existing structure architectural style.

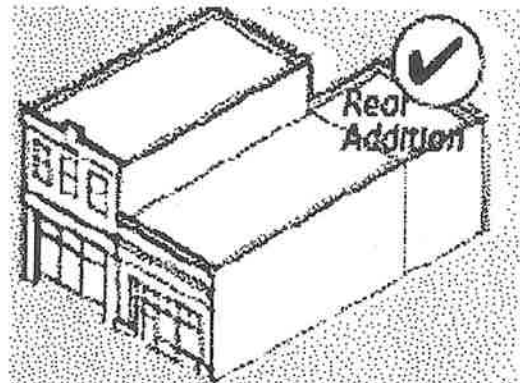
C.22 Do not try to make an addition or secondary structure appear older than it is.

C.23 Do not damage the historic fabric of the historic building, or damage or obscure significant architectural features when adding an addition.



Rear addition

The rear addition illustrated here is appropriate.



Rooftop Addition

The rooftop addition illustrated here is appropriate because it is set back from the front façade.

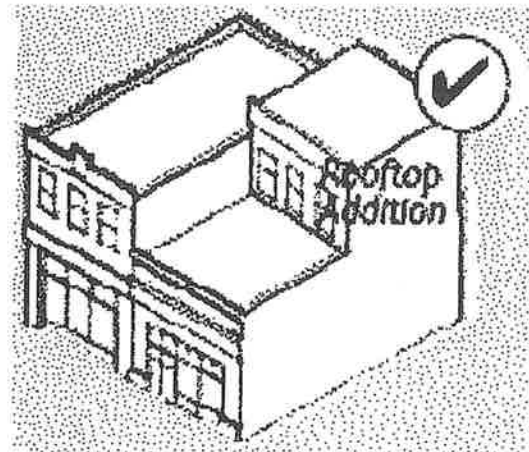


Illustration from *Cooper-Young Historic District Guidelines*

New Construction

Policy: These design principles apply to all new construction projects and renovations to noncontributing buildings. The challenge is to strike a balance in the design of a new building that will be compatible with its historic neighbors without literally copying the historic designs of the area.

C.24 Respect and maintain the traditional appearance of commercial and institutional buildings within the LPD.

- a. Orient the primary façade towards the main street.
- b. Align the building front at the sidewalk edge.

C.25 A new commercial or institutional building within the LPD should reflect the traditional configuration and scale of similar existing historic structures within the LPD including height and number of stories; scale and massing, solid to void ratio; first floors more transparent than upper floors; width; and site configuration.

C.26 Buildings should appear similar in width to those seen historically on the block.

C.27 Divide larger buildings into “modules” that appear similar in scale to buildings seen traditionally on the block.

C.28 The roof of a new building should be visually compatible by not contrasting greatly with the roofs of adjacent structures.

C.29 Exterior materials should reflect those traditionally seen within the LPD.

- a. Plain material finishes are encouraged.
- b. Matte finishes are preferred.
- c. Traditional materials such as wood, brick, and stone, are typical exterior materials used within the LPD.
- d. Do not employ “used” brick in new constructions as this gives a false impression of the building’s age.



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C.30 A new commercial or institutional building should be consistent with streetscape setback.

C.31 Maintain the alignment of horizontal elements along the block, including building cornices.

C.32 Maintaining the traditional storefront appearance of commercial structures is strongly encouraged within the LPD. Common elements include large display windows; upper story windows with vertical emphasis; recessed entries; entries in scale with overall façade; transoms and kick plates.

C. 33 Replacement of a contributing building is not considered appropriate.

Mechanical Equipment and Service Areas

Policy: To minimize the visual impact of mechanical equipment and service areas within the LPD.

C.34 Locate mechanical equipment to the rear of buildings to the extent feasible. Screen the equipment from view using landscaping or using a fence or wall consisting of historically appropriate materials.

C.35 Window air conditioning units or condensers should not be located on the front façade of any building.

C.36 Screen rooftop mechanical equipment from view from the public right-of-way.

C.37 A satellite dish should not be located on the front elevation of any building, and should be located in a way that will reduce its visual impact as seen from the public right-of-way.

Rooftop Uses

Policy: Minimize the visual impact of rooftop uses as seen from the street.

C.38 All roof deck fencing must be transparent (wrought iron or wood slats).



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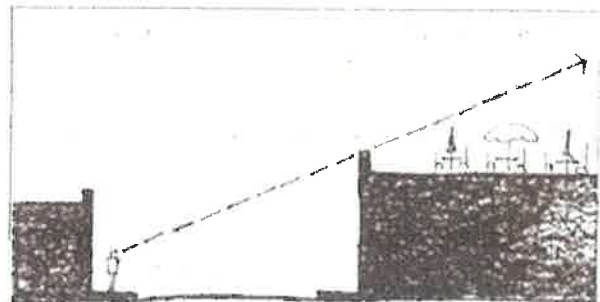


Illustration courtesy of J. Johnson & Associates

Set activities back such that they are not visible from the sidewalk across the street (approximately 25 feet for a two-story building).

C.39 Set activities back at least 25 feet so that they are not visible from the sidewalk across the street.

Signs

Policy: The design and character of a new sign should be in keeping with the historic character of the LPD and be appropriate for the property or structure associated with the sign.

C.40 Existing signs that are original to the building or property should be retained to the extent feasible.

C.41 A new sign should not be located such that it obscures or hides architectural features and details that contribute to the historic character of the structure or site.

C.42A A sign should not project beyond adjoining buildings or obscure the façades of adjacent buildings.

C.43 Flat wall signs should not exceed 18 inches in height and extend more than 6 inches from the surface of the historic building. Wall-mounted signs should complement the architecture of the historic building.

a. When possible, place wall-mounted signs in the building's sign band and their size should not obscure existing architectural features.

C.44 Projecting signs should be a maximum of 12 square feet per face.

C.45 Window signs should obscure no more than 20 percent of the window glass.

C.46 Signs may include two to four colors and should be coordinated with the colors on the historic building or awning.

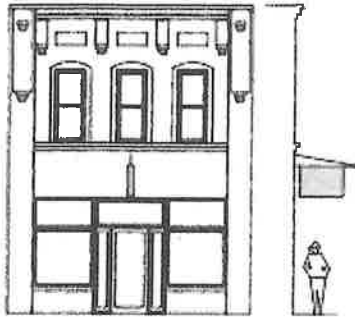
C.47 Avoid creating a false sense of history. An antique sign should not be older than the façade to which it is applied.



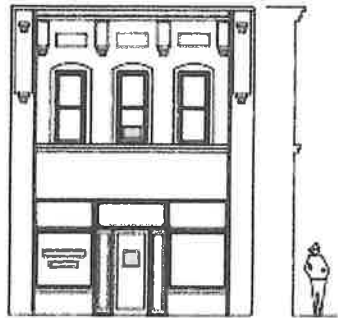
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C.48 A sign can be placed in multiple locations. Storefronts or cornice fascia panels are both appropriate.

C. 49 All signage must comply with the City of Aberdeen zoning ordinance, Section 11403.



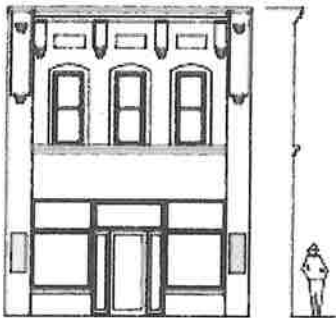
Projecting Signs



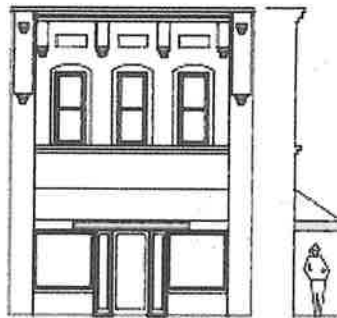
Window Signs



Flat Wall Signs



Pier-Mounted Signs



Awning Signs



Hanging Signs

Free-standing Signs

Diagram showing types of signage
(Illustration from *Collierville, TN Design Guidelines*).

CHAPTER V PRESERVATION

Policy: Preserve original features, materials, or details that contribute to the historic character of the building

P.1 Protect and maintain significant stylistic features and architectural elements such as brackets, lintels, wrought iron balustrades, chimneys, parapet walls, transoms and kick plates.

P.2 Avoid removing or altering original doors, windows, porches, and other significant architectural features.

P.3 Avoid adding features or details that were not part of the original building.

P.4 When it is necessary to disassemble an original feature in order to restore it, document the original feature and its location to reposition precisely.

P.5 Repair damaged features using a method that minimizes damage to the original materials. Please consult the *Preservation Briefs Series* - U.S. Department of the Interior, National Park Service. Each pamphlet focuses on a certain aspect of preservation work or by building component. These briefs are available at www.nps.gov/history/hps/tps/briefs/presbhom.htm.

P.6 Use approved methods and procedures for cleaning, refurbishing, and repairing original materials. For instance, clean brick and stone only to halt deterioration or to remove very heavy soiling. Employ the gentlest means possible using only low-pressure water and a mild detergent, if necessary. A soft brush with water can also be used to help remove dirt. High-pressure water will erode mortar and force too much water into the masonry wall. Sandblasting should never be used, as it will not only erode mortar but will also remove the glazed outer surface of brick, which provides a weather-resistant coating, and so hasten deterioration.



Judith Johnson for J. Johnson & Associates



Avoid sandblasting brick as it removes the protective exterior coating.

Judith Johnson for J. Johnson & Associates

Replacement of Features

Policy: While restoration and repair of original features is the preferred preservation approach, it may be appropriate to replace the feature or materials with an in-kind replacement.

Replacement should occur only when the original material or feature is beyond the point where repair is feasible. Base the replacement of missing or damaged architectural features or materials on pictorial or physical evidence of the original appearance of the building, detail, or feature.

P.7 When it is impossible to reconstruct an in-kind replacement due to a lack of pictorial or physical evidence, a new design or simplified interpretation of the feature or element may be considered. The new element should be comparable to features found on similar buildings of a similar construction date within the district in general appearance, shape, scale, texture, and finish.

Original Materials and Features

Policy: Preserve exterior building materials original to the building to the maximum extent feasible.

P.8 Retain and preserve the original exterior cladding of the building.

P.9 Avoid covering or obscuring original materials or exterior details.

P.10 When replacement of an exterior material is required, use materials similar to those traditionally seen within the neighborhood. Substitute materials should match the original as closely as possible in terms of color, dimensions, texture, and appearance.

P.11 Match replacement brick and mortar as closely as possible to the original building material.

P. 12 Retaining and replacing original wall cladding in-kind is encouraged.

P.13 Preserve masonry features that contribute to the historic character of a building, feature, or structure.

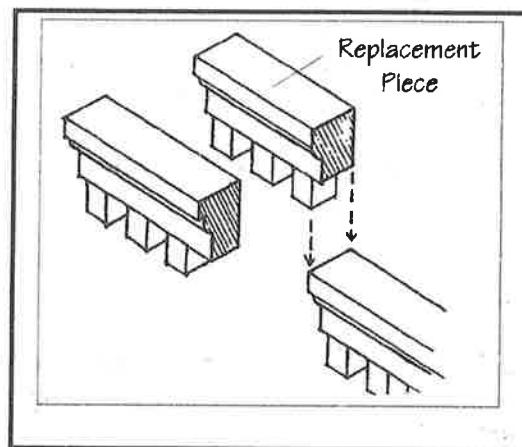


Illustration courtesy of J. Johnson & Associates

When replacement of an original material, feature, or detail is required, remove, and replace only the portion that is beyond repair.

P.14 Unpainted brick and stone should not be painted nor should commercial sealants or waterproof coatings be applied, except in extreme circumstances. Paint and commercial sealants can trap water in the bricks or stone and create additional problems, especially on interior surfaces where the water trapped in the wall will try to escape. If a brick or stone building has been painted, it is acceptable to repaint. Remove paint with chemicals or other gentle methods. Do not use sandblasting to ever remove paint.

P.15 Preserve original mortar in good condition in place. Preserve the original mortar joint and masonry unit size, tooling and bonding patterns, coating, and color. Please refer to *Preservation Brief #02: Repointing Mortar Joints in Historic Masonry Buildings* for more information.

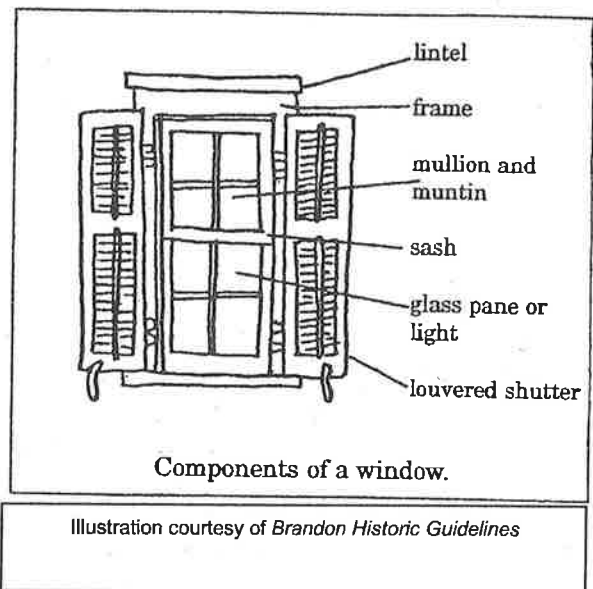
P.16 Paint wood siding and other wood surfaces to provide a protective finish.

P.17 Repair wood features, where needed, by patching or piecing-in. Avoid removing repairable damaged wood.

P.18 The functional and decorative features of original windows and doors should be maintained. When window replacement is necessary, use windows that closely match the original windows in character, dimensions, proportion, arrangement of panes and sashes, and materials.

P.19 Necessary alterations such as handicapped ramps, sprinkler systems, and other code issues should be done in such a way that if the alteration were removed later, the original form and character of the building or structure would still be evident. An alteration should not damage historic features, details, or materials.

P.20 Alterations implying an earlier period of construction than the age of the building are not recommended.



P.21 Avoid changing the original door and window openings. Avoid adding additional openings on elevations visible from the public right of way.

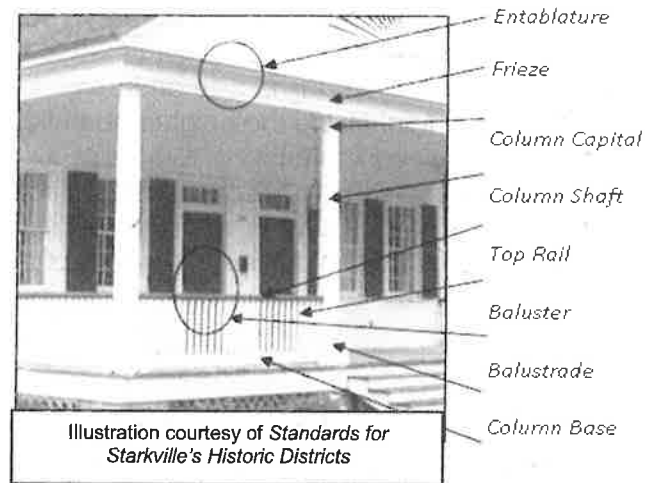
Porches

Policy: Retain and repair original porch materials and detailing. Replace missing porch posts, balusters, floors, and railings with an appropriate substitute feature and/or materials. Clean and maintain gutters.

P.22 Avoid enclosing a porch. If a porch is already enclosed, the enclosure design should preserve the sense of openness and transparency that is typical of the porches within the district.

P.23 If an entire porch is missing, reconstruct the porch to match the detail, form, and configuration of the original. Avoid decorative elements not appropriate for the architectural style of the building or reflective of the period of construction.

P.24 Avoid reworking or radically changing entrances and porches important in defining the overall historical character, ensure that the new treatment matches, or blends with the original style or character of the building.



CHAPTER VI ADDITIONS

The overall design of the addition should be compatible with the design of the primary structure. An addition should always be subordinate to the primary structure in terms of size and perceived visual impact. Minimizing the height and building footprint of the addition helps to reduce its visual impact. New additions to historic buildings should not obscure historic features, and are typically most appropriate when placed at the rear of an existing structure.

Design

Policy: The design of an addition should be compatible with the existing building.

A.1 The addition should be distinguishable from the original building and be seen as a product of its own time.

A.2 Exterior building materials and architectural details should be compatible with the materials of the existing building.

A.3 Windows and doors used for an addition should be compatible with those of the existing building in terms of size, dimensions, configuration, details, and materials.

A.4 Rear additions are typically the most historically sensitive design solution when a building addition is required.

A.5 Avoid an addition to the front of a structure. Side additions, if appropriate for the style and form of the primary building, should occur to the rear of the structure, setback from the front a minimum of $\frac{1}{4}$ the depth of the house.

A.6 The enclosure of carports, porches, and porte-cochères visible from the public right-of-way is not recommended within the district. Avoid enclosing a porch or other uncovered area if the enclosure will destroy the sense of openness and transparency

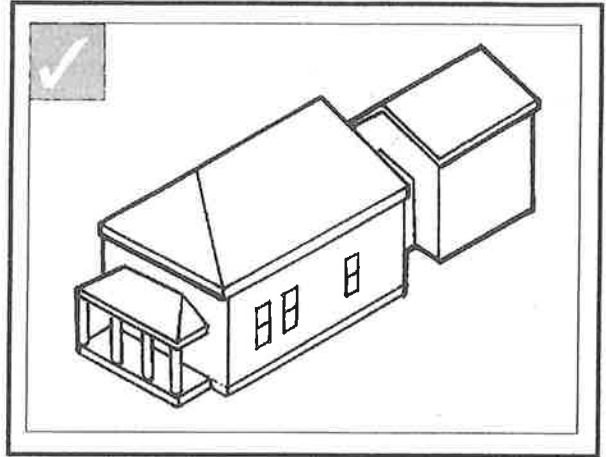


Illustration courtesy *Cooper-Young Historic District Guidelines*
An addition should be located in a way that will minimize its perceived visual impact. Placing an addition to the rear of the existing structure, as shown in the diagram above, is often the most appropriate design solution.



Additions that change the perceived character of the original structure, such as the above example of a front addition, are not recommended and are not allowed.

Illustration courtesy of J. Johnson & Associates

created by the porch, thereby changing the form and character of the structure. Enclosing a porch with large areas of glass that preserves the original sense of openness and transparency may be considered.

A.7 Dormer additions should be in character with the style and form of the existing structure. A new dormer should be subordinate in size and scale to the overall roof massing and similar in size and detail as other dormers found traditionally within the district.

A.8 A rooftop addition in many cases should be pulled back on each side to help preserve the appearance of the original buildings proportions and form.

Size, Scale, Massing

Policy: An addition to an existing building should be compatible to the existing building in terms of size, scale, massing, and height.

A.9 The massing of the addition should be clearly subordinate to that of the existing building.

A.10 The addition should be compatible with the existing structure and to other buildings within the block in terms of overall height and total number of stories. An addition that is taller than the existing building or significantly taller than nearby historic properties should be avoided.

Roof Form

Policy: The roof form and roof pitch for an addition should be compatible with the existing building and be consistent with the historic precedent within the district.

A.11 Simple hipped or gabled roofs are preferred. Shed roofs could be appropriate if the design of the addition is compatible with the style and form of the existing building. Flat roofs are typically not recommended within the district for buildings visible from the public right-of-way.

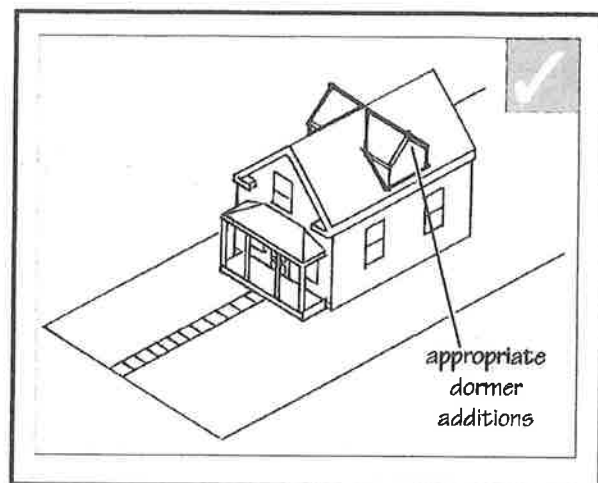


Illustration courtesy Cooper-Young Historic District Guidelines

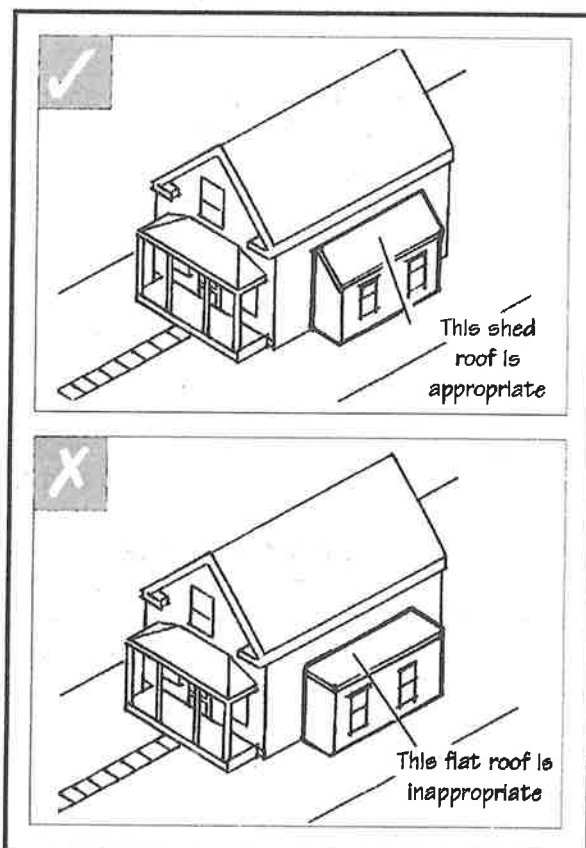


Illustration courtesy Cooper-Young Historic District Guidelines

Use roof forms for additions that are compatible with the primary structure and with other historic structures along the block.

CHAPTER VII

SITE IMPROVEMENTS

Fences and Walls

Historically, fences, if used, enclosed the side and rear yard. In the occurrence where a front yard fence is considered necessary, the fence should be low enough to not obscure the view of the property from the street, and be made of a historically compatible material such as wood picket or wrought iron.

Policy: If a fence or wall is to be used, it should be in character with those seen traditionally within the district.

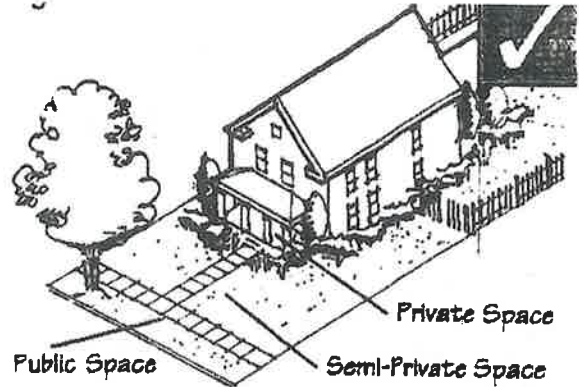
S.1 Front yard fencing, if appropriate, should be no taller than 40 inches in height, and be of a transparent quality. Wood picket and wrought iron are typically the most appropriate materials for use in front yard fencing.

S.2 Chain link and split rail fences are not appropriate for use in areas of the district that are visible from the public right-of-way.

S.3 Privacy fences consisting of solid wood boards are appropriate for use in side and rear yards within the district. Side and rear yard fencing is generally most compatible when built at a maximum height of 6 feet (as measured from the finished grade to the top of the fence). In no case should rear or side yard fencing be taller than 8 feet in height.

S.4 Side yard fencing that runs parallel to the front façade of the house should be set back a minimum of 6 feet if of a transparent quality, and set back a minimum of $\frac{1}{4}$ the depth of the house if of a non-transparent quality.

S.5 Side yard fencing that runs perpendicular to the front façade of the house should not extend past the front façade of the house.



Respect the established hierarchy of public and private spaces.

Illustration courtesy Cooper-Young Historic District Guidelines



Judith Johnson for J. Johnson & Associates

S.6 Corner lot fencing may not exceed 6 feet in height, and should be set back a minimum of 3 feet from the sidewalk.

S.7 Appropriate materials for walls include brick, stone, concrete, parged concrete block. Railroad ties, split faced block, and other stacked block systems are not historically compatible alternative materials and not to be used in areas visible from the public right-of-way.

S.8 Side and rear yard walls are generally most compatible when built at a maximum height of six feet (as measured from the finished grade to the top of the wall). In no case should a rear or side yard wall be taller than eight feet in height.

Gates

Policy: Driveway and pedestrian gates should reflect the design of the attached fence or wall, and be in character with those seen traditionally within the district.

S.9 The material, design character, height, and scale of new gates should reflect the appearance and character of the attached wall or fence, and be appropriate for the architectural style of any associated structure or building on site.



Judith Johnson for J. Johnson & Associates

CHAPTER VIII NEW CONSTRUCTION

Building Orientation

Policy: Buildings should be oriented to face the street.

N.1 Orient the front of the building to the public street and clearly identify the front door.

N.2 If the front door is perpendicular to the street, a front walkway and front porch typically define the primary building entry.

N.3 Residences and other primary structures should typically be placed parallel to the lot lines.



Appropriate



Inappropriate

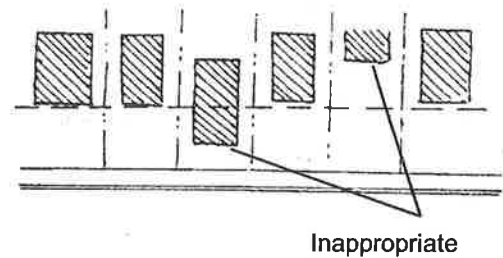
Building Setbacks

Policy: The building setbacks for new construction should fit within the established range of building setbacks traditionally seen within the district.

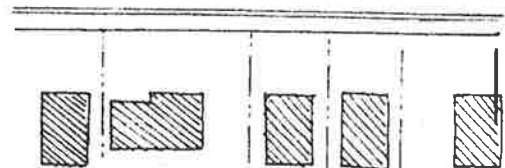
N.4 Front yard setback should fit within the established range of nearby historic properties located in the vicinity of the subject property.

N.5 Side yard setbacks should appear similar to those of nearby historic properties.

N.6 In areas of the district where front yard setbacks are uniform, new construction should align with the front façade, not porch edge, of neighboring historic buildings.



Inappropriate



Above illustrations courtesy of *Standards for Starkville's Historic Districts*

Massing and Scale

Policy: A building should appear similar in massing and scale to those structures traditionally seen in the neighborhood.

N.7 Building materials should reflect traditional dimensions that reinforce the sense of human-scaled construction that is common within the district.

N.8 The solid-to-void ratio of opaque surface vs. transparent glass should be similar to that seen traditionally within the district.

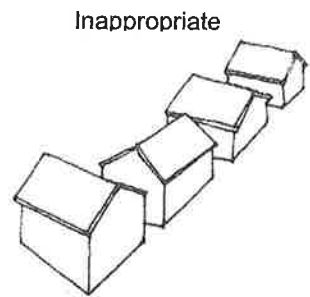
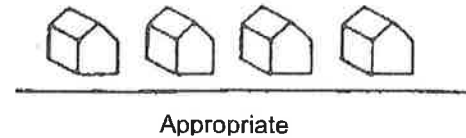
N.9 The front elevation should be similar in scale to those seen traditionally in the district.

N.10 In order to minimize the perceived scale of a building, the height should step down gradually towards the street, neighboring structures, and the rear of the lot.

Building Height

Policy: The height of any new building should be similar to the heights of adjacent historic properties.

N.11 If additional building height is needed, it may be possible for the rear of the building to be taller than the front and still have the structure appear compatible in terms of building height and scale.



Above illustrations courtesy of *Standards for Starkville's Historic Districts*

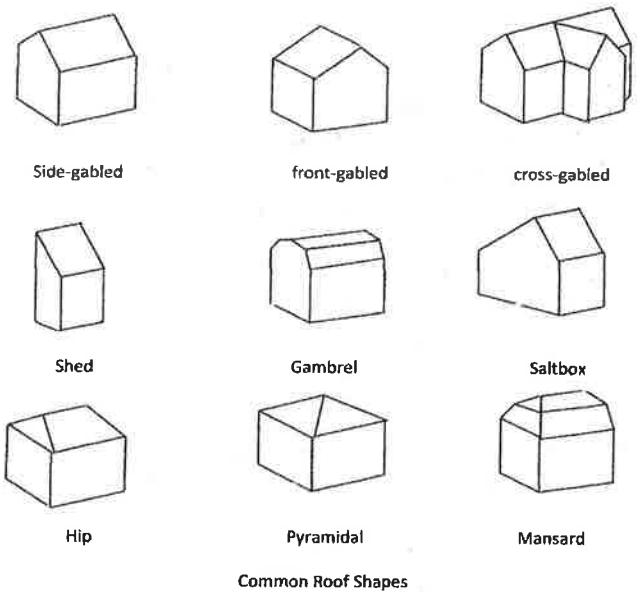
Roofs and Roofing

Policy: Roofing form and roofing materials should be consistent with neighborhood precedent.

N.12 Composite shingle roofs are typical for most structures within the district.

N.14 Roofing materials should employ the use of earth tones, and have a matte, non-reflective finish.

N.15 Traditionally, metal roofing is not appropriate within the district, but may be considered for porches and outbuildings. If used, metal roofing application and detail should be appropriate for the architectural style of the structure. The metal roofing detail should relate to historic roofing within the district in



Roof shapes, pitch, and orientation of new construction should be compatible with the historic buildings in the neighborhood.
Illustration courtesy of *Brandon Historic Guidelines*

terms of size, shape, scale, finish, and shadow depth.

N.16 The roof pitch of an addition, alteration, or new construction should be appropriate for the architectural style of the house, and consistent with the historic precedent of the district.

N.17 Sloping roof forms such as gabled or hipped roofs are appropriate for primary roof forms. Shed roofs are typically only appropriate for additions to the side or rear of a structure. Shed roofs may also be considered for a dormer if compatible with the architectural style of the primary structure.

N.18 Dormers can be used where appropriate. The roof form and roof pitch of the dormer should be compatible with the structure.

N.19 Eave depth and eave details should be consistent with those seen traditionally within the district, and appropriate for the architectural style of the structure. An eave depth of 12 inches (minimum) is typical for most structures within the district.

Building Materials

Policy: Building materials should either match or be compatible with those used traditionally within the district. New building materials should be in scale with those seen traditionally within the district.

N.20 Masonry shall be similar to that seen traditionally in the district. Brick used should have a modular dimension consistent with traditional brick.

N.21 It is recommended that unpainted brick or masonry not be sandblasted or painted.

N.22 Stucco is an appropriate exterior cladding material for architectural styles that typically used stucco. EIFS, and other synthetic stucco-type materials, are not historically compatible alternatives, and not permissible.



Judith Johnson for J. Johnson & Associates



The houses (above and below) illustrate new construction that takes a contemporary architectural approach while respecting the materials, style, and massing of their Victorian neighbors.

Judith Johnson for J. Johnson & Associates



Judith Johnson for J. Johnson & Associates

N.23 The use of highly reflective materials is discouraged.

N.24 Horizontal lap siding shall be considered as a primary cladding material or used as an accent in conjunction with other cladding materials. The lap exposure should be appropriate for the architectural style of the house, and be compatible with that of nearby historic structures.

N.25 A lap exposure of 4-6 inches (maximum) is generally appropriate within the district.

N.26 Cementitious, or fiber-cement siding such as Hardieplank board, may not be used as a historically compatible alternative to traditional wood siding.

N.27 Aluminum siding and vinyl siding are typically not considered historically compatible alternative materials, and should not be used within the district.

Architectural Elements and Details

Policy: Architectural elements and details should add visual interest and contribute to the neighborhood's established sense of scale and historic character.

N.28 Architectural elements and details should be appropriate for the style of the structure.

N.29 Architectural elements and details should reflect the building's period of construction, and not strive to create a false sense of history.

N.30 Using contemporary interpretations of historic styles is encouraged for new buildings and additions.

N.31 New architectural details should relate to those seen traditionally within the district in terms of size, shape, scale, finish, and general character.

N.32 Decks, if used, should be located to the rear of the primary structure. Decks should not be visible from the public right-of-way.

N.33 Chimneys provide decorative opportunities if appropriate for the architectural style of the primary structure. Appropriate materials for chimneys include brick, stone, and stucco. Wood and wood substitutes are not recommended cladding in the construction of chimneys.



New construction should take a contemporary architectural approach while respecting the materials, style, and massing of its Victorian neighbors. Judith Johnson for J. Johnson & Associates

Windows and Doors

Policy: New windows and doors should be similar to those seen traditionally within the district.

N.34 Windows within the district may have a horizontal or vertical emphasis. New windows should reflect the pattern that the style of the structure and nearby historic precedent dictates.

N.35 Windows and doors should appear similar to those used traditionally within the district. Replacement windows with traditional depth and trim are strongly encouraged. Wood doors with traditional paneling and glazing patterns are preferred.

N.36 Other window materials, including aluminum-clad windows, may be considered for use in new construction or additions minimally visible from the public right-of-way if the new windows appear similar to traditional windows in scale, proportion, finish, trim, and general character.

N.37 The use of awnings for a window or door should be limited to house styles that historically had awnings. The awning, if used, should fit the dimensions of the window or door, and not obscure ornamental details or significant architectural elements.

N.38 The proportion of window and door openings should be similar to those used traditionally within the district.

N.39 The historic ratio of window openings to solid wall should be preserved.



Both photographs Judith Johnson for J. Johnson & Associates



Secondary Structures

Policy: Secondary structures and outbuildings should be located in the rear yard and be subordinate to the primary structure in terms of height, massing, and overall size. These include garages, carports, sheds, mother-in-law apartments.

N.40 Secondary structures should reflect the architectural style and character of the primary structure. Similarity of materials and details is preferred.

N.41 New secondary structures should be similar to those seen traditionally in the neighborhood and within the block in terms of materials, height, scale, and form.

Mechanical Equipment and Service Areas

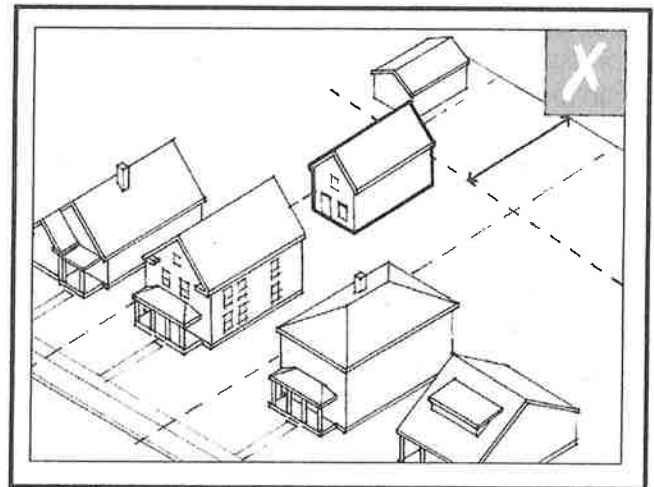
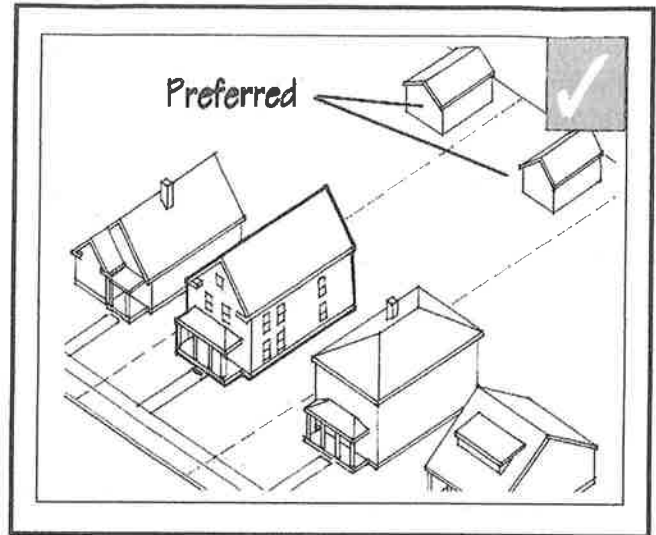
Policy: Minimize the visual impact of mechanical equipment on the façade.

N.42 Locate mechanical equipment to the rear of buildings to the extent feasible. Screen the equipment from view using landscaping or using a fence or wall consisting of historically appropriate materials.

N.43 Window air conditioning units or condensers should not be located on the front façade of any building.

N.44 Screen rooftop mechanical equipment from view from the public right-of-way.

N.45 A satellite dish should not be located on the front elevation of any building, and should be located in a way that will reduce its visual impact as seen from the public right-of-way.



Outbuildings are most appropriate when located at the rear of the lot, and subordinate to the primary structure in terms of overall height and size, as shown in the top image. Illustration courtesy Cooper-Young Historic District Guidelines

Parking

Policy: Minimize the visual impact of parking areas.

N.46 A carport or garage should be detached and located to the rear of the property, or attached and not visible from the public right-of-way.

N.47 Driveways should minimize the travel distance from the street to the parking destination, and should be a maximum of 11 feet wide.

N.48 Driveways should be made of historic paving materials such as brick, stone, or smooth troweled-finish concrete.

N.49 When a garage serves more than one car, multiple single-bay doors are preferred over a single large door.

N.50 A parking pad or other paved parking area should not be located in front of the primary structure.

N.51 If parking area is located to the side of the primary structure, it should be located behind the front façade of the house, and towards the rear of the lot.

N.52 Design of garage door should minimize the apparent width of the opening.



Avoid placing parking pad in front of the primary structure.
Judith Johnson for J. Johnson & Associates

CHAPTER IX RELOCATION

Overview

The "relocation" of a structure refers to moving a structure into the LPD, out of the LPD, or from one site to another within the LPD.

Policy: Retain a building or structure at its historic location if feasible.

R.1 Avoid moving an existing building that retains architectural and historic integrity and contributes to the architectural and historical character of the LPD.

R.2 Moving a building which does not contribute to the historical and architectural integrity of the LPD or which has lost architectural significance due to deterioration, neglect, or significant alteration may be appropriate if its removal and replacement will result in a more appropriate visual effect on the LPD.

R.3 A building may be moved into the LPD if it maintains a sense of architectural unity in terms of style, height, massing, materials, texture, and setbacks with existing buildings near the proposed site.

R.4 Relocation should be a last resort after all alternatives have been examined.

Criteria for Relocation

R.5 A building may be moved from one site to another in the LPD if:

- a. the integrity of location and setting of the building in its original location has been lost or is seriously threatened;
- b. the new location will be similar in setting, size, and character;
- c. the building will be compatible with the buildings adjacent to the proposed location in terms of height, massing, scale, style, materials, and setbacks;
- d. the relocation of the building will not result in a negative visual effect on the site and surrounding buildings from which it will be removed.



The relocation of a structure is a complicated and potentially expensive undertaking that should be considered only after all other options for preserving the structure in place have been explored
Judith Johnson for J. Johnson & Associates

CHAPTER X DEMOLITION

Policy: Avoid demolishing historic structures.

Criteria

D.1 Demolition may be appropriate:

- a. if a structure has lost its architectural and historical integrity and importance and removal will not result in a more negative, less appropriate visual effect on the LPD;
- b. if the structure does not contribute to the historical or architectural character and importance of the LPD;
- c. if the structure has been inspected and a professional determination has been made that it is unsound, unsafe, and beyond the point where rehabilitation is feasible.

D.2 In considering an application for the demolition of a landmark or a resource within a LPD, the following shall be considered:

- a. The architectural, cultural, and/or historical significance of the resource.
- b. The contribution of the resource to the architectural character of the district.
- c. The contribution of the resource to neighboring property values.
- d. The difficulty or impossibility of reproducing such a resource because of its texture, design, material, or detail.

D.3 Avoiding demolition is preferable:

- a. if a structure contributes to the architectural and/or historical significance of the district;
- b. if a structure is of such old, unusual, or uncommon design and materials that it could not be reproduced or be replaced without great difficulty or expense;
- c. if the structure is closely associated with significant historic events, persons, or trends such that the structure or site gains a unique and increased level of historic importance.

D.4 If applicant proposes a replacement structure on the site of the structure approved for demolition, the Aberdeen HPC may require that final approval of the COA for demolition be contingent upon the applicant receiving a COA for the design of the replacement structure prior to demolition.



Both photographs by Judith Johnson for J. Johnson & Associates



Appendix

- A. The Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings*
- B. Glossary of Terms and Definitions
- C. Additional Resources
- D. Incentives for the Rehabilitation of Historic Structures

Appendix A

The Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings*

The Secretary of the Interior's Standards are general rehabilitation guidelines established by the National Park Service. The City has adopted The Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings* as the basis for the Aberdeen Local Preservation Districts Guidelines. First developed in 1979, these guidelines have been expanded and refined, most recently in early 1990. The guidelines are very broad by nature since they apply to the rehabilitation of any contributing building in any historic district throughout the United States. The 10 guidelines are:

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 using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources typically defined 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 B

Glossary of Terms and Definitions

Alteration: Any change in the exterior appearance or materials of a landmark or a structure within a historic district or on a landmark site.

Applicant: The owner of record of a resource; the lessee thereof with the approval of the owner of record in notarized form; or a person holding a "bona fide" contract to purchase a resource.

Appurtenance: An accessory to a building, structure, object, or site, including, but not limited to, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, awnings, solar panels, satellite dishes, and signs.

Building: A structure created to shelter any form of human activity, such as a house, garage, barn, church, hotel, or similar structure.

Certificate of appropriateness (COA): An official signed and dated governmental document issued by either a local historic preservation commission or a governing authority to permit specific work in a historic district or at a landmark site or landmark which has been reviewed and approved.

City of Aberdeen: The City of Aberdeen as represented by the Mayor and Board of Aldermen.

Construction: Work that is neither alteration nor demolition. Essentially, it is the erection of a new structure that did not previously exist, even if such a structure is partially joined to an existing structure.

Demolition: The intentional removal of a structure within a local historic district or on a landmark site or that has been designated as a landmark.

Design review guidelines: As adopted by the local historic preservation commission, they are in a written form designed to inform local property owners about historical architectural styles prevalent in a community. They recommend preferred treatments and discourage treatments that would compromise the architectural integrity of structures in a historic district or individually designated as landmarks.

Exterior Features: Exterior features or resources shall include, but not be limited to, the color, kind, and texture of the building material and the type and style of all windows, doors, and appurtenances.

Historic district: A group of two (2) or more tax parcels and their structures, and may be an entire neighborhood of structures linked by historical association or historical development. It is not necessary that all structures within a historic district share the same primary architectural style or be from the same primary historical period. A historic district may also include both commercial and residential structures, and may include structures covered by two (2) or more zoning classifications. A historic district may include both contributing and noncontributing structures. A historic district is designated by the commission and approved by the City of Aberdeen through an ordinance.

Historic landmark: A structure of exceptional individual significance, and its historically associated land, which typically could not be included within a local historic district or other appropriate setting. A

historic landmark is designated by the commission and approved by the City of Aberdeen through an ordinance.

Historic Preservation Commission (HPC): The Aberdeen (HPC) is a local historic preservation commission established to advise the local government on matters relating to historic preservation, including the designation of historic districts, and landmarks and which may be empowered to review applications for permits for alteration, construction, demolition, relocation or subdivision for structures in historic districts or designated as landmarks.

Historic significance: The time during which a contributing structure was essentially completed but not yet altered. It is also the period during which the style of architecture of the structure was commonplace or typical.

Improvement: Additions to or new construction on landmarks or landmark sites, including, but not limited to, buildings, structures, objects, landscape features, and manufactured units, like mobile homes, carports, and storage buildings.

Integrity: A building has integrity when the majority of the building's structural systems, original materials, and character-defining features remain intact. Character-defining features include the building massing, form and shape, as well as any architectural details that are characteristic of the style and period of construction. A building with integrity is a product of its own time, and should be preserved to the maximum extent possible.

Landscape: Any improvement or vegetation including, but not limited to: Shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to, subsurface alterations, site regrading, fill deposition and paving.

National Historic Landmark (NHL): A district, site, building, structure, and/or object formally designated as a NHL by the Secretary of the Interior possessing exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archaeology, engineering, and culture and possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

National Register of Historic Places: A federal list of cultural resources worthy of preservation, authorized under the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The National Register Program is administered by the Commission, by the State Historic Preservation Office, and by the National Park Service under the Department of the Interior.

Object: A material thing of functional, cultural, historical, or scientific value that may be, by nature or design, movable, yet related to a specific setting or environment.

Ordinary Repair or Maintenance: Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage.

Owner of Record: The owner of a parcel of land, improved or unimproved, reflected on the City of Aberdeen tax roll and in county deed records.

Period of Historic Significance: The historic structures found within the Aberdeen neighborhoods are significant as a collection of early to late 19th- and early to mid- 20th-century residential and commercial buildings. The wide variety of housing types, architectural styles and forms, and the materials used in their construction reflect the evolution of the LPD. The period of significance for the districts spans between 1830 and 1967, beginning with the establishment of Aberdeen and concluding with the end of the Modernist Movement.

Relocation: The moving of a structure to a new location on its tax parcel or the moving of such a structure to a new tax parcel.

Resource: Parcels located within historic districts, individual landmarks, and landmark sites, regardless of whether such sites are presently improved or unimproved. Resources can be both separate buildings, districts, structures, sites, and objects and related groups thereof.

Standards for the Rehabilitation of Historic Buildings: A federal document stating standards and guidelines for the appropriate rehabilitation and preservation of historic buildings.

Significance: A building is said to possess architectural significance if it represents the work of a noteworthy architect or builder, possesses high artistic value, or if it well represents a specific type, period, or method of construction. A property can also have historical significance if it is associated with significant persons, events, or trends.

Site: The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing buildings, or objects.

State Historic Preservation Office: The Historic Preservation Division of the Mississippi Department of Archives and History. The State Historic Preservation Officer (SHPO) is the director of the Mississippi Department of Archives and History.

Structure: A man-made object and typically will be visible because of portions which exist above grade. In some instances, they not are visible above grade if they are cellars, cisterns, icehouses, or similar objects intended to be underground. A structure includes both interior components and visible exterior surfaces, as well as attached elements such as signs and related features such as walks, walls, fences, and other nearby secondary structures or landmark features.

Substantial deterioration: Structural degradation of such a nature that water penetration into a historic structure can no longer be prevented, or structural degradation that causes stress or strain on structural members when supports collapse or warp, evidence of which includes defective roofing materials, broken window coverings, and visible interior decay.

Survey of resources: The documentation, by historical research or a photographic record, of structures of historical interest within a specified area or jurisdiction or of existing structures within a proposed historic district.

Unauthorized demolition: The deliberate demolition of a historic structure without prior review and approval by a local historic preservation commission or a governing authority to which such a commission has made a recommendation.

Appendix C

Additional Resources

Professional

Mississippi Department of Archives and History
Historic Preservation Division
P.O. Box 571 Jackson, MS 39205
601-576-6940
www.mdah.state.ms.us/hpres

Mississippi Heritage Trust
P.O. Box 577 Jackson, MS 39205
601-354-0200
www.mississippiheritage.com

National Trust for Historic Preservation
1785 Massachusetts Ave., NW Washington D.C. 20036
202-673-4141
www.preservationnation.org

The National Trust for Historic Preservation also has an extensive collection of preservation related books for sale that can be viewed at: www.preservationbooks.org
[Department of the Interior, National Park Service www.nps.gov/history/hps/TPS/tax/rhb/](http://www.nps.gov/history/hps/TPS/tax/rhb/)

Technical Publications

Preservation Briefs Series - U.S. Department of the Interior, National Park Service
The following are short pamphlets published by the National Park Service to aid in the preservation of historic structures. Each pamphlet focuses on a certain aspect of preservation work or by building component. Below are the titles of the each brief that are available on the National Park Service web site: www.nps.gov/history/hps/tps/briefs/presbhom.htm

- 01: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- 02: Repointing Mortar Joints in Historic Masonry Buildings
- 03: Conserving Energy in Historic Buildings
- 04: Roofing for Historic Buildings
- 05: The Preservation of Historic Adobe Buildings
- 06: Dangers of Abrasive Cleaning to Historic Buildings
- 07: The Preservation of Historic Glazed Architectural Terra-Cotta
- 08: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- 09: The Repair of Historic Wooden Windows
- 10: Exterior Paint Problems on Historic Woodwork
- 11: Rehabilitating Historic Storefronts
- 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
- 13: The Repair and Thermal Upgrading of Historic Steel Windows

- 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- 15: Preservation of Historic Concrete: Problems and General Approaches
- 16: The Use of Substitute Materials on Historic Building Exteriors
- 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- 18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements
- 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- 20: The Preservation of Historic Barns
- 21: Repairing Historic Flat Plaster - Walls and Ceilings
- 22: The Preservation and Repair of Historic Stucco
- 23: Preserving Historic Ornamental Plaster
- 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 25: The Preservation of Historic Signs
- 26: The Preservation and Repair of Historic Log Buildings
- 27: The Maintenance and Repair of Architectural Cast Iron
- 28: Painting Historic Interiors
- 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- 30: The Preservation and Repair of Historic Clay Tile Roofs
- 31: Mothballing Historic Buildings
- 32: Making Historic Properties Accessible
- 33: The Preservation and Repair of Historic Stained and Leaded Glass
- 34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
- 35: Understanding Old Buildings: The Process of Architectural Investigation
- 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- 38: Removing Graffiti from Historic Masonry
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 40: Preserving Historic Ceramic Tile Floors
- 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- 42: The Maintenance, Repair, and Replacement of Historic Cast Stone
- 43: The Preparation and Use of Historic Structure Reports
- 44: The Use of Awnings on Historic Buildings: Repair, Replacement, and New Design

Appendix D

Incentives for the Rehabilitation of Historic Structures

There are special incentives in the form of tax credits for the restoration or rehabilitation of historic properties listed on the National Register of Historic Places or for those eligible for listing on the National Register. Buildings within those districts, listed as "Contributing" to the district, qualify for tax credits. Properties built in 1936 or before not listed on the National Register or are non-contributing and not used for housing may be eligible for a 10% tax credit.

If a building outside of a National Register of Historic Places historic district is listed individually on the National Register it would also qualify for tax credits. National Historic Landmarks are eligible for tax credits.

Maps of the National Register historic districts are available on the Mississippi Department of Archives and History web site at <http://www.apps.mdah.ms.gov/Public/search.aspx>. In the future if other areas of the city are listed on the National Register as historic districts they would also qualify. Questions about the eligibility of a structure for the National Register of Historic Places should be directed to the Historic Preservation Division of the Mississippi Department of Archives and History at 601-576-6940.

Federal Tax Credits - Federal tax credits for rehabilitation of historic structures are only available for buildings that are income producing (office, retail, restaurant, residential rental, apartments, bed and breakfast, etc.). To qualify the rehabilitation must also be substantial, meaning the rehabilitation costs must exceed the current value of the building minus the value of the land. For example, if the property and building are valued at \$100,000 on the tax rolls and the land is valued at \$25,000, the amount spent on rehabilitation must exceed \$75,000 to qualify for the federal tax credits. The federal tax credit is 20% of the total qualified rehabilitation expenses.

State Tax Credits - To qualify for the state tax credit the property must be a National Historic Landmark, and rehabilitation expenditures must exceed \$5,000, or 50% of the total basis in the property in non-owner-occupied dwellings. Generally, "basis" is the purchase price, minus the cost of the land, and any improvements already made to the property, minus the depreciation taken on the property. The state tax credit is 25% of the total qualified rehabilitation expenses.

The state and federal tax credits can also be combined for income-producing properties. To take advantage of either or both of the credits the rehabilitation work must follow the Secretary of Interior's Standards for Rehabilitation. A tax credit application form must be completed and approved before any work begins to make sure that the project will qualify for the credits. The Mississippi Department of Archives and History administers both the state tax credit program and the federal tax credit program. For the federal credit they review the project at the state level before it goes to the National Park Service, which makes the final determination.

Application forms and information on the state and federal tax credits are available from the Historic Preservation Division of the Mississippi Department of Archives and History online at www.mdah.state.ms.us or by calling 601-576-6940.

RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Updated Jan 2017

Eligibility for Federal tax provisions: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reforms Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extensions Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984, and as of January 1, 1987, provide for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. A 10 percent ITC is available for commercial or industrial buildings built before 1936 but not listed on the National Register or certified as historic.

The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining tax consequences of the above provisions. For further information on certification requirements, refer to 36 CFR 67.

Eligibility for State tax credits: In March 2006, Governor Haley Barbour signed Senate Bill 3067, which created the Mississippi state historic preservation tax incentives program to encourage the rehabilitation of historic buildings. The Mississippi Department of Archives and History is responsible for the administration of the program, which provides for a state income tax credit equal to 25% of the qualified expenses of rehabilitating historic structures used for income-producing purposes. For further information, or to receive an application packet, contact the Department at 601-576-6940 or refer to the MDAH website at www.mdah.ms.gov.

Consideration in planning for Federal, federally licensed, and federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

Consideration in issuing a surface coal mining permit: In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic properties in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 et seq.

Qualification for Federal grants for historic preservation when funds available: Presently, funding is unavailable.

**RIGHTS OF OWNERS TO COMMENT AND/OR OBJECT
TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES**

Owners of private properties nomination to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit, to the State Historic Preservation Officer, a notarized statement certifying that the party is the sole or partial owner of private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project that will affect the property. If you choose to object to the listing of your property, the notarized objection must be received by the day of the Review Board meeting.

If you wish to comment on the nomination of your property to the National Register, please send your comments to the MDAH Historic Preservation Division before the Mississippi National Register Review Board considers the nomination. A copy of the nomination and information on the National Register and the Federal tax provisions are available upon request.

MDAH Historic Preservation Division
National Register Coordinator
P.O. Box 571
Jackson, MS, 39205-0571