

# Chapter \* - Architectural Preservation District AP-1 - DRAFT 1

## ARCHITECTURAL PRESERVATION DISTRICT (AP-1)

Architectural Preservation District AP-1 contains the Colonial Williamsburg Historic Area, areas adjacent to the Colonial Williamsburg Historic Area to include Merchant's Square, the old campus of William and Mary, and the National Register Historic Districts of Pollard Park and Chandler Court. These areas have a multitude of designs ranging from modest bungalows, gabled colonial revival styles, Dutch colonial revival styles, Virginia gambrel colonial revival style, and vernacular dwellings.



Chapman House (1939) - 604 Pollard Park



SunTrust Bank (2008) - 202 North Henry Street



Prentiss Store (1740)  
213 East Duke of Gloucester Street



Merchants Square (1931-32)  
440 West Duke of Gloucester Street

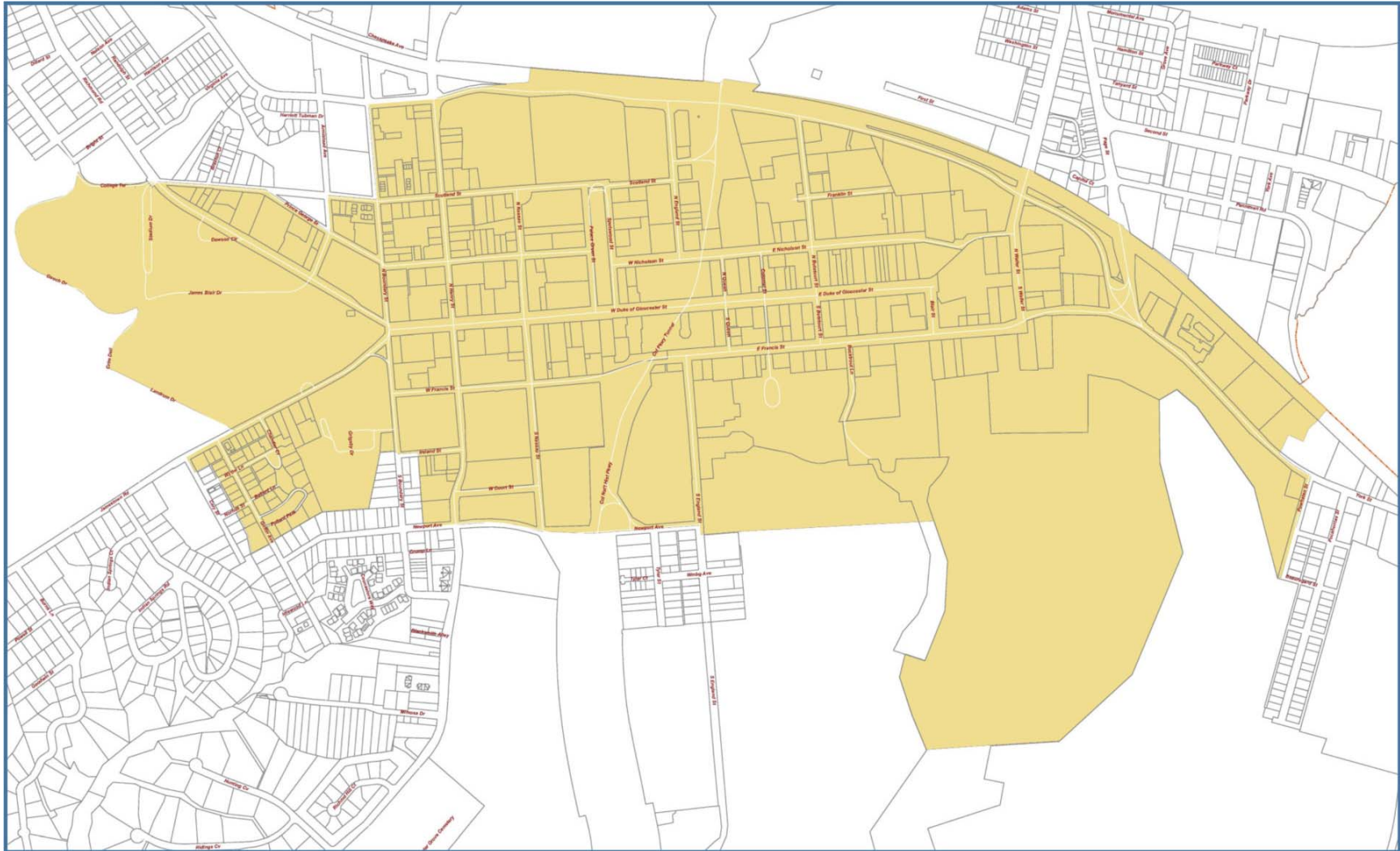


Charlotte Brooks House (1910)  
245 North Henry Street



Taliaferro Cole Stable (1941)

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City of Williamsburg

Architectural Preservation District AP-1

## **NEW BUILDINGS AND ADDITIONS - (AP-1)**

New designs should contribute to existing buildings within the district. Additions and alterations should be compatible with existing building designs with the use of high-quality building materials.

- New buildings and additions should be constructed of brick or horizontal wood siding. Wood shingles may be appropriate depending on the specific design.
- Materials such as vinyl, aluminum, metal siding, tiled faced or ceramic-faced masonry units, synthetic stucco, and synthetic siding to include cementitious siding are not allowed.
- Wood siding should be horizontal with a six to eight-inch exposure.
- Side and rear elevations should relate to the design elements and materials of the front elevation.
- Any wall should be built of not more than two materials, and those materials should change along a horizontal line such as a floor line or gable end. The heavier material, such as brick, should always be below the lighter material such as wood.
- Small additions may be constructed with the same type of siding that is on the building, provided it matches the existing siding material in color, size and, thickness.
- Synthetic trim is not allowed.
- All wood siding, wood shingles, and wood trim shall be sealed with paint or an opaque stain.
- Mortar used for brick should be buff or gray. White mortar is not recommended.

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## DOORS - (AP-1)

- Entrance doors should be wood with panels or some variation thereof. Windows, sidelights, and transoms in entrance doors are permitted, provided that they are proportioned and appropriate to the specific style of the building.
- If entrance doors with windows have muntins, they must be on the exterior.
- Flush doors with applied trim are not permitted.
- Garage doors, utility doors, and service doors should be painted wood, steel, aluminum, or fiberglass and should correspond with the style of the building.
- Storm doors should be made of painted wood or aluminum and have a full view window. Storm doors should relate to the architectural character of the entrance.
- Screen doors should be made of wood or aluminum, may be shuttered or appropriate for the specific style of the building

## PORCHES, DECKS, TERRACES, STOOPS, AND RAILS - (AP-1)

- Porches with a narrow frontage should be no less than six feet deep, while porches with a wide frontage should be at least eight feet deep.
- Porches and stoops should be constructed of wood or brick and contain appropriate sized columns and rails for the design.
- Terraces may be constructed using masonry elements that are consistent with the structure.
- Materials for railings may be wood, wrought iron, steel, or aluminum and should be designed to complement the architectural design of the building.
- Face nailed balusters to a bottom, and top rail are not acceptable.
- Vinyl and other modern synthetic materials are not acceptable.
- Screened porches should be located on the side or rear of the building.
- Columns are preferred to be Tuscan or Doric orders, although other types exist within the area. When used, columns should have correct proportions and profiles as described in The American Vignola and other traditional pattern books.
- Columns may be made of wood, although certain grades high-quality fiberglass columns and cellular PVC are acceptable.
- All posts should be at least five inches in the least dimension.
- Wood columns and posts should be sealed with paint or opaque stain.
- Modern deck designs are not appropriate in a front yard or if visible from a public street.
- Stoops at secondary entrances should be made of wood, brick, or concrete. If made of concrete, the sidewalls and stair risers should be faced with brick.

## **WINDOWS, STORMS, SHUTTERS, AND AWNINGS - (AP-1)**

Windows contribute to the facade of a building and will be evaluated on (1) the pattern of the openings and their size; (2) proportions of the frame and sash; (3) configuration of window panes; (4) muntin profiles; (5) material; (6) paint color; (7) characteristics of the glass; and (8) details or decorative elements.

- Wood, vinyl-clad wood, or pre-finished aluminum-clad wood windows are allowed.
- Simulated divided light windows must have muntins on the exterior.
- Windows should be rectangular single, double, or triple hung or operable casement type.
- Semi-circular, circular, or hexagonal windows are permitted, but with minimal application.
- Windows on the ground floor should be the same proportion but slightly larger than windows on the upper floors.
- Window openings in upper floors should be centered directly over openings in the ground floor whenever possible.
- Openings in gable ends should be symmetrical.
- Window openings should be at least three feet from building corners.
- Total glazed area on the street frontage should not exceed 30 percent of the total surface.
- Storm windows should be full view and constructed of wood or aluminum.
- An energy panel (interior storms) is an alternative to exterior storms and does not require approval from the Architectural Review Board.
- Shutters, if proposed, must be painted wood, sized to fit the opening with appropriate hardware.
- Composite, vinyl, and metal shutters are not allowed.
- Shutters nailed to the side of a building are not allowed.
- Awnings, if used, must be made of fabric with side panels to cover the undercarriage. Vinyl and metal awnings are not allowed.



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## ROOFS - (AP-1)

The types of wood-framed roofs typically fall into categories of symmetrical gables, gambrels, or hip roofs. ~~Gables are the most prevalent.~~ One-story primary roofs should have slopes not less than 7:12 and no steeper than 14:12. Two-story primary roofs may be as low as 4:12 and no steeper than 14:12. Secondary roofs may have slopes less than 7:12 depending on the material used (i.e., metal roof over porches can be less than 7:12, whereas a shingle roof should be not less than 7:12). On residential structures, flat roofs should be used only as occupiable areas directly accessible from the outdoors. These must-have appropriate parapets and railings.

- Wood shingles, slate, architectural grade fiberglass shingles, metal shingles, high-quality synthetic slate, textured concrete shingles and standing seam metal roofs are permitted. High-quality synthetic slate roofs must meet the following minimum standards: Impact UL 2218-Class 4, Accelerated Weathering ASTM 4798—little or no color changes, and Freeze-thaw ICC-ES Acceptance Criteria ACO7 Section 4.9—no crazing, cracking or other adverse surface changes, which must be provided with the application.
- Shiny metal roofs, exposed aluminum or exposed galvanized metal roofs, ceramic or synthetic ceramic roofing tiles, stamped metal decorative roofing panels, flat roofs, plastic, vinyl, or other synthetic types of roofs are not permitted.
- Metal roofs are recommended for porch roofs or ancillary elements and should be copper or galvalume type. Other colors may be acceptable on a case-by-case basis.
- Non-glossy colored anodized metal roofs should be gray, black, brown, dark green, or other earth tones. Flashing may be copper, lead, vinyl, or anodized aluminum.
- Copper roofs, gutters, and flashing should not be painted or sealed but should be permitted to age naturally.
- Steep gable roofs like the “Swiss Chalet” shall not be used (pitches in excess of 14:12).
- Single plane pitch roofs i.e., shed roofs for houses, shall not be used on the main house but can be used on wings.
- Roof penetrations should be on the rear slope of roofs and painted to match the color of the roof. Skylights should be mounted on the rear slope of the roof, colored to match the roof, and not be visible from the street.
- Dormers should have gabled, hipped, or shed roofs.
- Shiny metal roof vents, fireplace stacks, plumbing vents, or other pipes are not acceptable.
- Gutters and downspouts should be made of copper or aluminum and may be half-round or ogee. Where gutters are not used, it is recommended that brick, concrete, or gravel be placed at the drip line.

## SOLAR FACILITIES

- No facilities are allowed.

## **CHIMNEYS - (AP-1)**

- Chimneys can be used but are not required. They should be constructed of brick. A modern designed building may construct chimneys with the same material as the siding of the building, painted to match the building.
- Stucco is not permitted.
- Chimneys should be capped to conceal spark arresters.
- Primary chimneys should be rectilinear in design and should have a corbelled termination in keeping with existing types.

## **OUTBUILDINGS - (AP-1)**

- Outbuildings must meet the same criteria (i.e., walls, openings, roof, etc.), as noted above for the main building.
- Metal outbuildings are not permitted.

## **FENCES - (AP-1)**

- Wood, aluminum, and wrought iron fences that are in keeping with a residential scale are permitted. The maximum height allowed for fences located in a front yard is four feet, with up to six feet being allowed for a side or rear yard.
- Salt-treated wooden fences must be painted or stained.
- Chain-link, wire, plastic, and vinyl fences are not permitted.
- The finished side must face the street and/or adjoining properties.
- Fences should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites.
- Fences that disrupt the harmony of the streetscape by breaking up established architectural rhythms are discouraged.

## SITE ELEMENTS, SITING, AND LANDSCAPE FEATURES - (AP-1)

- Site elements should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites.
- Mechanical equipment and trash facilities should be located in a side or rear yard and screened with a fence that must be stained or painted to match the building.
- **Landscape features above grade but less than three feet, may be constructed of timber, brick, stone, block, or smooth finished concrete.**
- Retaining walls, (three feet or greater), if visible from the street, shall be constructed of brick. Retaining walls not visible from the street may be constructed of brick, stone, block, timber, or smooth finished concrete. If rails are required, they should be constructed of wrought iron or aluminum and colored to blend in with the building.
- **Site furnishings such as tables, chairs, benches, planters, flower pots, light poles, trash containers, bike racks, and the like for commercial properties, must be submitted and approved by the Board ~~on a case-by-case basis~~. Single-family residential site furnishings do not require approval from the Board.**



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## PAINT - (AP-1)

- Painted siding and trim should be limited to two colors from the approved color palette unless The Architectural Review Board approves additional colors on a case-by-case basis. A third color from the approved colors may be used for shutters and doors.
- ~~Additional paint colors from the approved color palette may be approved on a case-by-case basis.~~
- Brick that is bright red, orangish-red, pink, light red, or other colors **may not** be acceptable. Brick color should be a through-the-body color.
- ~~Siding that is pink, bright silver, red, bright green or blue, or colors that are visually out of character for the area and architectural style are not acceptable.~~
- Wood fences and decks must be painted or stained if this is necessary to compliment the site or is required for maintenance of the materials.
- If colors are proposed that are not from the approved color palette, they may be approved by the Architectural Review Board on a case-by-case basis. Specific color chips or samples to include the color name must be submitted with the application.
- Existing single-family dwellings or commercial buildings may duplicate or match existing color schemes without approval from the Architectural Review Board.
- Architectural Review Board approval is not required for the painting of existing painted surfaces on single-family detached dwellings when the owner uses no more than three colors from the Benjamin Moore Colonial Williamsburg color palette.
- The Architectural Review Board must approve any new color schemes for commercial buildings. New color schemes should respect the architectural style and existing signage colors for the building.

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## ACCEPTABLE COLORS FOR SIDING, DOORS, SHUTTERS, TRIM, AND WINDOWS - (AP-1)

Buildings shall be stained or sealed a natural earth tone or should be painted using colors from the following Benjamin Moore Williamsburg color palette. These colors are approved for use on the entire structure.

### White and Tan Color Range

Harwood Putty CW-5	Capitol White CW-10	Parish White CW-15	Geddy White CW-20
Williamsburg Stone CW-25	Market Square Shell CW-30	Palace Tan CW-35	Lime White CW-95
Prentis Cream CW-100	Bracken Cream CW-105	Cornice Tan CW-115	Bracken Biscuit CW-120
Brush Beige CW-125	Coffeehouse Tan CW-130	Timson Sand CW-140	Brick House Tan CW-145
Randolph Bisque CW-185	Raleigh Tan CW-190	Chowning's Tan CW-195	Byrd Beige CW- 365
Wythe Tan CW-415	Bruton White CW-710		

### Brown and Black Color Range

Raleigh Sorrell CW-135	Dixon Brown CW-160	Coffeehouse Chocolate CW-165	Tarpley Brown CW-170
Reid Brown CW-260	Charlton Brown CW-265	Lampblack CW-695	

### Gray Color Range

Tavern Gray CW-40	York Gray CW-45	Tyler Gray CW-50	Finnie Gray CW-55
Cole Stone CW-60	Randolph Stone CW-75	Carter Gray CW-80	Tavern Charcoal CW-90
Slate CW-700	Tucker Gray CW-705	Bone Black CW-715	

### Green Color Range

Timson Green CW-470	Bassett Hall Green CW-480	Levingston Green CW-490	Waller Green CW-510
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### Red Color Range

Carriage Red CW-250	Palace Arms Red CW-255	Nicholson Red CW-270
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### Blue Color Range

Wetherburn's Blue CW-580	Apollo Blue CW-645	Chiswell Blue CW-660
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### Yellow and Gold Color Range

Ludwell White CW-275	Sweeney Yellow CW-370	Tavern Ochre CW-375	Massicot CW-380
Coffeehouse Ochre CW-385	Bryan Ochre CW-390	Governor's Gold CW-395	Chamber Yellow CW-410
Wythe Gold CW-420	Scrivener Gold CW-430	Everard Gold CW-435	

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## ACCEPTABLE DOOR, SHUTTER, TRIM, AND WINDOW COLORS- (AP-1)

These colors are acceptable for limited use.

### White and Tan Color Range

Calcite CW-110\*\* Franklin White CW-200\*\* Galt Peach CW-210\*\*

### Brown and Black Color Range

Everard Coffee CW-150\*\* Revolutionary Storm CW-155\*\* Tucker Chocolate CW-175\*\* Bucktrout Brown CW-180\*\*  
Walnut CW-240\*\* Mopboard Black CW-680\*\* Bone Black CW-715\*\*

### Gray Color Range

Gunsmith Gray CW-65\*\* Pelham Gray CW-70\*\* Randolph Gray CW-85\*\* Powell Smokehouse CW-360\*\*  
Pearl CW-640\*\* Powell Gray CW-665\*\* Ambler Slate CW-685\*\* Bracken Slate CW-690\*\*  
Geddy Gray CW-720\*\*

### Green Color Range

Gloucester Green CW-440\*\* Burwell Green CW-445\*\* Greenhow Moss CW-450\*\* Palmer Green CW-475\*\*  
Burgess Green CW-485\*\* Russell Green CW-495\*\* Nicholson Green CW-500\*\* Windsor Green CW-505\*\*  
Palace Green CW-520\*\* Raleigh Green CW-525\*\* Colonial Verdigris CW-530\*\* Buffet Green CW-535\*\*  
Goodwin Green CW-555\*\*

### Red Color Range

St. George Red CW-245\*\* Cochineal Red CW-330\*\*

### Blue Color Range

Everard Blue CW-575\*\* Washington Blue CW-630\*\* Brush Blue CW-675\*\*

### Yellow and Gold Color Range

Moir Gold CW-280\*\* Gamboge CW-285\*\* English Ochre CW-290\*\* Damask Yellow CW-400\*\*

## EXISTING BUILDINGS - (AP-1)

Preserving architectural features on the remaining historical buildings in the City is one of the principal goals of the Design Review Guidelines. Maintaining and repairing features such as siding, trim, doors, and windows is germane to that goal. Conservation is preferable to reconstruction because it preserves evidence of past building practices and construction techniques by retaining original materials. Original wood siding, trim, and architectural features should be maintained and repaired on existing buildings whenever possible.

## **SIDING - (AP-1)**

- Wood siding and trim must be replaced with siding and trim that matches or duplicates the existing material or product, which does not require approval by the Architectural Review Board.
- Synthetic siding and trim are not allowed as a replacement material for existing wood siding and trim.
- For guidance on rehabbing, older buildings see Chapter IX Rehabilitation.

## **WINDOWS, STORMS, AND SHUTTERS - (AP-1)**

- Existing wood windows should be retained and repaired for buildings located in AP-1.
- **If restoration is not possible, then copies of the original window matching the existing sash and frames with duplicates in wood following the early form and details will be required.**
- Other window types may be replaced with windows that are allowed in AP-1 for new buildings or additions on a case-by-case basis.
- Storm windows should be full view and constructed of wood or aluminum.
- An energy panel (interior storms) is an alternative to exterior storms and does not require approval from the Architectural Review Board.
- Operable wooden shutters, painted, sized to fit the opening must be retained and repaired.
- If restoration of existing shutters is not possible, then copies of the original wood shutter must be installed sized to fit the opening with appropriate hardware. Composite, vinyl, and metal shutters are not allowed.

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## DECKS - (AP-1)

See Section 21-\*\*\* of the Zoning Ordinance for setback encroachments.

- Decks are not historical features for buildings before World War II and are therefore not acceptable in a front yard or if they are visible from a public street.
- More appropriate outdoor seating areas for backyards of traditional architecture styles are stone or brick terraces, patios, or pergolas designed to be compatible with the architectural style of the building.
- Unpainted, pressure-treated decks are not acceptable.
- If visible from a public street, decks must be compatible with the building and contain rails that are appropriate for the architectural style of the building.
- For buildings constructed after World War II, decks may be acceptable on a rear elevation if the design is compatible with the architectural style of the building.

## OTHER ELEMENTS - (AP-1)

- Existing roofing material should be repaired or replaced in kind.
- Wood shingles, slate, architectural grade fiberglass shingles, textured concrete shingles and standing seam metal roofs are permitted.
- Material replacement in-kind with no change to style or form does not require approval from the Architectural Review Board.
- Any exterior material change requires approval from the Architectural Review Board.
- ~~• Decks are not historic features for buildings prior to World War II and are therefore not acceptable in a front yard or if they are visible from a public street.~~
- ~~• More appropriate outdoor seating areas for backyards of traditional architecture styles are stone or brick terraces, patios or pergolas designed to be compatible with the architectural style of the building.~~
- ~~• Unpainted, pressure-treated decks are not acceptable.~~
- ~~• If visible from a public street decks must be compatible with building and contain rails that are appropriate for the architectural style of the building.~~
- ~~• For buildings constructed after World War II decks may be acceptable on a rear elevation if the design is compatible with the architectural style of the building.~~



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## DISCUSSION POINTS

- Page 4: Brick is not listed as an approved porch material in the current guidelines. Its use is prevalent in the district for existing structures.  
Certain grades of fiberglass or cellular PVC which are not defined. Staff suggests the use of "high-quality" instead.
- Page 6: Gables are the most prevalent. Without qualifying this statement, it seems unnecessary.
- Page 8: Differentiating between landscaping features and retaining walls, using the height definition found in the building code.  
Site Furnishings note, would allow for furnishings to be approved for placement on the consent agenda.  
Allow single-family dwellings to install site furnishings without Architectural Review Board approval.
- Page 9: "Additional paint colors..." is stated twice.
- Page 10-11: No change, just reorganized.
- Page 13: Window replacement language
- Page 14: No change, just reorganized  
Material replacement in kind, add style and form.