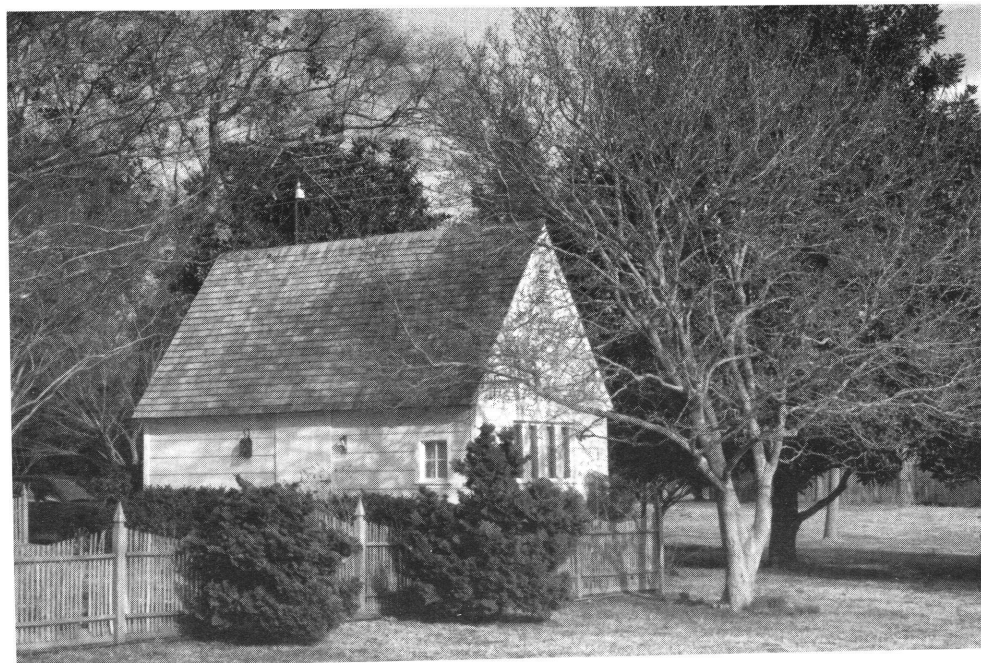


Historic Preservation Guidelines for  
*St. Mary's County*



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Historic Preservation Guidelines for  
*St. Mary's County*



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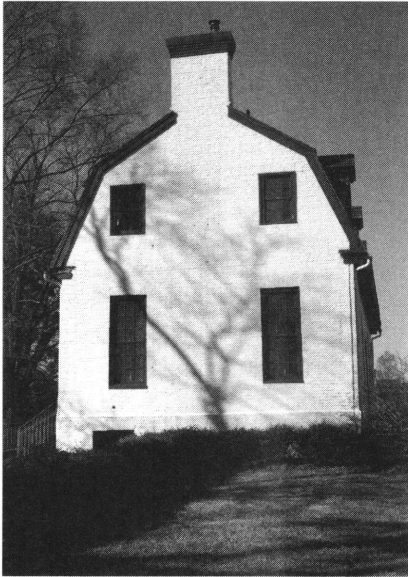
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## *Acknowledgements*

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# Foreword

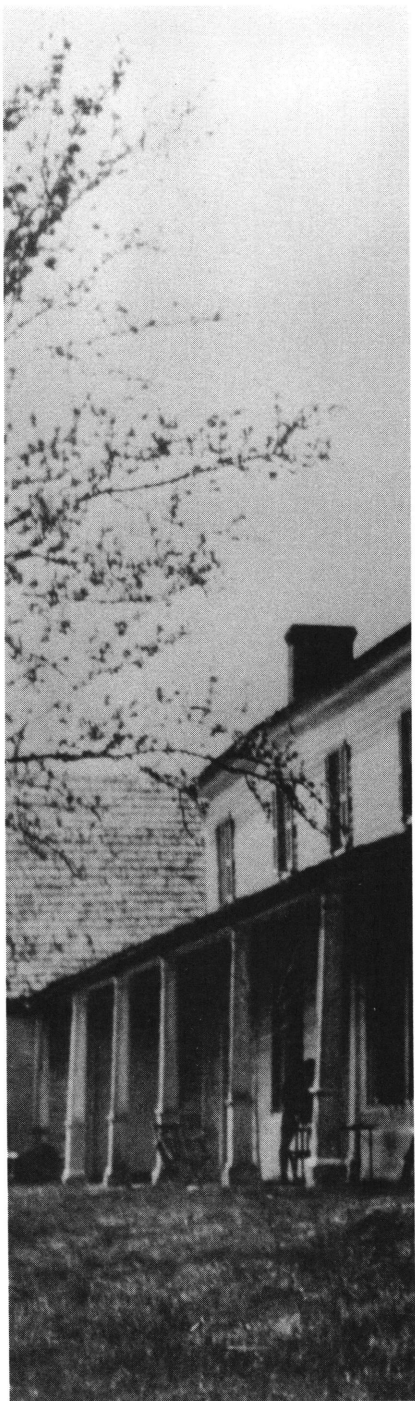
**I**N ORDER FOR WE THE CITIZENS OF ST. MARY'S COUNTY to fully enjoy the benefits of our historic resources, it is of primary importance to preserve the built environment, along with the natural environment and our community heritage. The buildings, structures, and landscapes of the past not only serve to remind us of where we have come from, but also help guide us to where we want to go in the future.

The preservation of our historic resources is not only important to the quality of life in St. Mary's County, but is also significant to our economic health. For example, the link between historic districts and increased property value has long been established. A 1999 study conducted by the Maryland Historical Trust and the Maryland Association of Historic District Commissions demonstrated positive links between the establishment of historic districts and economic development throughout the state.

As stewards of our common heritage, owners of historic properties benefit in many ways. Yet stewardship has its responsibilities; in recognizing this, St. Mary's County has created a local tax credit program to assist owners who have requested and received historic landmark or district designation for their properties. To assist owners of historic buildings, the Historic Preservation Commission has produced these Preservation Guidelines. Owners wishing to make changes to their historic properties or to construct new buildings adjacent to them now have access to detailed guidance. The Historic Preservation Commission is prepared to assist you with your stewardship of our county's heritage. If you have any questions or concerns, please feel free to contact us at the address and phone number listed on the inside back cover.

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# Introduction

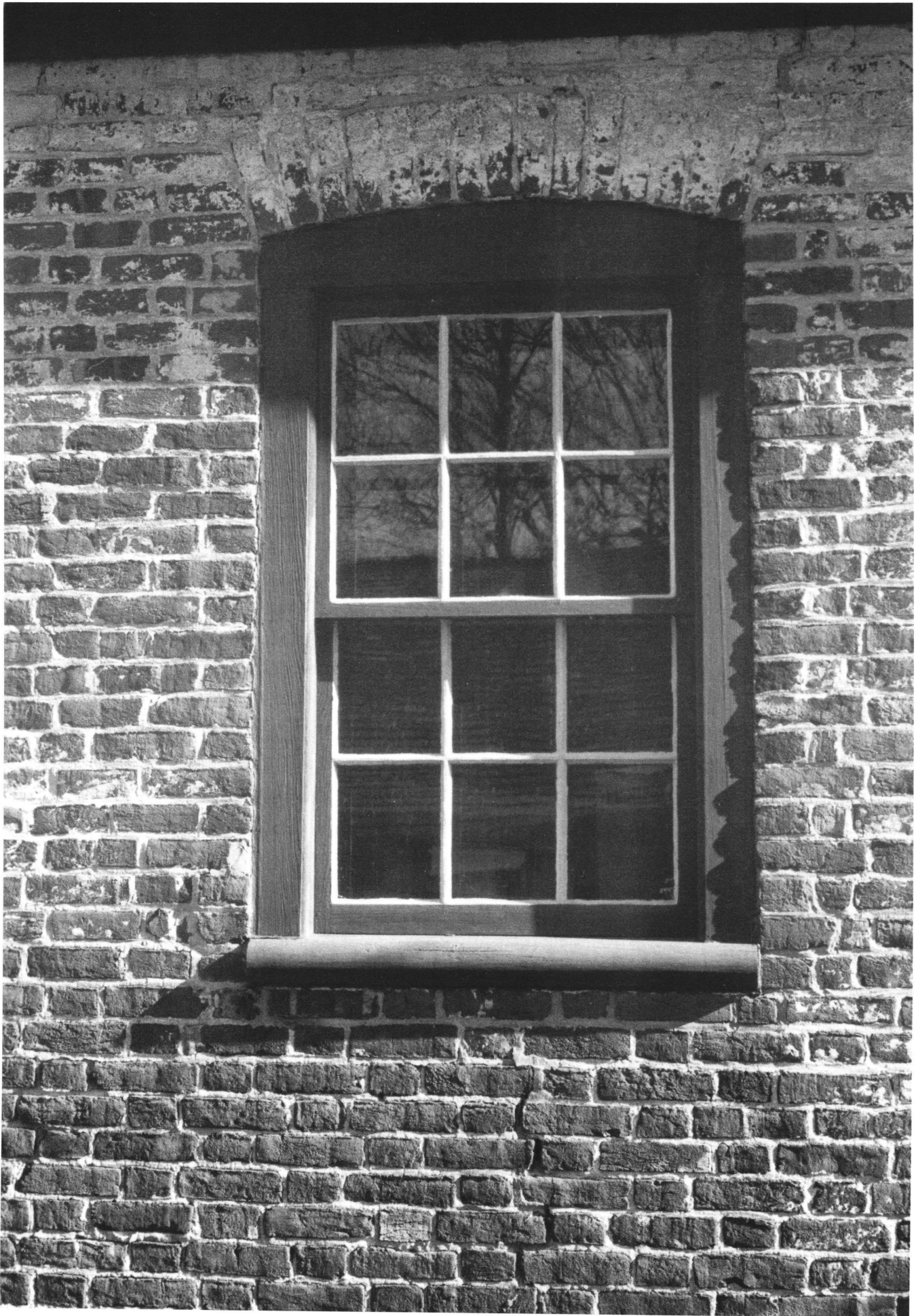
## PURPOSES OF DESIGN GUIDELINES

Design guidelines are created by cities, towns and counties that are concerned about the appearance of their buildings, neighborhoods, communities and landscapes, as well as how that appearance in turn contributes to their livability, growth and economic health. During the past quarter century, over twenty-five hundred cities, towns, and counties across the country have adopted design guidelines as part of their historic preservation efforts. Almost all are intended to protect and enhance the quality of buildings, neighborhoods, landscapes and public spaces.

Design guidelines provide a basis for objective decisions about the appropriateness of proposed changes to the environment. They should also support and reflect the preservation and development goals and objectives of the local government, as well as those of its planning, zoning and historic preservation commissions.

The St. Mary's County *Historic Preservation Guidelines* have been created, in part, to fulfill Section 42.8.3.a of the County's Comprehensive Zoning Ordinance. They are intended to assist owners and tenants of historic buildings and landscapes in maintaining, preserving and enhancing the character of their properties. The guidelines are also intended to assist architects, engineers, contractors and others involved in the maintenance, enhancement, or alteration of these buildings, open spaces and landscapes to plan and implement projects that preserve and enhance the character of those places. In addition, the guidelines are intended to assist anyone undertaking new construction – additions to existing buildings as well as entirely new buildings – within historic districts.

Prior to using the *Historic Preservation Guidelines*, owners, tenants, architects, contractors and others are strongly encouraged to read the "History of St. Mary's County" and the "Overview of St. Mary's County's Historic Resources," found in the Appendices.



# *Design Review Process*

**T**HE DESIGN REVIEW PROCESS MUST BE FOLLOWED FOR ALL properties designated with “H” overlay zoning in the manner outlined in Chapter 42 of the St. Mary’s County Comprehensive Zoning Ordinance. The Process governs all development, exterior alteration, restoration, rehabilitation, relocation or demolition of any structure on or within a designated historic landmark or district, with the exception of routine maintenance and repair that does not change design, materials or outward appearance, which does not require a Certificate of Appropriateness. If in doubt as to whether or not the Design Review Process applies, please contact the Historic Preservation Commission and the St. Mary’s County Preservation Planner for clarification.

**Please see the Appendices for information about the St. Mary’s County Tax Credit Application. If a property owner wishes to take advantage of these local credits, the Application MUST be submitted at the same time as the application for the Certificate of Appropriateness.**

If there is an easement on the property held by a public agency or non-profit organization, the applicant must submit written proof of approval of proposed exterior changes from the agency or organization holding the easement at the time of application for a Certificate of Appropriateness.

If the Certificate of Appropriateness is being requested for a non-residential historic building or structure, for example a commercial building or a barn, the site review process as outlined in Chapter 60 in the St. Mary’s County Comprehensive Zoning Ordinance **must** be followed. A full site plan review is **not** required for residential properties.

The following steps outline how to obtain a Certificate of Appropriateness and the Design Review Process followed by the St. Mary's County Historic Preservation Commission. The chart found on page 6 summarizes this process.

**STEP ONE:** Prior to undertaking any work, the applicant should meet with the St. Mary's County Preservation Planner to review the application requirements and process for obtaining a Certificate of Appropriateness, as incomplete applications or those lacking sufficient detail cannot be accepted and processed. In addition to the completed application form, the following must be provided if the application is for an Historic Landmark:

- a written description of the proposed work;
- a site plan drawn to scale showing the location of important existing site features, buildings and structures, and proposed additions and new structures if applicable;
- color photographs sufficient to show important existing site features, buildings, and structures, including the proposed locations of additions or new structures if applicable;
- and samples or color photographs of principal exterior materials, systems and components sufficient to provide to the Historic Preservation Commission an understanding of the proposed changes.

**STEP TWO:** Once the application is deemed complete, the 45-day review period begins. The Preservation Planner will schedule the Historic Preservation Commission review of the application at its next meeting.

**STEP THREE:** At the meeting, the Historic Preservation Commission will review the application with the applicant or his/her representative. The applicant will receive written confirmation of the Commission's decision either within two weeks of the meeting or before the conclusion of the 45-day review period, whichever comes first.

**STEP FOUR:** If the proposed work is approved, a Certificate of Appropriateness for the reviewed work will be issued and sent to the Planning Director, who signs it, effectively granting the Historic Area Work Permit. It should be noted that obtaining the Certificate of Appropriateness and Historic Area Work Permit does **not** constitute approval of other required permits and certificates, such as a building permit or certificate of lead paint abatement.

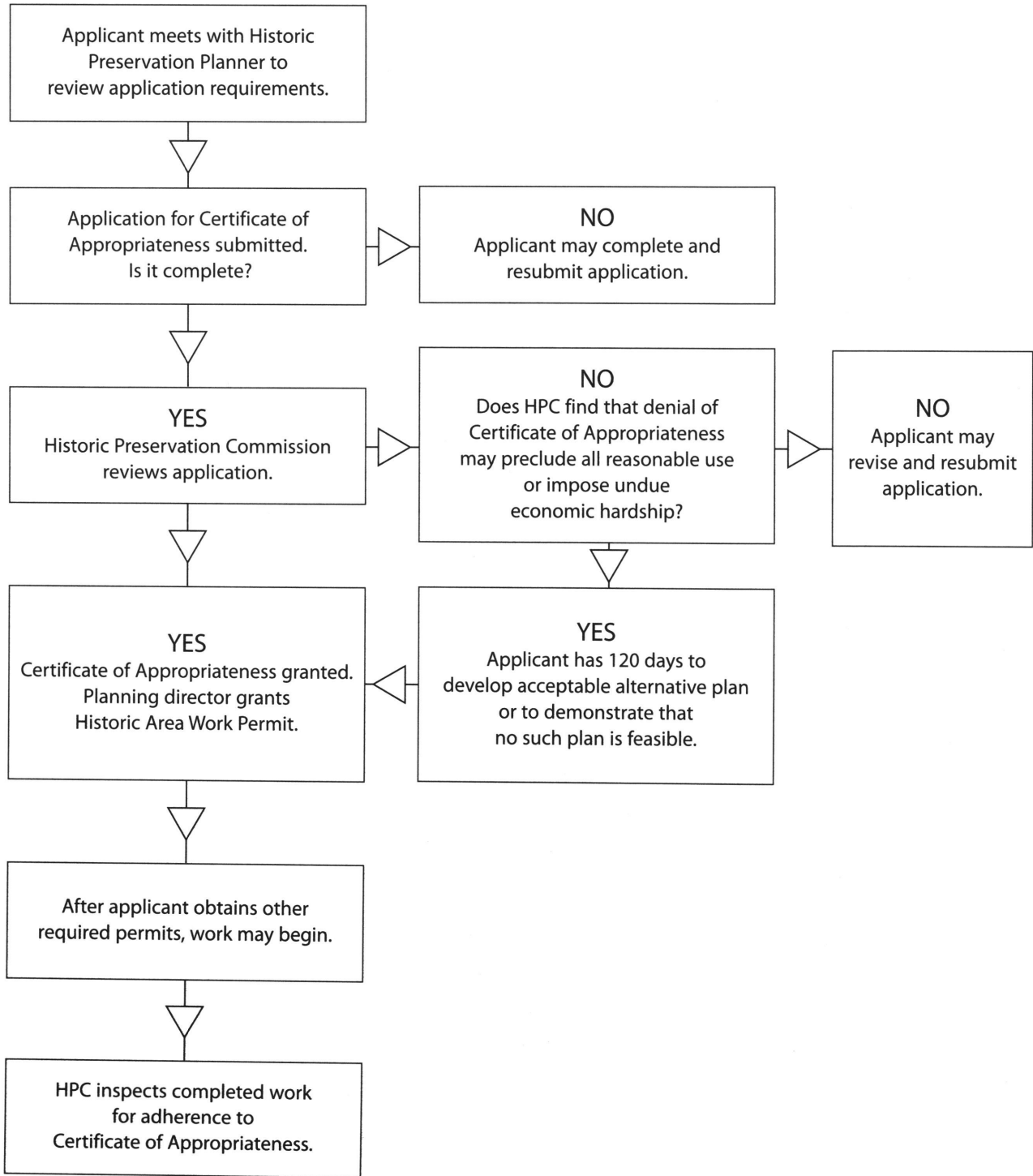
If the Historic Preservation Commission denies the Certificate of Appropriateness, the applicant is informed of the decision in writing along with the Commission's recommendations for revisions to the proposal that would make it consistent with Chapter 42 of the of the St. Mary's County Comprehensive Zoning Ordinance and the Historic Preservation Design Guidelines. If after reviewing the application the Historic Preservation Commission finds that denial might preclude all reasonable use of the property or impose unnecessary economic hardship on the property owner, a 120-day period review period begins. During this time, the owner must attempt to develop acceptable alternatives that would allow reasonable use of the property or else not impose undue economic hardship. If at the end of this period the owner demonstrates to the Historic Preservation Commission that an alternative plan permitting reasonable use or one that would not impose undue economic hardship cannot be found, the Historic Preservation Commission must approve the proposal. However, mitigation in accordance with Chapter 42 of the St. Mary's County Comprehensive Zoning Ordinance may be required.

**STEP FIVE:** After the Certificate of Appropriateness, Historic Area Work Permit, and all other required certificates and permits have been obtained, the proposed work may begin. If during construction changes that will significantly affect the work approved by the Historic Preservation Commission are required, the owner must immediately contact the Preservation Planner and submit such documentation that may be required so that the Historic Preservation Commission can determine the effect of the changes on the property. Approval of the changes **must** be obtained prior to their implementation.

**STEP SIX:** The Historic Preservation Commission or Preservation Planner inspects the completed work for adherence to the Certificate of Appropriateness. The Commission will provide the property owner with written notification as to whether or not the completed work is in compliance with the Certificate of Appropriateness.

**STEP SEVEN:** If an application was made to obtain St. Mary's County Tax Credits for historic properties, all completed forms and documentation **must** be presented to St. Mary's County Office, Maryland Department of Assessments and Taxation within 90 days of written notification that the completed work is in compliance with the Certificate of Appropriateness.

# The Process



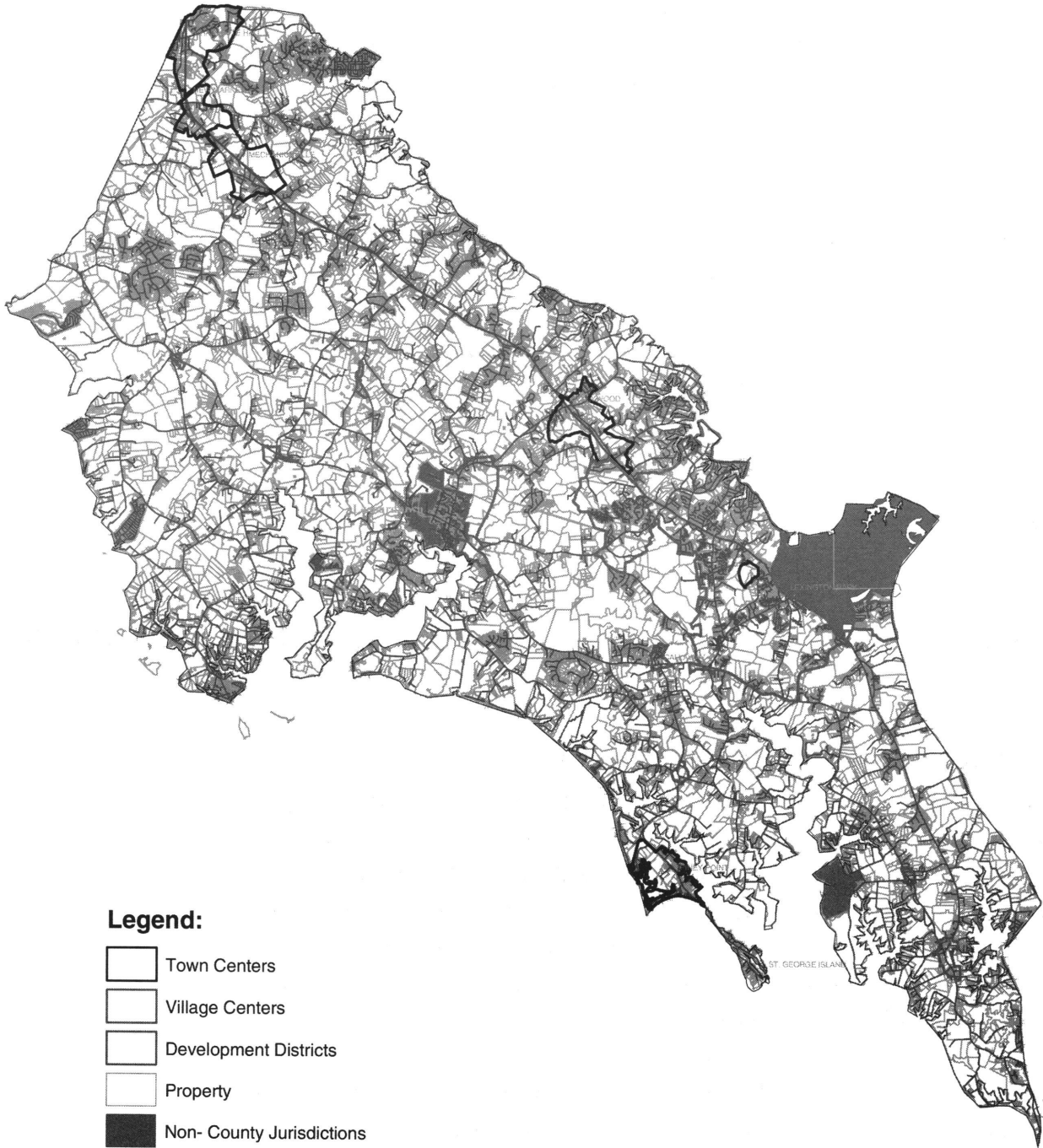


1867 Simon J. Martenet map of St. Mary's County  
 Courtesy of Calvert Marine Museum

## PROJECTS SUBJECT TO DESIGN REVIEW

Properties that lie within an "H" (Historic) Overlay Zone are subject to design review when owners or occupants are contemplating changes to the exterior design, materials, features or appearance of a building or other historic resource. Routine maintenance and the repair of features that does not involve a change in design, material or outward appearance does not need to be reviewed by the Commission. For example, if a slate roof is repaired using new slate of the same design, shape, color and overall appearance, the repair may be done without review by the Historic Preservation Commission. However, if the owner wishes to use a different material, such as a "rubber" slate, the material must be reviewed by the Commission to determine its acceptability. If an owner or occupant is unsure whether a property lies within an "H" Overlay Zone or if the work contemplated requires review, he or she should contact the County's Historic Preservation Commission at the address found on the inside back cover prior to doing any work.

# *St. Mary's County*





## ST. MARY'S COUNTY HISTORIC PRESERVATION COMMISSION

The St. Mary's County Historic Preservation Commission was first created on June 4, 1975. After successfully establishing two historic districts, St. Joseph's Manor and New Towne Manor House, it was disbanded in 1986. As part of a matching grant provided to the county by the Maryland Historical Trust, the commission was reactivated in 1993. The grant also initiated a multi-phased program to develop an active historic preservation program. By 2003, nearly 900 historic structures in the County had been documented and added to the Maryland Inventory of Historic Sites.

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The main goals of the Historic Preservation Commission are:

1. To safeguard the heritage of the County by preserving sites, structures, or districts therein that reflect elements of cultural, social, economic, political, archaeological or architectural history;
  2. To stabilize and improve property values of such sites, structures or districts;
  3. To foster civic beauty;
  4. To strengthen the local economy; and
  5. To promote the preservation and appreciation of these sites, structures and districts for the education and welfare of the residents of the County.
- 

The Historic Preservation Commission is made up of seven members appointed by the Board of County Commissioners to three-year terms. Commission members are expected to have special interest or training in architecture, preservation, history, design or other relevant disciplines. All Historic Preservation Commission members must be residents of St. Mary's County. The Commission meets monthly at open public meetings.

In addition to assisting in the designation of historic properties, the Commission reviews applications submitted by citizens requesting historic landmark or district zoning prior to Planning Commission consideration and final approval by the Board of County Commissioners. The Historic Preservation Commission also reviews applications for Certificates of Appropriateness from owners of designated historic properties who are planning to make changes in an historic building that would alter the outward appearance of the building, including requests for demolition.

The Commission is also charged with educating the public about the benefits of historic preservation, as well as assisting them to understand how historic properties should be maintained and treated. As part of this effort, the Historic Preservation Commission has created these *Historic Preservation Guidelines*.



## SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES

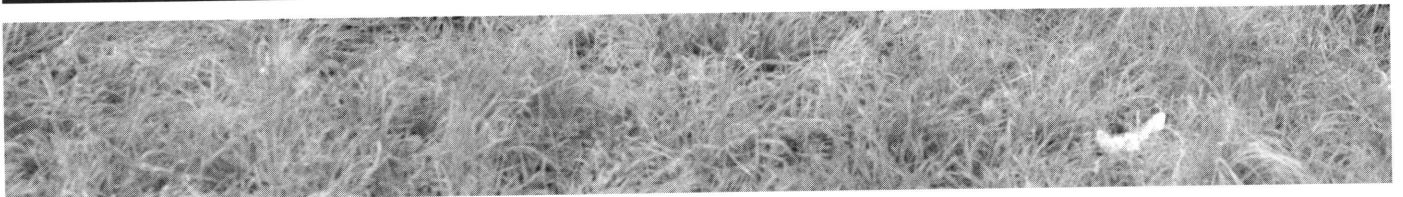
The County's Comprehensive Ordinance directs that the *St. Mary's Historic Preservation Guidelines* "shall be consistent with the *Secretary of the Interior's Standards for Rehabilitation*." Originally created in 1976 to determine the appropriateness of proposed changes to income-producing National Register buildings whose owners wished to take advantage of beneficial federal tax considerations, the Rehabilitation Standards have become the basis of almost all local design guidelines. A copy of the ten *Secretary of the Interior's Standards for Rehabilitation* is included in the Appendices.

Since so many of the County's historical resources are in rural areas and its Comprehensive Zoning Ordinance also directs that the design guidelines address the county's historic rural landscape, these design guidelines are also consistent with the *Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes*. These Guidelines help ensure that the character-defining features of an historic property or vista are maintained and even enhanced over time. The Guidelines indicate a four-step process for determining if a particular element of a landscape, such as a stand of trees, hedgerow, fence or barn, is important to the character of that property and, if so, how it should be preserved, repaired or replaced. They also address the design of replacement features if needed, the design of alterations or additions to historic properties, and considerations such as health, safety, and environmental concerns. A copy of the *Guidelines for Treatment of Cultural Landscapes* is also included in the Appendices.



# *Context and Site Features*

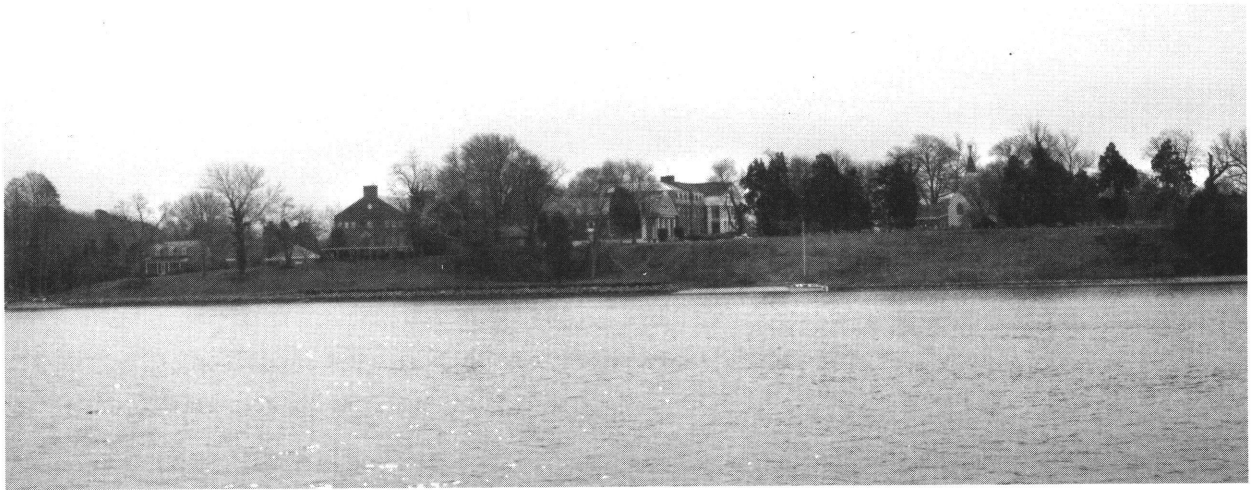
St. Mary's County Historic Preservation Guidelines



## *Context and Site Features*

**T**HE CONTEXT OF AN HISTORIC LANDMARK OR DISTRICT often includes its accessory buildings, walls, fences, landscapes, roads, landforms and natural features. It may also include above and below ground archaeological resources, as well as those submerged in the County's bodies of water. The context of a landmark or district is essential in understanding the historical and architectural significance of the principal resource; it is no less important than its architectural style, construction methods and materials, or its role in historic events or associations with historic persons. The natural site features of the land in St. Mary's County, its rivers, creeks, soils, stands of trees, open fields and the like, often determined the original location and orientation of historic buildings. For example, many of the county's earliest buildings were located on rivers and creeks with their principal elevations facing the water, while others were located along ridges and on hills, commanding views in all directions.

The influence of the land and its features on the location and orientation of buildings has been true from the time of the founding of the County until today. For example, in the nineteenth century, when roads began to replace waterways as the primary means of transportation, farm and village buildings were then built along and often oriented toward them. As these features have changed so too have the county's historic resources. Original accessory buildings have been removed and new ones constructed. As new subdivisions appear, historic view sheds are altered or blocked altogether. As roads are straightened or widened to accommodate more traffic, the relationship between the road and historic buildings is altered, historic bridges bypassed or demolished, and the fences, entries, and vegetation lining the road changed. Sometimes these changes have enhanced the significance of a resource; however, in other instances they have detracted from its appearance or historic setting. Knowing how an historic resource is sited and how its context contributes to its significance is crucial for any decision-making regarding historic resources in St. Mary's County.



## VIEW SHEDS AND SCENIC CORRIDORS

The definition of a “view shed” is the view a person has to or from a particular object, such as an historic building or landscape. While typically described as a 60-degree cone of vision of a stationary observer, view sheds can also occur along highways and waterways where the observer is riding in a car or boat, so that the view shed is therefore changing. The views to and from historic resources, especially those located in rural areas, contribute significantly to their character. For example, groups of trees and open fields, as well as the relationship between the buildings themselves, may define views to a group of historic farm buildings along Maryland Route 5. On the other hand, the views from an historic house on the banks of the St. Mary’s or Patuxent Rivers may be of the fields rolling down to the river and the shore on the opposite side.

View sheds can also occur within more densely populated settings. For example, in both Leonardtown and Lexington Park streets, sidewalks, and street trees create view sheds to and from the historic commercial and residential buildings.

Section 62.7 of the *St. Mary’s County Comprehensive Zoning Ordinance* establishes five Scenic Corridors that have a set of design criteria aimed at maintaining the historic view shed along those roads as much as possible. The five corridors, St. Andrews Church Road and Patuxent Beach Road, Point Lookout Road, New Market Turner Road, Budds Creek Road, and Mattapany Road, are some of the most historic in the County, as well as those that are under the most pressure from development.

## VIEW SHEDS AND SCENIC CORRIDORS

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### RECOMMENDED

- Maintaining historic view sheds to and from historic buildings, structures, and landscapes.
- Removing or screening incompatible intrusions within historic view sheds.
- Maintaining historic views within historic districts in towns, as well as along streets and sidewalks.
- Maintaining historic view sheds from the County's waterways.
- Maintaining historic view sheds along designated Scenic Corridors.
- Designing compatible buildings and landscapes along designated Scenic Corridors.

### NOT RECOMMENDED

- Altering in a detrimental fashion the historic view shed to or from historic buildings, structures, and landscapes.
- Altering in a detrimental fashion the historic view sheds along streets and sidewalks in historic districts.
- Altering in a detrimental fashion historic view sheds from the County's waterways or along designated Scenic Corridors.
- Adding TV dishes, prefabricated shelters, above ground pools, and other incompatible structures within view sheds from the County's waterways or along designated Scenic Corridors.





## LANDSCAPE, LANDFORMS AND PLANTINGS

In St. Mary's County the landscape consists predominantly of cultivated fields, hedgerows, planted trees, shrubs, and formal and informal gardens. In addition, rolling hills, creek valleys, rivers, and woodlands are important historic features. Collectively, the landscape, landforms and natural and manmade plantings serve as the setting for the majority of the historic resources in the County. These landscapes change with the seasons, as well as from year to year. Existing plantings should be maintained by fertilizing, pruning and treating for disease, in addition to other appropriate measures. Dead and diseased plants should be removed and replaced with healthy specimens. Working landscapes should be preserved as much as possible, especially within the view sheds of buildings.

## LANDSCAPE, LANDFORMS AND PLANTINGS

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### RECOMMENDED

- Preserving historic landscapes, landforms and plantings that are significant in defining the character of an historic resource.
- Restoring deteriorated historic landscapes, landforms and plantings to their original appearance, based on documentary or physical evidence.
- Maintaining existing historic plantings by fertilizing, pruning, treating for disease, or other appropriate measures.
- Removing dead and diseased plantings and replacing them with similar, healthy specimens.
- Preserving working landscapes, especially those within the view sheds of historic buildings.
- Making compatible changes to historic landscapes, landforms, and plantings adjacent to historic resources and along Scenic Corridors that respect the existing landscape, landforms and plantings.

### NOT RECOMMENDED

- Altering historic landscapes, landforms and plantings so that they detract from the significance of an historic resource.
- Removing healthy plantings that are significant in defining the character of an historic property.
- Removing diseased plantings that are significant in defining the character of an historic property without replacing them.







## FENCES, GATEPOSTS, SIGNPOSTS AND BOUNDARY MARKERS

Fences in St. Mary's County are for the most part functional, confining livestock and pets, protecting fields, and providing security and privacy. Wood is the most common material for this type of fencing. Some historic properties have distinctive gateposts located at entry driveways.

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### RECOMMENDED

- Retaining and preserving fences, gateposts, signposts, and boundary markers that contribute to the significance of an historic resource.
- Repairing in kind deteriorated fences, gateposts, signposts and boundary markers, including decorative features and ornamentation.
- Repainting previously painted fences, gateposts, signposts, and boundary markers in colors that are appropriate to their design and to the design of the principal buildings of the associated historic resource. If the fence, gatepost, signpost or boundary marker was not previously painted it should remain unpainted.

### NOT RECOMMENDED

- Removing or relocating fences, gateposts, signposts, and boundary markers that are significant in defining the overall character of an historic resource.
- Repairing or repainting significant fences, gateposts, signposts, and boundary markers in a manner that is not in keeping with their original design and construction.
- Painting previously unpainted fences, gateposts, signposts or boundary markers.
- Adding gateposts and entry gateways to subdivisions along scenic corridors.



## DRIVEWAYS, FARM ROADS AND PARKING AREAS

In rural areas driveways are long, often curved, unpaved, and typically lined with trees. Walkways connecting driveways or parking areas to a house may be constructed of various materials including gravel, stone, brick or concrete. Parking areas in front of garages near residences may be formal in design, or informal if situated near accessory buildings such as barns. In contrast, the design of driveways, walkways and parking areas in population centers are short, straight, and typically paved with concrete or asphalt. Public walkways are usually parallel to streets and often separated from private walks by a change in grade.

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### RECOMMENDED

- Retaining and preserving walkways, driveways and parking areas that are significant in defining the overall character of an historic resource.
- Repairing or replacing deteriorated surfaces of walkways, driveways and parking areas using the same material, color, texture and design, duplicating the appearance of the original.

### NOT RECOMMENDED

- Removing or relocating historic walkways, driveways or parking areas that are important to defining the overall character of an historic resource.
- Repairing or replacing significant historic walkways, driveways and parking areas in a manner that is not in keeping with the original design and construction.



## ACCESSORY BUILDINGS

Farmhouses are typically associated with a variety of accessory buildings dedicated to various agricultural and domestic uses. Historically, kitchens, barns, storage sheds, smokehouses, springhouses, wells and privies were located in close proximity to the main house. In addition, tobacco barns and other agricultural structures were scattered over the landscape. Accessory buildings are sometimes grouped around a central open space or else are less formally arranged, conforming to topographic features. Because of their location, scale, design, construction materials, detailing, or function, accessory buildings may be significant in their own right in addition to contributing to the ensemble of buildings. Certain accessory buildings may be distinguished by the presence of historic signs. Typically advertising agricultural products, these signs were often painted on the sides or roofs of barns visible from a road. Faded remnants of these signs, known as ghost signs, contribute to the historic value of the building and its context.

## ACCESSORY BUILDINGS

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### RECOMMENDED

- Retaining and preserving the location, orientation, design, scale, and materials of construction and detailing of accessory buildings that significantly contribute to the principle structure or are significant in their own right.
- Repairing deteriorated accessory buildings and their distinctive features and details, using the same materials or ones that are similar in form, texture and color.
- Replacing destroyed accessory buildings or those that have deteriorated beyond repair with new ones resembling the originals in location, scale, proportion, fenestration, materials and color as closely as possible, but still recognizable as new construction.
- Preserving, without repainting, ghost signs.

### NOT RECOMMENDED

- Removing, relocating or destroying accessory buildings that are themselves significant or that significantly contribute to the principal building or context.
- Replacing deteriorated or destroyed accessory buildings with new ones inappropriate in location, scale, proportion, fenestration, materials or color.



## ARCHAEOLOGICAL RESOURCES

Archaeology is the study of the past through the examination and analysis of material remains. Archaeological resources may include driveways, walkways, privies, cisterns, old wells, foundations of destroyed buildings, refuse piles, arrowheads, crockery, glassware, fittings of farm machinery and other artifacts remaining from human habitation and use of a property. Often archaeological resources yield information about the past inhabitants and use of a property that may not be recoverable from written or other documentary sources.

The Historic Preservation Commission encourages but does not require property owners to consider including an archaeological assessment in projects they are planning. However, if federal or state funds are utilized an archaeological assessment is required. The purpose of the assessment is to determine if an archaeological investigation should be undertaken before a project is started. An assessment includes a detailed review of historical, environmental and previous survey data.

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### RECOMMENDED

- Conducting a professional archaeological assessment prior to undertaking a project is encouraged, especially if the ground adjacent to an historic property will be significantly disturbed during the work.
- Retaining and preserving known archaeological sites and resources using appropriate methods and techniques.

### NOT RECOMMENDED

- Disturbing or destroying archaeological sites and resources.
- Collecting archaeological resources without appropriate professional guidance and involvement.



## CEMETERIES

St. Mary's County has many church cemeteries as well as family cemeteries scattered throughout the rural landscape. Cemeteries can be important resources for locating information about the history of St. Mary's County and are protected by state laws. Tombstones contain information on the lifespan, gender and occupation of people who lived in the County. They may also provide other information about the historical period. Tombstones, along with fences, walls, gateposts and plantings that surround graves and cemeteries, may be significant architectural features in their own right.

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### RECOMMENDED

- Retaining and preserving tombstones, gateways, fences, walls, plantings and other significant features of cemeteries.
- Righting, repairing and re-anchoring toppled tombstones using appropriate techniques and methods.
- Repairing deteriorated gateways, fences, walls and other significant features of cemeteries with the same materials or those similar to the original in scale, color, size, shape, and texture.

### NOT RECOMMENDED

- Removing or inappropriately replacing or repairing tombstones, fences, gateways, gatehouses or other significant features of cemeteries.

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*The Annotated Code of Maryland (Section 14-121, of the Real Property Tax Article and Section 2-213 of the Tax Property Article) stipulates that the location of small family cemeteries should be documented and recorded on county tax maps. Section 5.03 (E) of Article 66B (Zoning and Planning) requires recording an access easement for family cemeteries.*

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*Rehabilitation of Existing  
Buildings* St. Mary's County Historic Preservation Guidelines



## *Rehabilitation of Existing Buildings*

**T**HIS SECTION PROVIDES GUIDANCE for the rehabilitation of all existing historic buildings in St. Mary's County. It is not meant to be an exhaustive list; rather, it is intended to illustrate acceptable and unacceptable methods, materials and practices in treating historic properties so that changes comply with the *Secretary of the Interior's Standards for Rehabilitation*.

St. Mary's County's historic fabric is composed of commercial, public, religious, industrial, institutional, residential and accessory buildings, as well as objects, structures, landscapes, and landforms. Together they define the unique character of St. Mary's County, distinct from those of other Southern Maryland counties. With few exceptions, the buildings and landscapes of the County have been altered over time and will continue to be modified to meet the changing needs of owners and tenants. These guidelines and the *Secretary of the Interior's Standards for Rehabilitation* acknowledge this inevitability. They do not prohibit change. Instead, they encourage appropriate changes that do not significantly affect the character of an historic resource. For this reason it is important to understand character-defining materials, features, forms, details and other factors crucial to the significance of the resource prior to undertaking any change.

Property owners and tenants should consult with the Historic Preservation Commission and its staff to understand the elements and features significant to the character of their historic resource. This preliminary step will ensure that when the proposed changes are presented to the Historic Preservation Commission, they will be appropriate and compatible with these guidelines as well as the *Secretary of the Interior's Standards for Rehabilitation*.





## FACADES

The facades of historic buildings, especially the front facade, are among their most important character-defining features. The materials and design of the facade – the location, proportion and scale of windows and doors, rhythm and massing of features such as porches and bays, as well as the ornamentation and details used – all contribute to that character. Alteration, replacement or repair of elements and features of facades should be carefully considered so as to avoid detracting from the character of the building or district.

## MASONRY

Brick is a common facade material for historic buildings in St. Mary's County, either for foundations or entire walls. There are also a few buildings on which stone, cast concrete blocks or stucco are employed.

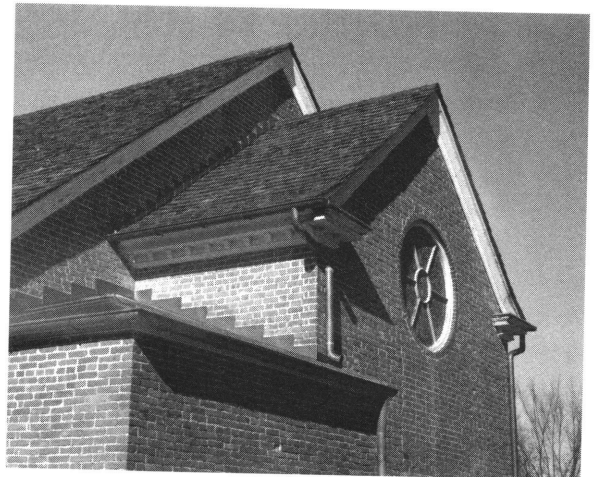
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### RECOMMENDED

- Maintaining and repairing character-defining brick, stone, cast block or stucco, as well as other types of masonry used for facades.
- Repairing and replacing deteriorated masonry using materials that match the original in size, shape, texture and color as closely as possible.
- Repainting historically painted masonry walls using historic colors.
- Removing modern covering materials that have been applied over historic masonry.
- Replacing missing masonry features, such as a window hood or brick voussior, using documentary or photographic evidence. If no evidence of the design of the feature exists, the design of the new features should be compatible with similar details on the building, or, if none are evident, with the overall character of the building.
- Repointing mortar joints to match the original in size, depth, profile, and color, using appropriate mortar composition for the period of the masonry.
- Cleaning masonry, if necessary, using the gentlest method possible.

### NOT RECOMMENDED

- Painting historically unpainted masonry walls.
- Covering original masonry walls.
- Sandblasting or using other inappropriate methods to clean masonry.
- Removing paint from historically painted masonry walls except as preparation for repainting.
- Applying waterproof coatings to masonry walls that change its appearance or trap moisture inside the wall.



## WOOD

Wood is the most common facade material used on historic buildings in St. Mary's County. A few are constructed of logs while most others use various types of vertical siding, lapped siding, or shingles. In some cases historic wood facades have been covered with vinyl, metal or other inappropriate materials, not only obscuring the original material, but also quite often damaging historic ornamentation and details. These can also trap moisture inside walls, contributing to structural problems.

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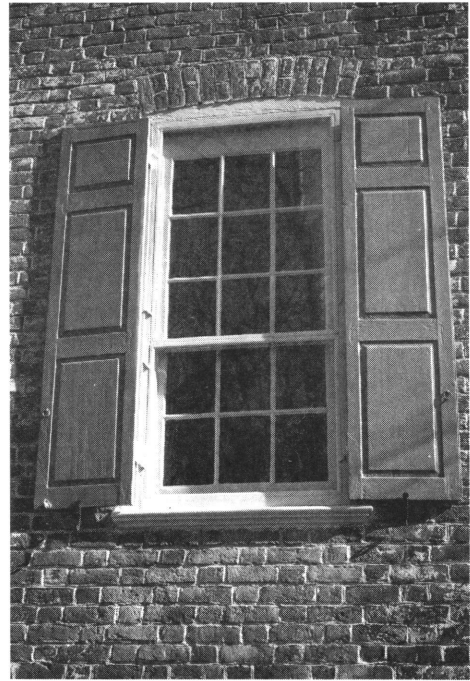
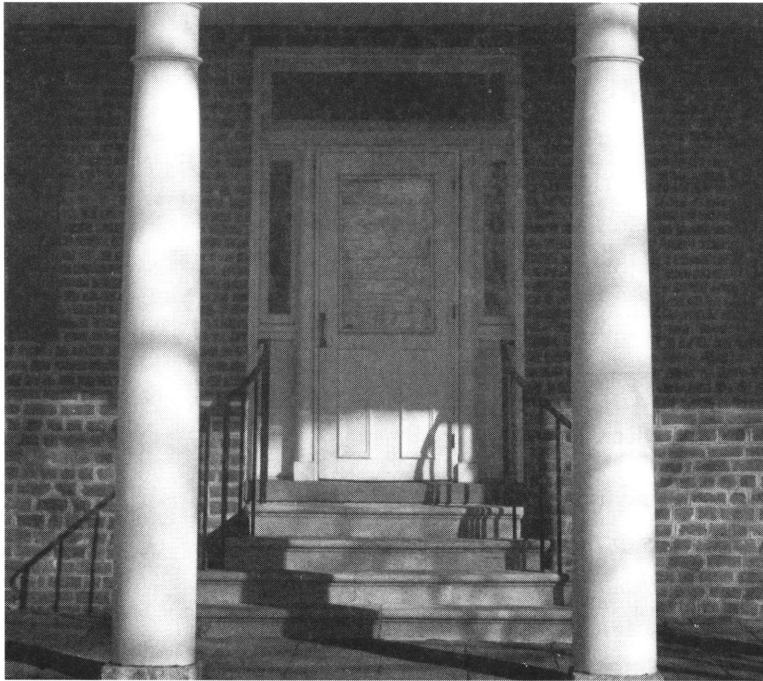
### RECOMMENDED

- Maintaining existing wood facades using appropriate paint or other protective coatings.
- Properly preparing painted surfaces prior to repainting.
- Repairing minor deterioration using an appropriate wood consolidant. In the event of serious deterioration, replace only the affected areas with wood that matches the original in size and profile.
- Removing metal, vinyl, asbestos shingles and other inappropriate covering materials from facades and repairing damaged wood as necessary.

### NOT RECOMMENDED

- Using butane torches, other open flames, power washing, sandblasting or other inappropriate methods to remove paint prior to repainting.
- Applying vinyl and metal siding, artificial brick and stone, or other inappropriate materials to facades of wood buildings.
- Removing historic wood siding except when it is too deteriorated to repair.
- Replacing original wood siding with wood siding that does not match the original in size and profile.





## DOORS AND WINDOWS

The materials, size, shape, and location of doors and windows significantly contribute to the character of historic buildings. Most commonly, doors and windows are formally and symmetrically arranged on the front facades of buildings. In some cases, such as Victorian residential buildings, doors and windows may be formally but asymmetrically arranged. Windows on side or rear facades are often informally arranged and positioned for strictly functional purposes. In addition, the design, ornamentation, and details of doors and windows often differ according to their location: those located on the front facade tend to be more elaborate than those located on side or rear facades.

### DOORS

Main entry doors, typically located on the front facade, are commonly designed to symbolically welcome visitors to houses. They usually have a friendly, welcoming appearance. In contrast, side and rear doors are generally more utilitarian in design.

Historically, residential doors were made of wood with raised or recessed panels. Doors located on front facades sometimes incorporated plain, stained, colored, beveled or etched glass panels. Fanlights and sidelights may also be incorporated in entry doors. Some wood screen doors on residential buildings constructed after World War I had removable screens that could be replaced with storm windows.

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#### RECOMMENDED

- Maintaining and repairing original locations, designs, surrounds, frames, sills, transoms, fanlights and sidelights of doors.
- Replacing primary entry doors too badly deteriorated to repair with ones that are designed to duplicate the original as closely as possible. Replacement doors on secondary facades should be compatible with the overall character of the facade on which they are located.
- Replacing an inappropriately designed, non-original door or surround with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be compatible with the character of the facade on which it is located.
- Maintaining and repairing original screen doors. If the screen door is too badly damaged to repair, it should be replaced with one that duplicates the original as closely as possible. If appropriate to the building, adding a wood screen door on the front facade that is designed to be compatible with the door. On side and rear facades, painted metal screen/storm doors may be used.

#### NOT RECOMMENDED

- Changing the location or size of doors, openings, transom windows or sidelights, particularly those located on a front facade.
- Using inappropriately detailed replacement doors, such as an elaborate Victorian door on a 1920s bungalow, or ones that are not in keeping with the character of a residential building.
- Adding details, surrounds, canopies and other features or ornamentation that have no historical basis and are not in keeping with the character of the original door.

## WINDOWS

A window is made up of a number of elements, each of which is important to its character. Until the late nineteenth century, window surrounds in residential buildings were almost always made of wood or brick. In the latter part of that century, elaborate surrounds of scrolled wood, patterned brick, and pressed metal were found on many residential buildings. In the nineteenth century windows were usually double-hung with the sash sometimes divided into two, four, six, nine or even twelve lights (panes of glass) each. The upper sash may be squared, rounded or feature other shapes at its top.

By the twentieth century, other types of windows were also used in residential buildings. Casement windows, popularized in this country at the very end of the nineteenth century, are mounted on vertical hinges and often open outward. They may be found individually, in pairs, or in rows. The sash may consist of a single pane or be subdivided vertically, horizontally or in a diamond pattern. Casement windows may be constructed of wood or metal.

In the mid-twentieth century, awning windows consisting of a single pane of glass in a metal or wood sash hinged at the top became popular in residential buildings, as did decorative windows of various shapes. Bullseye windows, usually constructed of wood, are often located above the main entrance or at the top a gable-end wall. Oval windows, usually divided into multiple lights, are similarly located. Several other popular shapes for residential buildings include half-circular, quarter-circular, and hexagonal.

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### RECOMMENDED

- Maintaining original locations of windows.
- Maintaining original size, shape, sash, light configuration and other important character-defining features of windows and surrounds, repairing if necessary.
- If advanced deterioration makes repair impossible, replacing windows on primary facades duplicating the original size, shape, material, sash, and light configuration as closely as possible. Replacement windows on secondary facades should fit the size and shape of

### NOT RECOMMENDED

- Changing the location, size or shape of original windows and window openings, particularly those on a front facade.
- Altering the materials, configuration, number of lights, or surrounds of original windows.
- Replacing original windows that can be repaired and thermally upgraded with inappropriately designed thermal windows.

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## RECOMMENDED CONT.

the original opening and be compatible with the overall character of the facade in which they are located.

- Replacing inappropriately designed non-original windows with appropriately designed ones, sized and shaped to fit the original opening, based upon documentary or photographic evidence. If no such evidence exists, the replacement window should be sized and shaped to fit the original opening and be designed to be compatible with the character of the facade in which it is located.
- Maintaining and repairing original shutters. Replacement shutter material should be based on documentary or photographic evidence. Even if the shutters are not operable, they should be sized to appear to cover the window if closed.
- Detachable wood screens and storm windows were often used in residential and upper floor commercial windows through the first half of the twentieth century. New storm windows and screens should match as closely as possible the historic windows in size, profile of sash and frame, color, and other character-defining features. If evidence of historic exterior storm windows exists, they should be considered for replacement. In cases where exterior storm windows were not used historically, interior storm windows may be considered. Clear glass should be used for glazing all storm windows.

## NOT RECOMMENDED CONT.

- Using metal or vinyl-clad windows to replace wood windows on the front facade or significant side and rear facades. However, appropriately detailed and designed metal or vinyl replacement windows may be used on non-significant secondary facades if using wood windows is shown not to be economically or technically feasible.
- Using replacement windows that do not completely fill original openings.
- Adding details, surrounds, shutters, ornamentation, and other features that have no historical basis and that are not in keeping with the character of the original window.
- Using through-window air conditioning units on primary facades. If through-window air conditioning units must be used, they should be located only on side and rear facades, preferably not visible from the public right-of-way.



## ROOFS

The roofs of historic buildings are one of their most important character-defining features. Commercial buildings typically have flat roofs hidden from view by a cornice and parapet. Sloped roofs usually found on historic residential buildings include gable, cross-gable, gambrel, mansard, hipped and shed styles. Typical sloped roofs found on accessory buildings include gable, hipped and shed.

Roofs on residential buildings often possess character-defining features such as towers, chimneys, dormer windows, finials and cresting. The shape, size and materials of gutters and downspouts also contribute to a roof's character, as do the materials used to cover it. Until the close of the eighteenth century, hand split wood shake roofs were typical. During the first half of the nineteenth century machine-cut wooden shingles slowly replaced shake roofs.



Copper, lead and terne plate became common metal roofing materials in the nineteenth century. By the early twentieth century zinc and galvanized tin were also used as coverings for sloped roofs, particularly on accessory buildings. The character of a metal roof is derived from the type of metal used, the manner in which it is finished, and the method by which sections are joined together and attached to the roof's substructure. Copper, which weathers to a green patina, and lead, which weathers to a warm gray, are usually left unpainted. All other types of metal roofs should be painted to protect them from corrosion.

Substantial numbers of residential buildings in the nineteenth and early twentieth century had slate roofs. Slate came in many shapes, with rectangular, hexagonal, and diamond the most popular. Although predominantly gray in color, slate roofs may also be red or green, or of mixed colors and shapes for ornamental purposes.

Asphalt shingles were introduced in the late nineteenth century as an inexpensive roofing material. By the mid-twentieth century they had become the most common material for sloped roofs. While gray is the predominant color for asphalt shingles, red, green and black shingles are also used.



## ROOFS

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### RECOMMENDED

- Maintaining original roof shape, ornamentation, details and other character-defining features.
- Maintaining and repairing original materials on sloped roofs. If the severity of deterioration requires that the material be replaced, the replacement material should match the existing in size, color, orientation, reflectivity, and other defining characteristics of the original. On roofs not visible from a public right-of-way, if using the same materials is not possible for technical or economic reasons, then a replacement material that resembles the existing in size, color, orientation, reflectivity and other defining characteristics may be used.
- Replacing missing or severely damaged dormers, towers, cresting, finials, chimneys and other character-defining roof features based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

### NOT RECOMMENDED

- Changing the shape or slope of a roof.
- Installing solar panels, satellite dishes, antenna, or other structures or equipment on roofs that are visible from a public right-of-way.
- Adding roof decks to existing roofs.
- Installing new skylights, vents, chimneys or other projections that are visible from a public right-of-way.



## PORCHES

Porches are significant character-defining elements of many residential and some commercial buildings. Many original porches still exist and are well maintained. Others are deteriorated or have been removed. Still others have been enclosed or their character-defining features, such as railings and columns, inappropriately altered.

Besides contributing to the character of historic buildings, porches serve as sheltered places to sit outdoors. They provide protection to walls and doors from the weather while also shading windows, helping to reduce solar gain and thus air conditioning loads. The roofs of some porches provide a vantage point from which to observe the countryside.

## PORCHES

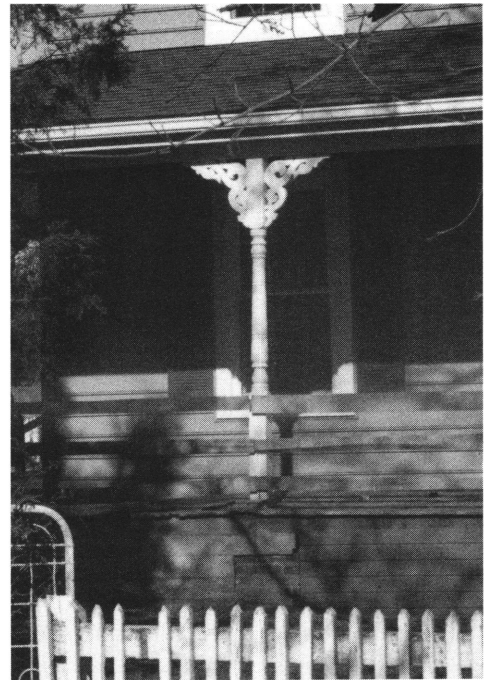
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### RECOMMENDED

- Maintaining and repairing original porches, including their character-defining features such as steps, ceiling, flooring, columns, roof, details, ornamentation and the like.
- If materials or features are too severely deteriorated to repair, replacing them with new ones that resemble the original as closely as possible in material, size, shape, color, and other distinguishing features.
- Replacing missing features based on documentary or photographic evidence. If none exists, the replacement features should be designed to be compatible with the overall character of the facade to which the porch is attached.

### NOT RECOMMENDED

- Removing an original porch or any of its character-defining features such as steps, flooring, roof, ceiling, columns, details or ornamentation.
- Enclosing a porch located on the front facade or one that is visible from a public right-of-way. If a porch is not visible from a public right-of-way it may be enclosed if done in a manner that does not significantly alter the original character of the porch.



## DETAILS AND ORNAMENTATION

St. Mary's County's historic buildings exhibit a wide variety of architectural details and ornamentation. The details are as varied as the County's resources, including those associated with the classically inspired Georgian and Federal styles, elaborate Victorian-era facades, and 1920's bungalows, as well as local vernacular craftsmanship, to name but a few. Each detail or ornament contributes significantly to the character of the building. Some of the most common details found on St. Mary's County buildings are bays, gables, cornices, door surrounds, finials, balustrades and railings.

Bays may be square, round, hexagonal or other shapes. They may be one or two stories in height, providing interest and rhythm to a building's facade.

Cornices are located at the junction between the wall and roof, hiding the joint between them and often visibly capping a building. Cornices may contain elaborate brackets, moldings or other details made of wood, brick, stone or metal. Wood and metal cornices are often non-structural, attached to the wall by bracing and anchors; brick and stone cornices are usually a structural part of the wall.

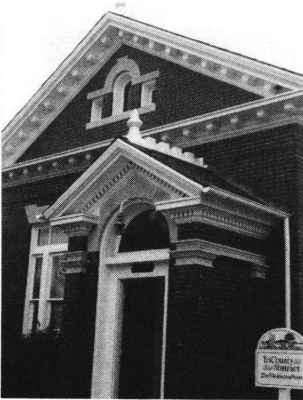
Window hoods and door surrounds provide visual emphasis to openings and help direct water away from the window or door. Hoods made of brick or stone may sometimes be structural, while hoods made of wood or metal are usually non-structural, yet equally important in defining the character of a building.

Historically, some residential, agricultural and institutional buildings featured weather vanes, lightening rods, roof finials and cresting. Typically made of metal, all of these features visually accentuate roof ridges, turrets and towers.

Balustrades can be found on some of St. Mary's County's historic buildings. They are used to visually cap a building, porch or portico and often hide the roof from view.

Railings serve as a safety function and contribute to the appearance of a building. Most commonly constructed of metal or turned wood, railings of stone or brick are also found on St. Mary's County's historic buildings.

Wood decorative brackets are often found at the top of porch columns. They visually anchor the beam to the column while providing lateral stability.



## DETAILS AND ORNAMENTATION

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### RECOMMENDED

- Maintaining and repairing details and ornamentation. If replacement is necessary, the deteriorated detail or ornament should be replaced with one that resembles the original in size, shape, scale, texture, color and other distinguishing features, and if possible, using the same material. If a different material is used, it should be visually, physically and chemically compatible with surrounding original material.
- Carefully removing multiple coats of paint that obscure details and ornamentation prior to repainting.
- Replacing missing details or ornamentation based on documentary or photographic evidence. If similar details or ornamentation exist on the building, they should be used as models.

### NOT RECOMMENDED

- Removing without replacing details or ornamentation.
- Covering details and ornamentation.
- Adding historically incorrect details or ornamentation to a building.

## COLOR

Some of the construction materials used for the buildings in St. Mary's County have colors that are integral to their manufacture, such as brick and copper. Other materials, particularly wood and tin, are painted or finished with other types of applied architectural coatings that protect them from the weather while contributing to the character of the building.

In selecting a color scheme for a building it is always best to begin with the palette presented by the materials with integral colors, then choosing paint and other architectural coating colors to complement. In addition, when selecting the applied colors for a building, the colors of adjacent buildings should be considered and complemented. Finally, historic buildings in St. Mary's County should contain no more than three basic colors and no more than two additional colors to accent details, ornamentation, awnings, window and door surrounds, and cornices.

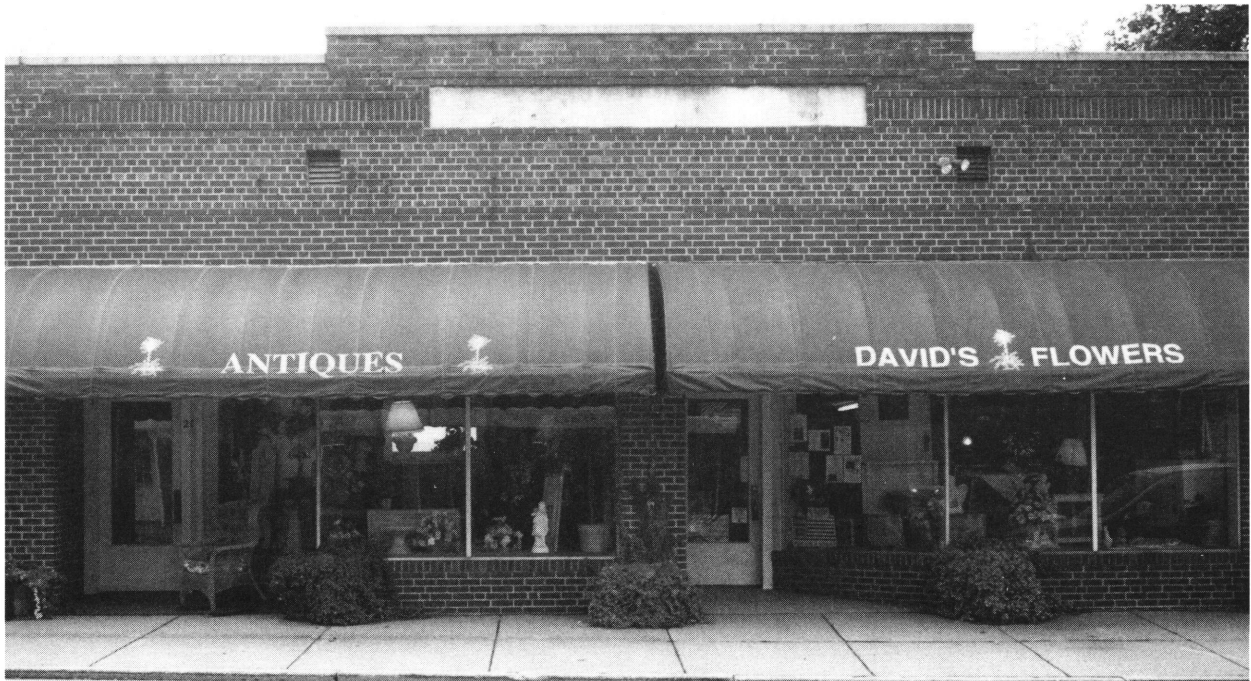
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### RECOMMENDED

- Using compatible applied colors on front, side and rear elevations.
- If the building is listed in the National Register, a paint analysis to determine historic colors and paint composition is recommended. Strong consideration should be given to repainting using the historic color scheme.
- Not painting historically unpainted materials.
- Paint applied to buildings built prior to 1960 should be tested for lead. If found, appropriate abatement should be undertaken.

### NOT RECOMMENDED

- Painting materials with integral colors, unless there is a documented historical basis for doing so.
- Using sandblasting or other abrasive methods to strip paint from wood, masonry, tin or zinc.
- Using flame or a heating iron to remove paint from wood surfaces.



## COMMERCIAL STOREFRONTS

Storefronts are one of the most important elements of the front facades of commercial buildings. They help attract customers and clients to a business with an inviting appearance and views into the ground floor. Traditional storefronts are composed of a storefront cornice, signboard area, display windows, and enframing elements consisting of storefront piers, base and entry. In many examples, traditional storefronts were designed to have transom windows and canvas awnings. On country stores, the storefront cornice, signboard area, and sometimes the enframing elements are absent, although a front porch is almost always present.

The design of storefronts has evolved over the past 150 years, reflecting changes in how retail businesses are operated as well as the evolution of construction materials and methods. In the mid-nineteenth century, cast iron, steel, plate glass and pressed metal were introduced as storefront materials. Display windows became larger as glass manufacturing improved. Transom windows, typically containing prism or colored glass, allowed diffused sunlight deep into the store and were often operable to allow natural ventilation. Awnings and porches were used to protect window displays from sunlight, as well as pedestrians from rain and light snow. Storefront entries, except for country stores, were typically recessed to provide further protection from inclement weather as well as to allow window displays to be viewed from more than one side.



Main entry doors were commonly designed to welcome customers into commercial buildings while sometimes conveying the prominence of the business. Historically, solid wood doors with raised or recessed panels were used for county stores, often in conjunction with screen doors. Commercial doors in village centers were often single panes of glass in wood surrounds.

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#### RECOMMENDED

- Maintaining and repairing original existing storefronts. If repair or replacement is necessary, the same material designed to resemble the original element as closely as possible in size, shape, profile, color and other defining characteristics should be used.
- If using the original material is not economically or technically feasible, a replacement material that resembles the original in size, shape, profile, color and other characteristics may be used.
- Missing storefront elements should be replaced. The design of the replacement should be based on documentary or photographic evidence. If none exists, the replacement element should be designed to be compatible with the character of the storefront in size, shape, profile, color and other defining characteristics.
- A new storefront should be designed to fit within the enframing storefront piers and cornice line; it should not be recessed behind the enframing elements. It should be designed to be compatible in scale, proportion and details with the overall character of the

*continued*

#### NOT RECOMMENDED

- Removing or inappropriately altering an original existing storefront or its materials and elements.
- Blocking-down or covering over storefronts, storefront openings or display windows.
- Adding a new storefront that is not compatible with the overall character of the front facade.
- Adding a new storefront that is recessed behind the plane of the enframing elements.
- Using inappropriate materials such as vinyl and aluminum siding, bare anodized aluminum, mirrored or tinted glass, artificial stone and the like for a new storefront.
- Using metal, wood, fiberglass, plastic or other inappropriate materials for awnings.
- Adding porches to country stores and village commercial buildings that did not previously have them.

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## COMMERCIAL STOREFRONTS

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### RECOMMENDED CONT.

front facade, or may be the restoration of the original storefront based on documentary evidence. Entrances should usually be recessed.

- Awning frames should fit within the storefront or window opening to which they are attached. The shape of the awning (round, sloped, square, bull nose, and the like) should complement the design of the storefront or window to which it is attached.
- Porches should stretch across the entire front of the facade and be wooden, with appropriate detailing and ornamentation.
- If the use of the ground floor requires more privacy than allowed by the display windows, install privacy curtains or blinds.
- If storefront security systems are to be added, preference is given to electronic systems that do not alter the appearance of the storefront.

### NOT RECOMMENDED CONT.

- Adding details and ornamentation to existing storefronts that create a false sense of history, or are incompatible with the overall design of the storefront.





*New Buildings and Additions  
to Historic Buildings &  
Landscapes* St. Mary's County Historic Preservation Guidelines

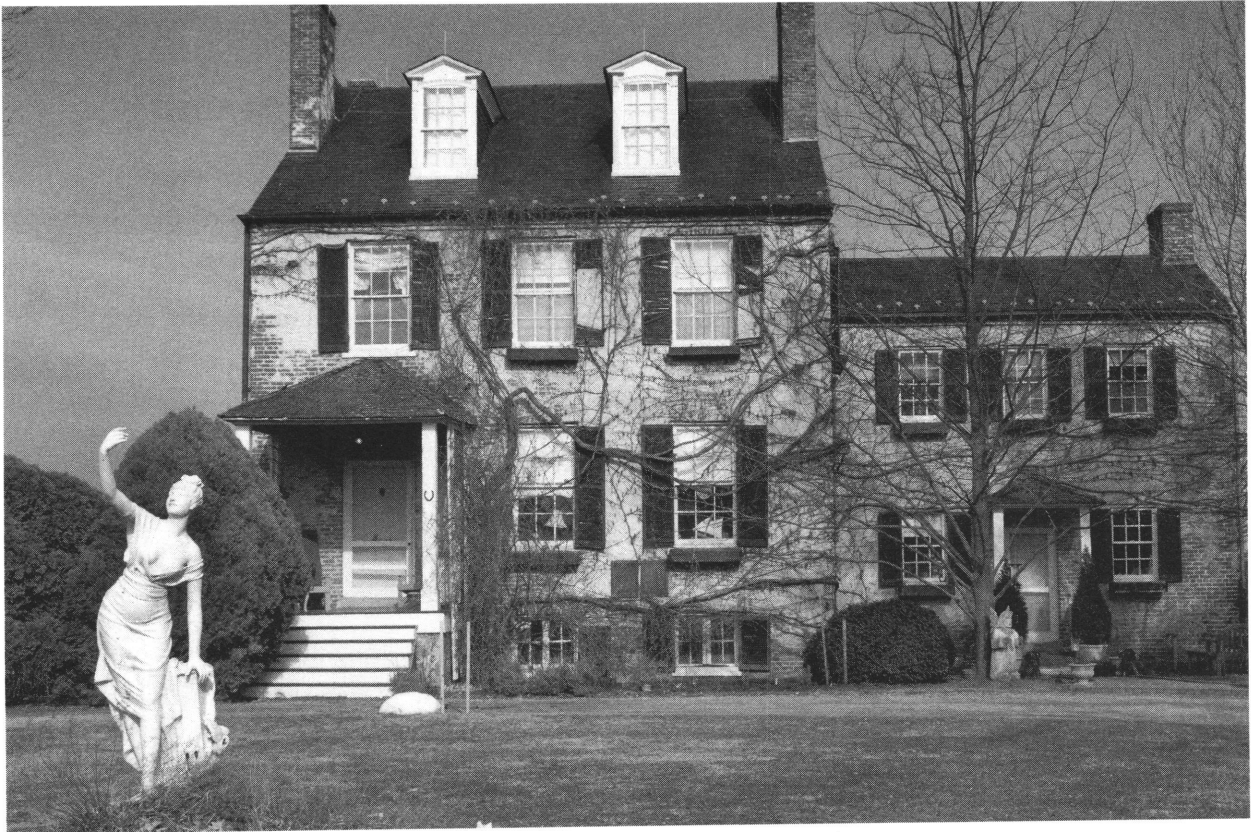
# *New Buildings and Additions to Historic Buildings & Landscapes*

**I**N ORDER TO PRESERVE THE CHARACTER OF HISTORIC BUILDINGS AND LANDSCAPES, the design of additions to them and of changes to the landscapes surrounding them must be carefully planned. Additions and new buildings should contribute to the character of an historic resource by respecting the location, scale, proportion, massing, rhythm, materials, roof shapes, and details and ornamentation of existing historic buildings. They must also respect the character of landscapes, landforms, accessory buildings and other important features associated with the resource. New buildings should be architecturally compatible with the existing environment without exactly duplicating existing buildings.

Architectural compatibility may be achieved in a variety of ways. It is grounded in an understanding of the character-defining elements of the existing buildings, landscape, and other features of an historic property. Usually this understanding involves an analysis of how the principles of design – location, scale, proportion, massing, rhythm, materials, roof shapes, and details and ornamentation – are used in the existing buildings and landscapes and then interpreting these principles in the new building or addition to reflect today's design philosophy, materials, and construction techniques.

Compatibility does not mean exact duplication. The new building or addition should look like a product of its own time, not an exact copy. Exactly copying an historic building, style or features creates a false sense of history about the new building, simultaneously compromising the historical value of the original. A new building or addition should seek to contribute to the resource's future evolution, just as the existing building typically displays its evolution over time. The goal is for the new building or addition to harmonize with what has come before it.

The same is true when adding features to historic landscapes. If possible, the features should be located outside of important view sheds to and from existing features on the property, as well as be designed to blend into the landscape. In some cases this may require that the new feature be screened or masked in some manner.



## LOCATION

The location of an addition is critical to its compatibility. Historically, many resources in St. Mary's County have been added to over the years, with the additions typically attached to the rear or a secondary side facade. In some cases, the additions are smaller than the original building, while in a few instances they are larger.

If a new accessory building is to be added to an historic property, it should be located in a way that enhances view sheds to and from the principal building as well as enhancing the character of the entire resource. If no historic accessory buildings exist, a new accessory building should be located outside the primary view sheds to and from the historic resource.

New elements or features such as prefabricated carports, TV dishes, decks, swimming pools and the like should be located so they are not seen from public rights of way, including waterways, or else screened from view.

## LOCATION

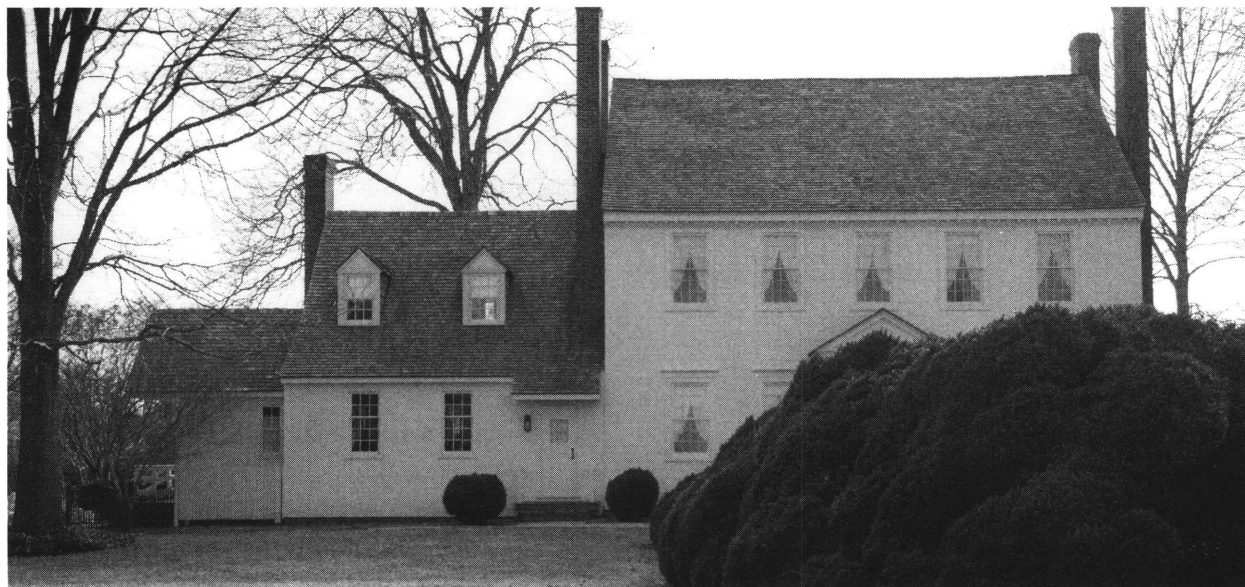
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### RECOMMENDED

- Locating additions and new elements or features to historic resources on rear or other secondary facades.
- Locating additions and new elements or features outside of primary view sheds to and from the historic resource.
- Locating new accessory buildings so that they enhance the overall character of the entire resource.
- If no accessory buildings currently exist, locating new accessory buildings outside of primary view sheds to and from historic resources.
- Screening new elements and features from view.

### NOT RECOMMENDED

- Locating additions and new elements or features on the front or other primary facades.
- Locating additions and new elements or features within primary view sheds to and from an historic resource.
- Locating new accessory buildings where they will detract from the overall character of an historic resource.
- Locating new accessory buildings within primary view sheds to and from an historic resource.



## SCALE

Scale is the relative or apparent size of a building in relation to its neighbors. Scale is also the relative or apparent size of building elements, such as windows, doors, cornices and other features, to each other and to the building as a whole. The buildings in St. Mary's County are designed to be of human scale, which means they appear to be of a size appropriate for human occupancy and use.

Scale is achieved in a variety of ways. For example, windows, doors, cornices and other elements convey a sense of size in relationship to a human, as do bricks, shingles, clapboards and other wall materials. In addition, details and ornamentation on buildings give them a sense of scale.

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### RECOMMENDED

- Respecting the prevailing scale of surrounding buildings when designing new buildings or additions.
- In a few cases, a new building's use and symbolic importance may make it appropriate for its scale to differ from that of its neighbors.
- Slightly diminishing the scale of additions to historic resources, particularly residential properties.

### NOT RECOMMENDED

- Constructing an addition or new building that does not respect the scale of the historic building to which it is attached or near.

## PROPORTION

Proportion is the relative size of elements of a building to each other and to its overall facade. Often proportions are expressed as mathematical ratios, drawn from the architectural theories of ancient Greece or Renaissance Italy. For example, many historic buildings designed in the Classical Revival style use mathematical proportions to locate and size windows, doors, columns, cornices and other building elements.

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### RECOMMENDED

- Designing new buildings and additions that respect the existing proportions of historic buildings.

### NOT RECOMMENDED

- Constructing additions to historic buildings that are drastically out of proportion with the original building.
- Constructing new buildings near historic buildings that are drastically out of proportion with the original buildings.





## RHYTHM

The spacing and repetition of facade elements such as windows, doors, belt courses, and the like contribute to the rhythm of a facade. The space between free-standing buildings in towns, as well as the height of roofs, setbacks, cornices, towers and other roof projections, establishes the rhythm of a street.

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### RECOMMENDED

- Constructing additions that respect the rhythm of the existing historic building to which they are attached.
- Designing new buildings that respect the rhythm of their neighboring buildings.

### NOT RECOMMENDED

- Constructing an addition or new building that does not respect the rhythm of existing buildings.



## MASSING

A building's massing is derived from the articulation of its facade through the use of dormers, towers, bays, porches, steps and other projections. The projections significantly contribute to the character of the building and, in town centers, to the character of a street.

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### RECOMMENDED

- Designing additions that respect the massing of the existing historic building to which it is attached.
- Designing new buildings that respect the massing of neighboring buildings.

### NOT RECOMMENDED

- Constructing new buildings or additions that do not respect the massing of historic buildings.



## MATERIALS

The materials selected for walls, sloped roofs and other visible elements of additions and new buildings should respect the materials of historic buildings. The texture, size, surface finish and other defining characteristics of exterior materials are as important as the type of material used. For example, if an historic building facade has 4-inch wood lapped siding, installing 8-inch vertical board and batten on the addition would not be compatible. Similarly, a new accessory building constructed of glazed brick near an historic unglazed brick building would not be compatible.

## MATERIALS

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### RECOMMENDED

- Using exterior materials for additions that are compatible in size, texture, surface finish and other defining characteristics with the exterior of the historic building to which it is attached.
- Using exterior materials for new buildings that are compatible in size, texture, surface finish and other defining characteristics with the exteriors of neighboring buildings, but still recognizable as new construction.
- Using materials that are chemically and physically compatible with the existing.

### NOT RECOMMENDED

- Using materials that are not compatible with the existing for the exterior of additions and new buildings.
- Using materials that are chemically and physically incompatible with the existing.



## ROOF SHAPE

The shape of an addition's roof should respect that of the historic building to which it is attached. In towns and farmstead clusters, roof shapes of new buildings should also be compatible with the roof shapes of neighboring historic buildings. For example, introducing a different roof shape, such as a flat roof with an elaborate cornice, would not be compatible in a street or farmstead of buildings with gable end roofs.

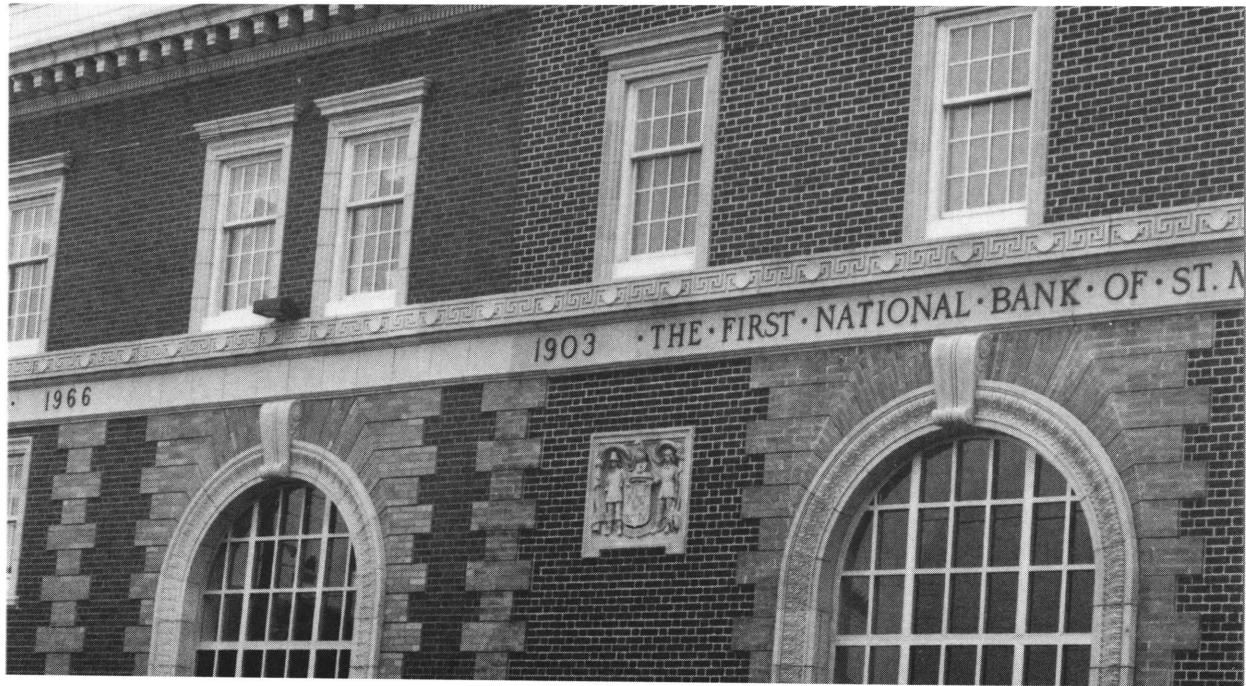
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### RECOMMENDED

- Designing the roof shape of an addition to be compatible with that of the building to which it is attached.
- Designing the roof shape of a new building to be compatible with the roof shapes of neighboring historic buildings.

### NOT RECOMMENDED

- Constructing incompatible roof shapes for new buildings and additions.



## DETAILS AND ORNAMENTATION

The details and ornamentation of additions and new buildings are important to making them compatible with existing resources. The design of a new building should consider the amount, location and elaborateness of details and ornamentation found on adjacent historic buildings. Existing details and ornamentation may be used as the basis for those on a new building, but they should not be identical copies.

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### RECOMMENDED

- Designing additions with details and ornamentation that are compatible in amount, location, elaborateness and other defining features to the details and ornamentation on an historic building.
- Designing new buildings with details that are compatible with the details and ornamentation of neighboring historic buildings.

### NOT RECOMMENDED

- Constructing additions with details and ornamentation that are very different than those on the historic building to which they are attached.
- Attaching additions without any details and ornamentation to an historic building that contains details and ornamentation.
- Exactly copying details and ornaments from historic buildings for an addition or new building.

## LIST OF PHOTOGRAPHIC ILLUSTRATIONS

### ST. MARY'S COUNTY HISTORIC PRESERVATION GUIDELINES

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\*HABS/HAER=Historic American Buildings Survey/Historic Architectural & Engineering Record







## CONTACT INFORMATION

For information on anything related to historic properties, the design review process or these *Historic Preservation Design Guidelines*, contact:

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PO Box 653  
23150 Leonard Hall Drive  
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301.475.4635 (fax)  
[www.co.saint-marys.md.us](http://www.co.saint-marys.md.us)

For information on Historic Overlay ("H") Zoning and Scenic Corridors Design Guidelines, contact:

Department of Land Use and Growth Management  
St. Mary's County  
PO Box 653  
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[www.co.saint-marys.md.us](http://www.co.saint-marys.md.us)

For information on the Maryland Inventory of Historic Places or federal and state rehabilitation tax credits, contact:

MARYLAND HISTORICAL TRUST  
100 Community Place  
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