

CHAPTER 5

A. OVERVIEW



Original driveway pattern at Miami Lodge on Pecan Avenue

Private site design is a very important component in helping to define the distinctive character of the City Point Historic District. It includes both natural elements, such as plantings, and manmade features, such as accessory structures, fences, and walkways.

Certain residential areas of the historic district have gardens, yards, or even open spaces that incorporate numerous site features such as plantings, paving, fences, walls, or outbuildings. By contrast, attached dwellings and townhouses within the district exhibit limited site features – perhaps only a single feature such as a fence or wall.

B. RESIDENTIAL DRIVEWAYS AND WALKWAYS

Driveways and walkways are an integral part of City Point’s residential lots.

Residential Driveway and Walkway Guidelines

1. Driveways should only be located on large or medium size lots that can accommodate such a feature. Avoid placing driveways on small narrow lots if the driveway will have a major visual impact on the site.
2. Retain existing historic paving materials used in walks and driveways, such as brick, stone, patterned concrete, and decorative terra cotta tile.
3. Replace damaged areas with materials that match the original paving.
4. Ensure that new paving materials are compatible with the character of the area. Examine similar sites in the district and along the block to establish the options for historically appropriate materials.

C. LANDSCAPING

Landscaping of private sites is an important part of the appearance of the City Point Historic District. Like the setback and spacing of structures, the character of the landscaping changes throughout the district. Many properties have extensive planting in the form of trees, foundation plantings, shrub borders, and flowerbeds. Conversely, landscaping is relatively limited in certain areas of the district, particularly in areas where the original buildings were intended for commercial use.

Landscaping Guidelines

1. Retain existing trees and plants that help define the character of the district.
2. Replace diseased or dead plants and trees with indigenous species.

3. In constructing new buildings, identify and take care to protect significant existing trees and other plantings.
4. Repeat the dominant condition of the street in terms of landscaped borders and heights of screening materials.
5. New landscaping should be compatible with the existing neighborhood.
6. Yard exposures facing the street should be open and uncluttered.
7. Use trees and plants that are indigenous to the area.
8. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
9. Use a variety of other plantings and ground cover for accent near driveways. Plantings used for screening purposes should be evergreen.
10. Select mulching and edging materials carefully, and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.



Cedar trees line both sides of Cedar Lane

D. FENCES AND WALLS

There is a variety of fences and walls in the district. While many rear and side yards have some combination of fencing, walls, or landscape screening, the use of such features in the front yard varies. Materials may relate to materials used on the structures and on the site and may include wrought iron, wood, stone, and brick, as well as concrete coping.



Classic white picket fence encloses 600 Prince Henry Avenue

Fence and Wall Guidelines

1. Original fences and walls should be retained and maintained whenever possible.
2. Existing brick and stone walls, boxwood hedges, wooden picket fences, and cast or wrought iron fences should not be removed or replaced with contemporary features. **Removal of existing historical fencing is undertaken as a last resort and must be approved by the ARB.**
3. Iron fences should be repaired and repainted as needed.

Chapter 5: SITE ELEMENTS



Wrought iron fence at 1010 Pecan Avenue

4. When a portion of a fence needs replacing, salvage original parts of a prominent location. Match old fencing in material, height and detail.
5. If original material cannot be used when replacing elements of a fence, replacement with alternative materials may be considered, with guidance from *Technical Preservation Services* which sets the Secretary of the Interior's Standards for the Treatment of Historic Properties.
6. Fence elements that are to be reconstructed or replaced should be photographically documented prior to removal.
7. If not original to a site, new street-front fences, walls, and gates are not recommended, except in cases where new infill construction occurs adjacent to a historic property with a fence, wall, or gate.
8. A new fence or wall should be constructed using materials and designs appropriate to the City Point Historic District.
9. Street front fencing should be no higher than 42" in height. Rear-yard privacy

fences should mimic traditional fence designs.

10. Height restrictions are governed by the zoning ordinance. New fence construction is subject to approval by the ARB.



Brick wall enclosing the St. John's Episcopal Church graveyard



Split rail fence that borders Appomattox Plantation

11. For new fences, choose a design that is compatible with the architectural style and period of the house. The scale and level of ornateness of the design of any new fences or walls should relate to the

scale and ornateness of the existing building. Detailed information on historical fences can be obtained from the City of Hopewell's Department of Development.

12. Fences in the City Point Historic District should be painted or opaquely stained a color or colors that complement the main structure. Color should be compatible with the color of the house and nearby neighborhood.
13. Chain-link fences, vinyl fences, unpainted wood fences, and concrete block walls are not appropriate. Replacements of chain link fences cannot be "grandfathered." There may be isolated cases where these materials may be allowed for use in rear yards, and this is subject to ARB approval.



Coursed ashlar retaining wall – Baltimore Row Townhouses

E. LIGHTING

Lighting plays a critical role in the landscape. Beyond aesthetic enhancement, appropriate light fixtures and light levels can promote safety, save money, conserve natural resources, and help retain the character of the City Point Historic District.

Lighting Guidelines

1. Retain, maintain and repair exterior lighting fixtures that contribute to the overall historic character of a building, site, or streetscape.
2. Lighting should be provided in parking lots. Shielded parking lights that focus light on the road surface should be used in conjunction with decorative pedestrian-scaled walkway lighting.
3. Use lighting fixtures that are understated and complement the historic style of the building, while providing subdued illumination.
4. **Seasonal lighting must conform to and be consistent with current building code.**
5. Lighting for residential areas, yards, and parks can include low, below eye-level lighting for paths and walkways, pole or surface mounted fixtures at a height of six to eight feet, and ten to fifteen feet for pole-mounted fixtures in parks.



Gate posts at Appomattox Plantation

F. MECHANICAL AND UTILITIES SCREENING

Site appurtenances, such as overhead wires, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. The placement of these items can either have a neutral impact on the character of the site and structure or detract

from its historic appearance. Site features fall into two categories: **a) those features that can be controlled by the property owner**, such as antennae, satellite dishes, mechanical units, etc. **b) those features that cannot be controlled by the owner**, which include overhead wires, utility poles, etc.

Screening Guidelines

1. Site appurtenance such as heat pumps should be placed in inconspicuous areas on the side and rear of the building and be screened with appropriate plantings, such as evergreens and/or fencing.
2. Consider placing overhead utilities underground wherever possible.
3. Place antennae and satellite dishes on inconspicuous rooftop locations. Satellite dishes **cannot** be placed in front yards, in accordance with Hopewell Zoning Ordinance Article #18.
4. Rooftop mechanical units should be located so that they are minimally visible from the public right-of-way and screened.
5. Exhaust vents or fans should be installed where their visibility is minimized and with the least impact possible on historic materials.



Fences are an effective way to screen mechanical units

G. ACCESSORY BUILDINGS

Outbuildings and accessory structures are an important, sometimes highly visible design element. Some sites in the City Point Historic District retain their original outbuildings.

Accessory Building Guidelines

1. Existing historic outbuildings should be retained and maintained, following the Rehabilitation Guidelines found in Chapters 3 and 4.
2. When replacing elements of a historic outbuilding and the original material cannot be used, replacement with alternative materials will be considered with guidance from *Technical Preservation Services* which sets the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. New buildings should be designed to be compatible with the style of the primary building on the site, especially in materials and roof slope.
4. The style and colors of existing outbuildings in the neighborhood should also be considered.
5. New outbuildings should be smaller than the main residence and be located to the rear of the property in order to emphasize their character as secondary or subordinate structures.
6. The design of gazebos and carports (either attached or detached) should complement the architectural characteristics of the main structure.

7. Decks should not alter damage or destroy significant site elements of the property. They should complement the architectural features of the main structures and should be stained or painted a neutral color that also complements the main structure. Deck design should use vertical picket balustrades, and sub-decking should be screened with wood lattice work or with brick piers.
8. All freestanding accessory structures, including pool and patio structures and greenhouses that are visible from the public right-of-way, require approval from the ARB.
9. No accessory structure can be constructed in the front yard.



Outbuildings at Appomattox Plantation

H. VACANT LOTS

Some vacant lots can be found in the City Point Historic District. Whether under public or private ownership, while awaiting redevelopment, these lots can be improved to add to the character of the district, rather than detract from it.

At a minimum, these lots can be graded, seeded, and maintained to create green pockets in the historic district.



Prince Henry Avenue

I. ADDRESS/IDENTIFICATION ELEMENTS

Address/Identification Guidelines

1. Address numbers should not be in excess of 6” in height.
2. Numbers should be placed on or around the main entrance.
3. Dimension and style of address numbers should be compatible with the building.
4. Other signs in the historic district may not be larger than one square foot and may contain the following information:
 - House name
 - Address
 - Year of construction and/or restoration
 - Historic district name.

See *Preservation Brief #36*
**Protecting Cultural Landscapes
Planning, Treatment and
Management of Historic Landscapes**



1010 Pecan Avenue

J. ARCHAEOLOGICAL SITES

Due to the early settlement of City Point it is possible that an archaeological site may be discovered during the course of digging a new planting bed or excavating for new construction. If you think you may have remnants of a previous structure on your property, please contact the Department of Development before continuing with your project. What you have unearthed may be the missing link in a puzzle waiting to be solved by local historians and may tell a previously unknown story about the history of City Point.



WPA Hopewell Post Office Mural - "Captain Francis Eppes Making Friends with the Appomatox Indians" – Edmund Archer, oil on canvas, 1939

Guidelines

1. Attachments to structures should not mask, damage, or destroy character-defining features including archaeological sites.
2. Identified archaeological resources that may be affected by a project should be properly excavated, studied, recorded or protected and preserved.
3. Minimize disturbance of terrain, thus reducing the possibility of destroying unknown archaeological features or materials.
4. Plan and carry out necessary investigations using appropriate archaeological methods as approved by the Virginia Department of Historic Resources (VDHR), when preservation is not feasible.