

TOWN OF BATH

Historic District Design Guidelines



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Adopted by: Bath Historic District Commission
4 July 2025

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1. Introduction

1.1 Introduction & Guidelines Purpose

In 1970, as the first incorporated town (1705) in North Carolina Bath became one of North Carolina's 27 historical sites. The designated historical area is shown in Figure 2. This area was originally laid out by John Lawson who founded the town of Bath in the early 1700's. With the historic site designation came the responsibility of the town and its citizens to preserve places and properties that played a key role in making North Carolina what it is today.

The **Bath Historic District** is a collection of buildings and site features that, when taken together, embody important elements of the town's culture, history, and architectural history. The special character of the district is outlined in Chapter 2 of these Design Guidelines.

The purpose of local historic district designation and regulation is to encourage the preservation of the historic character and architectural fabric of the Bath Historic District for the benefit of present and future generations. Through historic district overlay zoning, the Bath Historic District is protected from unmanaged change by a design review process that is based on these Bath Historic District Design Guidelines. **This document, in its entirety, constitutes the Design Guidelines of the Bath Historic District.**

The role of the Design Guidelines is two-fold:

1. To provide guidance to assist all parties - including property owners, tenants, contractors, and architects—as they plan to restore, rehabilitate, or otherwise make changes to the exterior of properties within the Bath Historic District, to ensure that changes maintain, and do not detract from, the special character of the district.
2. To provide enumerated standards against which planning staff and commission members, can evaluate proposed changes - including new construction, alterations, additions, relocation, and demolition—to determine congruity with the special character of the district.

The intent of the Design Guidelines is not to prevent physical change, but to manage change by encouraging the retention and restoration of historic structures, materials, and exterior features and by guiding the design of new construction, alterations, additions, and building relocations within the district, to ensure that the special character and "sense of place" that exists within the district is maintained. These guidelines are forward looking; the intent is *not* to force backfitting of existing structures or features.

The Design Guidelines are organized with a consistent format that includes preservation principles, written in a narrative format, that provide context and explanation for the enumerated standards that follow. The philosophy of the Design Guidelines is based on an over-arching principle of retaining historic fabric to the maximum extent possible.

The philosophy prioritizes that materials and finishes be:

- identified, retained, and preserved,
- protected and maintained,
- repaired, and
- replaced in kind when too deteriorated to be repaired.

Design Standards in effect across the country share this philosophy, which is based on the Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

1.2 Historic District Commission

To achieve and maintain the goals as set forth by the North Carolina Department of Cultural Resources, the Bath Town Council established the **Bath Historic District Commission**, hereafter referred to as the "*Commission*." The Commission has evolved into a body of four voting members and a chairperson. This Commission has adopted a set of Rules and Procedures as required by law. A copy of these Rules and Procedures is available at the Bath town office and the town library.

The commission has defined its role as one of responsibility in balancing the needs of current property owners with the public interest of preserving the unique architectural features of the Historic District's buildings and structures. The goal of the Commission is not to preclude changes to such buildings and structures, but rather to ensure that those changes will be consistent with and appropriately integrated into the historical and architectural character of the Historic District, hereafter referred to as the "*District*." The Commission is charged with making these decisions and issuing **Certificates of Appropriateness (COA)** for work to be done.

1.3 Change/New Construction Application – Submittal Process

For any external work to be done, either structural or cosmetic, on a residence, outbuilding, commercial building, dock or building site, changes are classified as 1) Maintenance, 2) Minor Works and 3) Major Works (see table below for more details).

- "Maintenance" requires notification but no approval
- "Minor Works" requires staff approval (but with input from the Commission)
- "Major Works" which requires a COA from the Commission.

Applications **must** be submitted, and approval be given before any work is started. No approval is needed for interior work. From the time a COA is approved, the work must start within 6 months and must be completed within 12 months. Otherwise, a new COA application must be submitted.

Submittal Requirements for Maintenance Application

The town office shall be notified of any planned maintenance.

Submittal Requirements for a Minor Works Application

A completed application must be submitted to the town office. The following documentation must be included with the application.

- Detailed description of the work to be done
- Drawings/renderings that show all related measurements as well as existing and proposed work.
 - Site plan
 - Elevations

Submittal Requirements for a Major Works COA Application

A completed application must be submitted to the town office at least 12 calendar days before the

next Commission meeting (normally scheduled for 4th Monday of the month) with a check for \$50.00 made out to the **Town of Bath**. The following documentation must be included with the application.

- Detailed description of the work to be done
- Drawings/renderings that show all related measurements as well as existing and proposed work.
 - Site plan
 - Elevations

All plans/applications for Certificates of Appropriateness submitted to the Commission, including all drawings and renderings within the same, must be identical to any and all plans/applications submitted to other state and local agencies for approval or permitting related to the same.”

A list of proposed materials for all new exterior elements and features must be included. This may include siding, trim, roofing, foundation, windows, shutters, doors porch and deck flooring, handrails, columns, patios, walkways, driveways, fences, landscaping walls, etc.

Include any photographs, material samples, or other documents, plans or drawings that will help to clarify the proposed work.

If the application is for a proposal that includes a change to the building footprint of an existing structure or the construction of a new structure or building, a scaled set of plans must be submitted with the application.

See Figure 1 for a flowchart of this process.

See Appendices 3 & 4 for well-prepared examples of COAs that were approved and implemented.

Table 1. Change Descriptions

MAINTENANCE – Notify Town Office	Replacement/Repair
	- Replacing with like materials: - Siding - Trim - Roof shingles - Porch floors - Steps - Window glass and putty - Caulk - Weather-stripping
	Painting, no change in color
	Re-roofing with no change in shape of roof or material
	- Repairing - Screens - Foundations - Walkways - Concrete patios - Decks - Fences - Driveways (same configuration)
	Replacing Storm windows & (full view) storm doors (trim color matches & mullions align)
	Repair or replacement of existing fences & walls (with like materials)
	Repair or replacement of existing signs
	Replacement of architectural details
	Removal
	- Removal of: - Aluminum storm doors and windows - Aluminum awnings
	Removing side & rear yard trees less than 8 inches in diameter
	Additions/Changes
	- Installation of: - Roof vents (rear slope) - Chimney caps - House numbers - Flags - Mailboxes - TV antenna (side & rear yard) - Window air conditioners (side and rear windows)
	Minor landscaping, flower & vegetable gardens, shrubbery
	Construction of trellises

MINOR WORKS – Approval by Zoning Administrator, no COA required	Replacement/Repair
	Exterior painting with color change
	Removal
	Removal of live trees greater than 8” in diameter (not on town right-of-way)
	- Removal of: - Concrete Steps
	Additions/Changes
	Major Landscaping (especially those visible in the front of the house, in the right-of-way)
	Work in tertiary view areas (whatever can be seen by someone walking by the house)
	New or reconfigured driveways, walkways and parking in tertiary view areas
	Adding Fences & walls in tertiary view areas
	Temporary ramps
	Adding Gutters and downspouts
	Additions to outbuildings that are not visible from the rights of way
	Adding Exterior lighting fixtures in harmony with structure
	Mechanical equipment (including satellite dishes) in tertiary view areas
	Renewal of time limit compliance

MAJOR WORKS - Approval by Commission	Replacement/Repair
	• Reconfiguration of foundation
	• Resurfacing of buildings with new material
	• Changes to windows, doors and openings (removal, replacement, enclosure) other than those previously listed
	Removal
	• Permanent removal of artificial siding
	• Demolition of any structure
	• Removal of accessory structures of historical significance
	• Removal of live trees greater than 8" in diameter
	Additions/Changes
	• New construction or additions
	• Exterior alterations of buildings, other than those previously listed
	• Installation of foundation vents or access doors
	• Relocation of any structure
	• Construction of new accessory structures
	• Changing architectural details
	• Painting unpainted surfaces (brick & stone)
	• Installation of security grills (e.g., bars on windows)
	• Installation of awnings
	• Change in roofing materials
	• Construction or removal of masonry chimneys
	• Alteration, addition or removal of existing decks
	• Construction of new decks
	• New or expanded parking area
	• Construction, addition or removal of porches or steps
	• Changes to historic roof features
	• Construction, addition or removal of swimming pools
	• Installation of new windows and doors
	• Alteration of exterior surfaces
	• Substantial changes to COA

Figure 1. Change Submittal Process

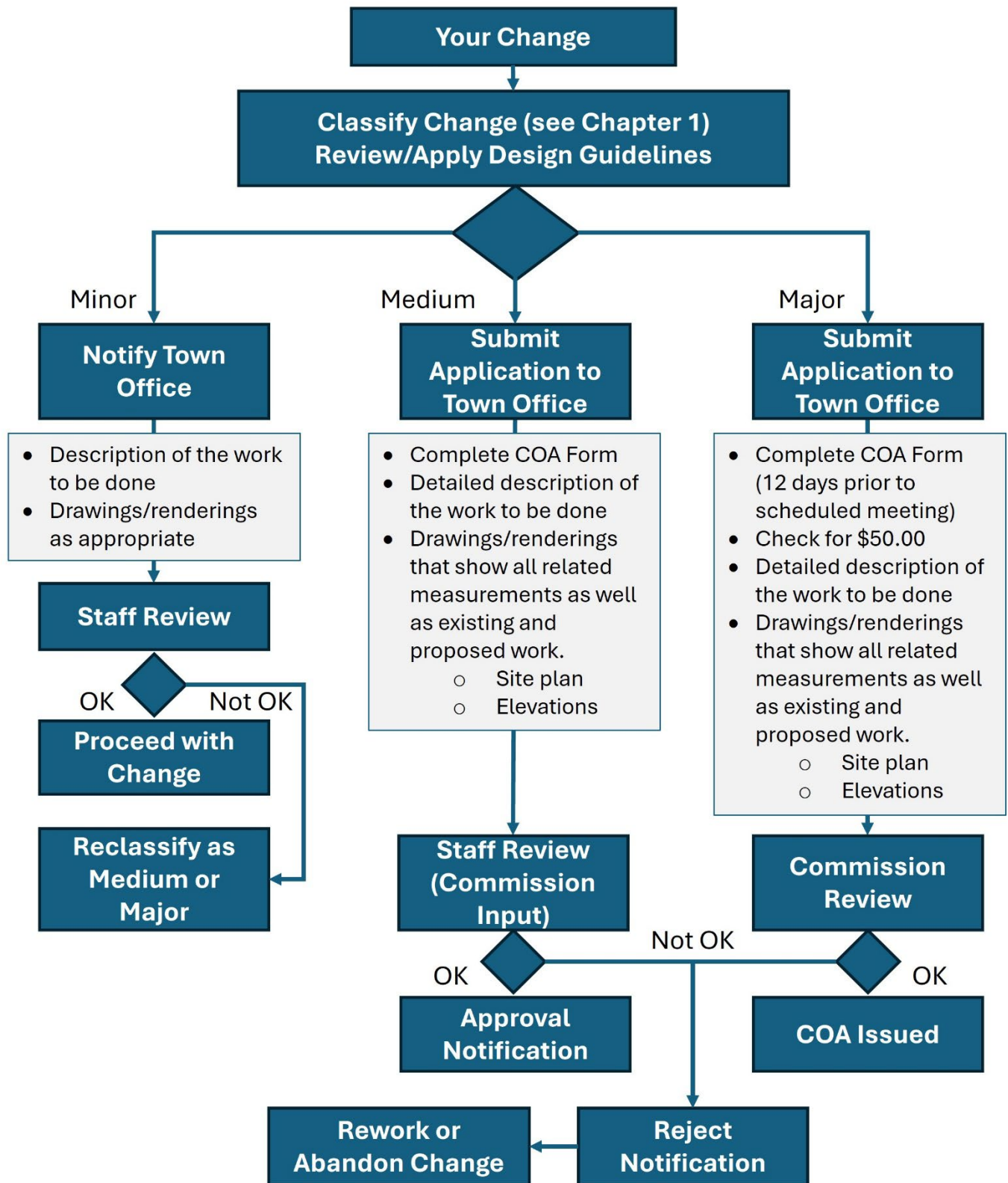
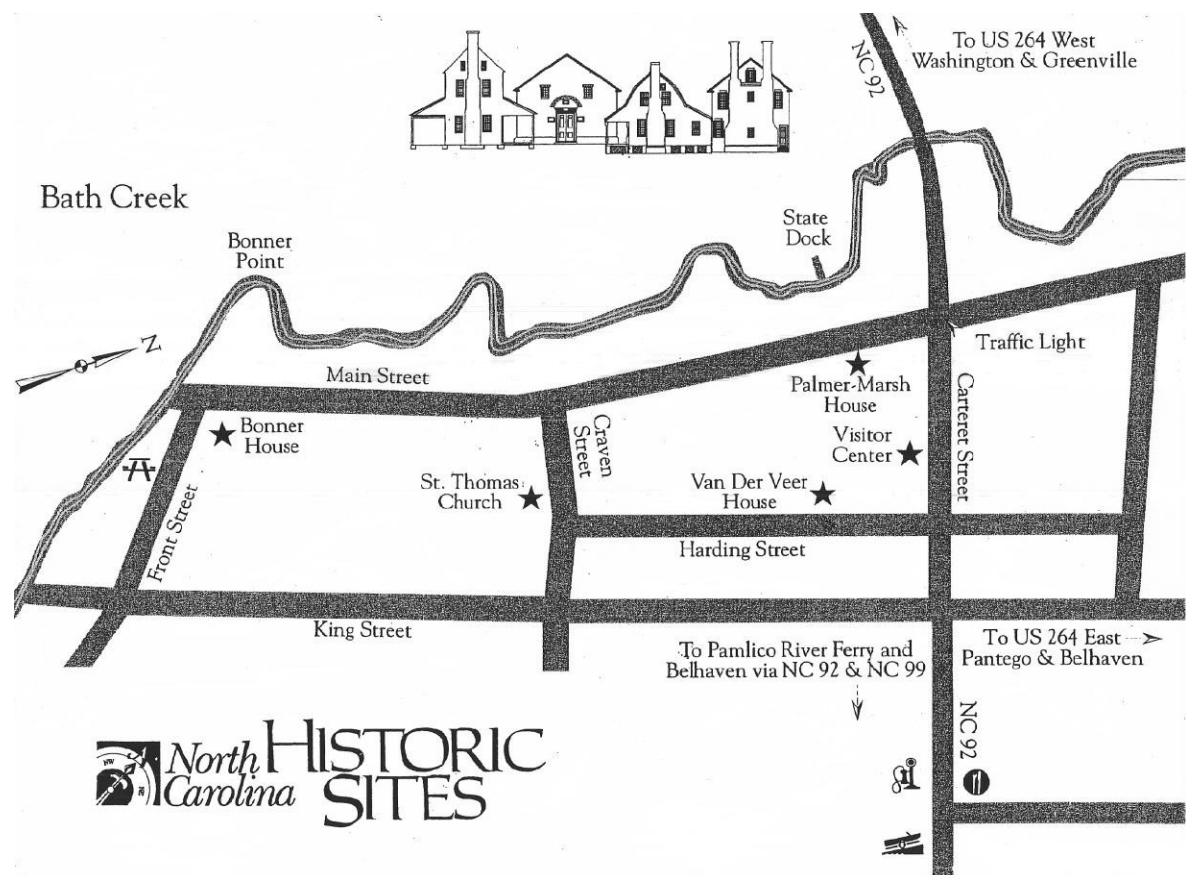


Figure 2 – Bath Historic District



2. Bath History & Architecture

2.1 General Architectural Design Principles

This chapter provides a summary of Bath's history and architecture which must be considered by applicants in preparing plans for submittal to the Commission. When reviewing individual applications, the Commission will be guided by the following design principles adapted from the Secretary of the Interior's Standards for the Treatment of Historic Properties (1995).

- ***The historic character of a property should be retained and preserved.*** The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property should be avoided.
- ***Features of a property that have acquired historic significance in their own right should be retained and preserved.***
- ***New additions, exterior alterations or related new construction that destroy historic materials, features and spatial relationships that characterize the property should be avoided.*** New work should be differentiated from the old, but should remain compatible with the historic materials, features, size, proportion and massing to protect the integrity of the property and its environment.
- ***New construction should be consistent with existing Bath architecture.*** Bath houses & buildings incorporate several distinct architectures as described below. New construction plans should be based on these architectures, modern styles (e.g., contemporary, minimalist, industrial or Scandinavian modern) will not be approved.
- ***Original elements should be retained to the maximum extent possible.*** Preservation or restoration of original or historically appropriate features (architectural elements including doors, windows, dormers, porches, balconies and decorative details such as cornices, columns, pediments and railings, etc.) is preferred over replacement.
- ***Where restoration is necessary, exact replication of the original in size, shape, orientation and material is preferred over any alteration.*** Other alterations should not damage or hide these elements. New architectural elements should match the old in design, texture and where possible, material.
- ***Traditional materials such as wood, stone, slate and copper as they were historically used are most appropriate.*** Use of modern "synthetic" or other materials in place of the original material may be considered on a case-by-case basis but will generally only be approved if the newer material provides a substantial benefit (cost, maintainability, longevity, avoidance of hardship, etc.) and is, in the proposed context, virtually indistinguishable from the original. When historically inappropriate items are to be repaired on a small scale, they are likely to be approved, but repair and replacement of inappropriate items on a large scale are likely to trigger a more rigorous review by the Commission.
- ***Use of vegetative screening to mask non-conforming work is generally not an acceptable alternative to adhering to these guidelines.*** The Commission may, however, request or require such screening as a condition to approve proposals otherwise not acceptable.
- ***In instances where some fraction of a total number of like items (windows, shutters, etc.) require replacement and cannot be replaced by accurately duplicating the originals,***

wholesale replacement of all the like items should not be undertaken. If possible, the like items should be re-distributed so that the replacements are not visible from the public way.

- ***In all cases, decisions on appropriate work will be made with careful consideration given to the amount of work involved and the total cost of various options.*** The guidelines are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Commission has defined its role to be one of responsibility in balancing the needs of current property owners with the public interest of preserving the unique architectural features of the Historic District's buildings and structures. The goal of the Commission is not to preclude changes to such buildings and structures, but rather to ensure that those changes will be consistent with and appropriately integrated into the historical and architectural character of the Historic District, hereafter referred to as the District.

2.2 North Carolina's First & Oldest Town

European settlement near the Pamlico River in the 1690s led to the creation of Bath, North Carolina's first town, in 1705. The site was ideal for English shipping and a convenient point from which local goods could be gathered and relayed to the Mother Country. Bath Creek provided a sheltered harbor and easy access to the Atlantic Ocean 50 miles away via the Pamlico River, Pamlico Sound and the Ocracoke Inlet.

By 1708, Bath consisted of 12 houses and about 50 people. Trade in naval stores, furs, and tobacco was important, and Bath became the first port of entry into North Carolina. In 1707, a grist mill and the colony's first shipyard were established in the town. A library sent to St. Thomas Parish in 1701 became the first public library in the colony. The parish also established a free school for Indians and blacks.

The first Beaufort County courthouse was built in the town in 1723. Construction of [St. Thomas Church](#), the state's oldest existing church today, began in 1734. Later, Bath offered a more peaceful, settled life as the center of commerce and government moved inland to Washington.

Bath remains a small village. Restoration efforts have saved the St. Thomas Church, the Palmer-Marsh House, Van Der Veer House (ca. 1790), and the Bonner House (ca. 1830). The original town limits are the boundaries for a [National Register](#) historic district. The Palmer-Marsh House is a National Historic Landmark.

2.3 Special Character of Bath Historic District

Location of Historic District

Geography dictates both the location and the plan of Bath. The town is located on a point of land between Bath Creek and Back Creek, facing a small, sheltered bay opening into the Pamlico River. John Lawson, Surveyor-General of the colony and resident of Bath, probably laid out the original plan

which divided the David Perkins Plantation into seventy-one lots, containing one-half acre and four poles each, and five streets. In the plan, King Street formed town's eastern boundary, Bowen Street formed the northern boundary, and the shoreline of Bath Creek marked the west and south extremities. This plan formed a roughly triangular village fronting Bath Creek.

Most of the present town is enclosed within the original town boundaries. Bath contains numerous simple nineteenth-century commercial and residential structures along quiet tree-lined streets with almost no unsightly modern encroachments.

Existing Structures to Consider for New/Major Renovation Applications

Six structures of particular interest are described below, and Applicants are strongly urged to study their architectures. Plans that include major deviations from these architectural styles and existing Bath structures will not be approved:

1. *St. Thomas Church* (ca. 1734). St. Thomas Parish was created in 1701 as one of the first in the colony. By 1711 services were being held in local residences by lay readers. Construction of the brick church was begun in 1734, under the direction of Reverend John Garzia and was finished by 1762. The church has been used continuously since its completion. It is the oldest remaining church building in the state of North Carolina.



St. Thomas - Example of Georgian Architecture

2. *Palmer-Marsh House*. Michael Coutanch, a Boston mariner, built the present house between 1739 and 1761. In 1766 the house was sold to Robart Palmer, Surveyor-General of the colony and Bath's most important businessman at that time. Palmer served as Bath's representative to the colonial assembly and as Governor Tryon's special assistant. The house was purchased by Jonathan Marsh in 1802 and continued in the Marsh family until 1915.



Palmer-Marsh House - Example of Georgian Architecture

3. *Williams (Glebe) House* (ca. 1830). The house was built between 1827 and 1832, during the ownership of Samuel Lucas. It was acquired by Dr. John F. Tompkins in 1847. Tompkins was a noted North Carolina agricultural reformer and founder of the State Fair. He edited the *Farmer's Journal* in Bath from 1852 to 1853.

Granbery B. Williams bought the property in 1877 and commenced 60 years of ownership by the Williams family. In 1937 Ella Williams sold the house to the Reverend Dr. A. C. D. Noe who transferred the property to the Episcopal Diocese of East Carolina in 1945 for use as a rectory.



Williams (Glebe) House - Example of Federal Architecture

4. *Bonner House* (ca. 1835), built on property owned by Joseph Bonner, on the site of an earlier house initially occupied by Isabella Lawson, daughter of John Lawson, first Surveyor General of the colony.

The Bonner family ownership continued until the 1950s when it was acquired by the Oscar Smith Foundation, Inc. for inclusion in Historic Bath.



Bonner House - Example of Federal Architecture

5. *Van Der Veer House* (ca. 1790), built on land owned by Jonathan Whitmore. Jacob Van Der Veer acquired the house in 1824. He made several additions to the dwelling and occupied the house until 1836. Van Der Veer bought several tracts of land adjacent to the house lot and made the dwelling the center of the Van Der Veer farm,

The name was changed to the Beasley Plantation in 1876, when the farm was bought by William H, Beasley. Charles W. Brown acquired the plantation and house in 1919, and the Brown family retained ownership for over 50 years.



Van Der Veer House - Example of blended Georgian/Federal Architecture

6, *Swindell's Store*. The store was built on property owned by the Marsh family who inhabited the Palmer-Marsh House. It is typical of small rural general stores found in many parts of the South during the last sixty years.



Swindell's Store - Typical Commercial Structure c:1900

2.4 Bath's Major Architectures & Styles

Houses built prior to the Civil War in rural Beaufort County display elements of three major styles that enjoyed national popularity between 1790 and 1860: Georgian, Federal, and Greek Revival.

Georgian Style - Georgian architecture is a style that was popular from roughly 1714 to 1830. It is characterized by symmetry, proportion, and classical influences from ancient Greece and Rome, following principles laid out by Renaissance architect Andrea Palladio. The best Bath example of the Georgian style is the Palmer-Marsh House.

Key Features of Georgian Architecture:

- Symmetry & Proportion – Buildings have a balanced and harmonious design, often with a central front door and evenly spaced windows.
- Brick or Stone Construction – Red brick with white mortar was common in England, while stone was often used in Scotland and the American colonies.
- Classical Details – Inspired by Roman and Greek architecture, features like columns, pediments, and decorative moldings were frequently used.
- Multi-pane Windows – Large, sash windows with multiple panes (often 6-over-6) were typical.
- Hipped or Gabled Roofs – Usually with a low pitch and sometimes adorned with decorative balustrades.
- Elegant Entryways – Doors often had fanlights (semi-circular windows above) and were framed by pilasters or columns.

Federal Style - The Federal style of architecture is a neoclassical architectural style that was popular in the United States from roughly 1780 to 1840.

Key Features of Federal Architecture:

- Symmetry & Proportions – Buildings are typically balanced and well-proportioned, with a central entrance flanked by evenly spaced windows.

- **Brick or Wood Construction** – Many Federal-style buildings were made of brick, though wooden versions (often painted white) were common in New England.
- **Delicate Decorative Details** – Unlike the heavier Georgian style, Federal architecture emphasizes refined ornamentation, such as:
 1. Elliptical and fan-shaped windows above doors
 2. Slim columns or pilasters
 3. Delicate moldings and cornices
- **Tall and Narrow Windows** – Often with shutters and multiple panes (usually six-over-six).
- **Palladian Windows** – A signature feature in many Federal-style homes, consisting of a large arched central window flanked by two smaller rectangular ones.
- **Low-Pitched or Flat Roofs** – Sometimes with a balustrade or decorative railing.
- **Oval or Circular Rooms** – Found in grander homes and public buildings, such as the Oval Office in the White House.

Greek Revival Style - Greek Revival architecture is a design style that emerged in the late 18th and early 19th centuries, drawing inspiration from classical Greek temples and structures. It became especially popular in the United States and Europe during the early to mid-1800s.

Key Features of Greek Revival Architecture:

- **Columns and Pediments** – Tall columns with classical orders (Doric, Ionic, or Corinthian) often supporting a triangular pediment.
- **Symmetry and Proportion** – Buildings have balanced and symmetrical facades.
- **Stucco or White-painted Exteriors** – Imitating the appearance of white marble used in ancient Greek temples.
- **Gabled or Low-pitched Roofs** – Often hidden behind a pediment or simple cornice.
- **Heavy Cornices and Moldings** – Adding grandeur and prominence.
- **Rectangular Windows and Doorways** – Often framed with decorative lintels.
- **Temple-like Facade** – Resembling Greek structures such as the Parthenon.

The Rivers-Sanderson House and the Ormond-Midyette House provide examples of ca. 1850 Greek Revival I-Houses, the former utilizing a center passage floor plan and the latter a hall-parlor plan. Both houses are located north of Bath on Possum Run Road (SR 1744). This house on South Main St. incorporates elements of Greek Revival Architecture:



Rural Domestic Architecture: 1860-1910 - This type of architecture varies widely across different regions and historical periods.

Common features of rural domestic architecture include:

- Simple, functional layouts suited to agricultural or pastoral lifestyles.
- Locally sourced materials that reduce cost and environmental impact.
- Adaptation to climate, such as thick stone walls for insulation or raised structures in flood-prone areas.
- Handcrafted construction techniques, often passed down through generations.
- Outbuildings, like barns, granaries, or workshops, to support farming or craft activities.



Example – Rural Domestic Architecture

Emergent Forms and Styles (1900's) – Three other styles appear in Bath typically for new building projects spanning from the late nineteenth century through the 1960's.

- **Coastal cottage** – This architectural style is a charming and relaxed design aesthetic inspired by seaside living. It typically features light, airy spaces and an emphasis on natural materials to create a casual, breezy atmosphere.

Exterior Features:

- Simple, charming facades: Often with gabled or hipped roofs.
 - Wood or shingle siding: Painted in soft, coastal hues like white, light blue, or sandy beige.
 - Large porches: Wraparound or front porches with rocking chairs or swings.
 - Metal or shingle roofs: Durable materials like galvanized metal help withstand coastal weather.
 - Elevated foundations: In flood-prone areas, homes may be raised on stilts or pilings.
 - Louvered shutters: Both decorative and functional, offering storm protection.
- **Four-Square** – Four-square architecture is a design style commonly used in early 20th-century American homes, particularly between 1890 and 1930. It is characterized by its simple, boxy shape, which maximizes interior space efficiency.

This architecture includes Sears Catalog Homes which were kit houses sold by Sears, Roebuck & Co. between 1908 and 1942. These were mail-order homes, where buyers could select a house design from a Sears catalog, and Sears would ship all the materials—including lumber, nails, plumbing, electrical fixtures, and even paint—directly to the customer by rail. The buyer (or a local contractor) would then assemble the house.

Exterior Features:

- Square or rectangular footprint: Typically, two stories with a symmetrical facade.
 - Hipped roof: A low-pitched roof with wide eaves.
 - Large central dormer: Often featuring a window to add natural light to the upper floor.
 - Full-width front porch: Supported by columns or piers.
 - Practical layout: Usually a four-room configuration on both floors, offering a straightforward, functional design.
- **Craftsman** - A commercialized outgrowth of the Arts and Crafts movement in England, is characterized by elements such as the application of multiple types of exterior siding materials; exposed structural members such as rafter tails; eave brackets; shed- and hip-roof dormers; and deep porches, often engaged, featuring post-on-pier supports.

Key Features of Craftsman Architecture:

- Low-Pitched Gabled Roofs – Often with wide, overhanging eaves and exposed rafters.
- Front Porches – Supported by tapered or square columns, creating a welcoming entryway.
- Natural Materials – Wood, stone, and brick are commonly used.

- Exposed Woodwork – Beams, brackets, and rafters are often left visible to highlight craftsmanship.



Example – Bungalow/Craftsman Architecture

Here are two examples of recently built houses that were designed to conform to Bath Architectural styles:



2.5 Further Reading & References

Bath: The First Town in North Carolina by Alan D. Watson, with Eva C. (Bea) Latham and Patricia M. Samford Raleigh, N.C.: Office of Archives & History, 2005.

A History of Colonial Bath by Herbert Paschal Jr. Raleigh, N.C.: Edwards and Broughton Co., 1955.

The Hidden Treasure of Bath Town by Taylor Lewis and Joanne Young Bath, N.C.: Friends of Historic Bath, 1978.

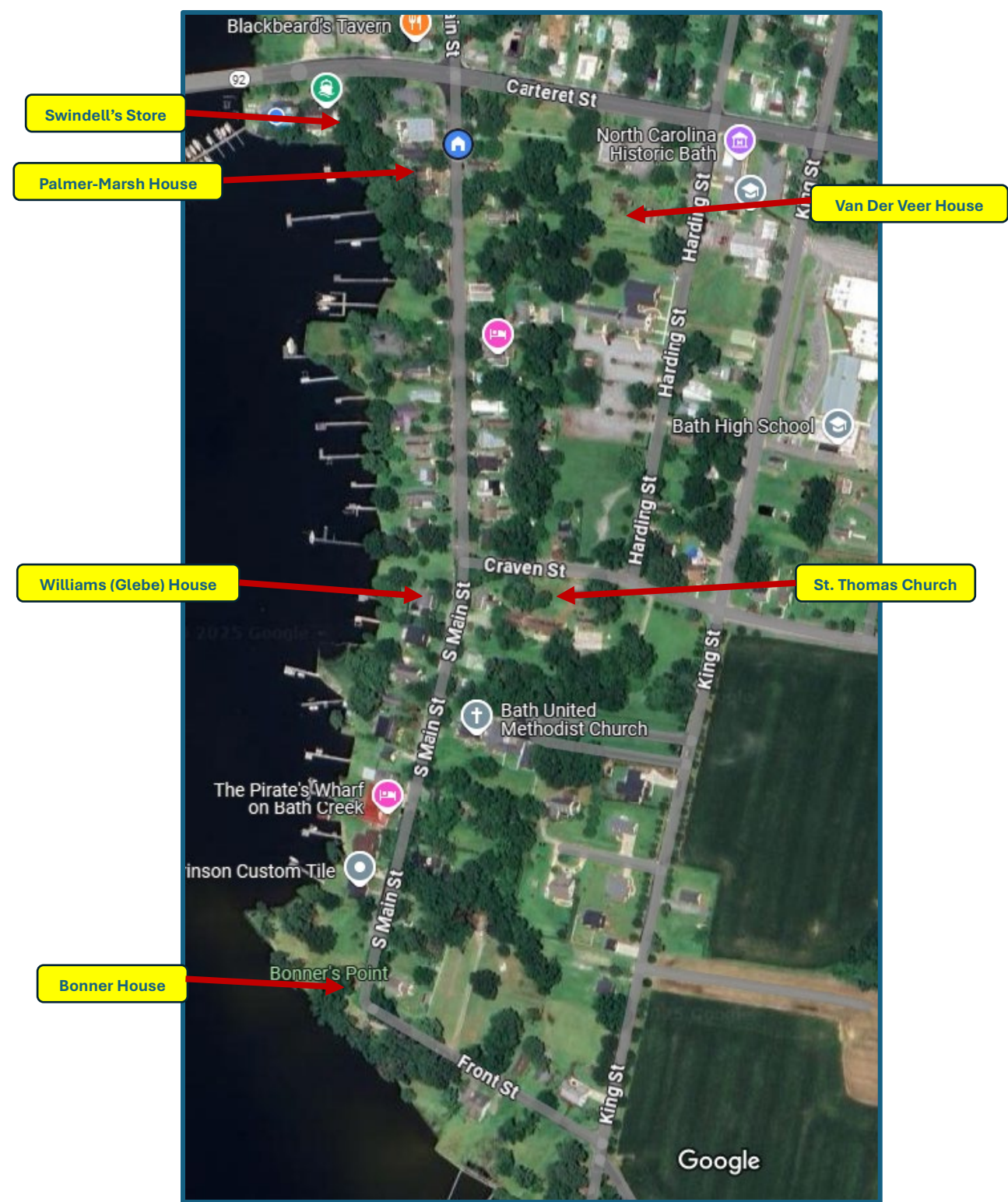
The [National Register of Historic Places for Bath](https://files.nc.gov/ncdcr/nr/BF0002.pdf) is a useful reference document (https://files.nc.gov/ncdcr/nr/BF0002.pdf)

The [Architectural Field Survey of Beaufort County](https://digital.ncdcr.gov/Documents/Detail/architectural-field-surveys-for-beaufort-county-north-carolina/5928709?item=5929311) provides useful summaries of the historic structures in Bath starting on page 45 (https://digital.ncdcr.gov/Documents/Detail/architectural-field-surveys-for-beaufort-county-north-carolina/5928709?item=5929311).

The [Comprehensive Architectural Survey of Beaufort County](https://www.hpo.nc.gov/media/530/open) has probably the best summation in one location (https://www.hpo.nc.gov/media/530/open).

- Pages 37-53 cover the period of 1790-1860
- Pages 80-90 cover the period of 1860-1910
- Pages 93-99 cover the period of 1910-1960, with other 20th century architecture covered in following pages.

Figure 3 – Map of Bath with Historic Structures Noted



3. Site and Setting

Section	Title
3.1	Site Features & Plantings
3.2	Public Rights-of-Way
3.3	Walkways, Driveways, & Off-Street Parking
3.4	Fences & Walls
3.5	Residential Lighting & Signage
3.6	Commercial Lighting & Signage
3.7	Outbuildings & Accessory Buildings
3.8	Piers, Docks, and Bulkheads
3.9	Play sets & Swimming Pools
3.10	Cemeteries
3.11	Archaeology

3.1 Site Features & Plantings

Site features and plantings, although often considered secondary to the buildings in the historic district, contribute to the overall character of the area. These features include both natural and manmade elements that define spaces. Natural features consist of topography, creeks, plantings, and trees. Manmade elements include hedges, lawns, planted gardens, and the arrangement of buildings. Additionally, features that shape circulation— such as streets, driveways, and parking areas - along with the resulting views and vistas, may serve as key character-defining aspects of the district.

Features that develop or define a site—like accessory buildings, fences, walls, lighting, terraces, waterways, patios, arbors, pergolas, pools, furniture, and planters—should be thoughtfully considered. When chosen, scaled, and placed appropriately, site features and plantings can soften the landscape and complement the historic architecture of the district. However, in some cases, a proposed feature may be too inconsistent with the district's character to be effectively incorporated.

Natural features, especially plantings, are constantly evolving, with the current landscape being the result of many years of cultivation and care. The landscape needs of residents have shifted from the essential kitchen and vegetable gardens of the early inhabitants to the manicured lawns and decorative plantings commonly seen today.

Therefore, while the natural landscape of the Bath Historic District is transient, fundamental planting patterns and historic manmade elements should be preserved to uphold the district's unique historic character. New site features and plantings should be introduced in ways that do not compromise the district's character or obscure its defining features and vistas.



Standards For Site Features & Plantings

3.1.1. Identify, retain, and preserve natural and constructed site features including trees, shrubs, foundation plantings, historic gardens, fountains, sculpture, benches, arbors, gazebos, and terraces that contribute to the character of the historic district.

3.1.2. Identify, retain, and preserve the relationship between district buildings and historic landscape features, including the site topography, fences, hedges, and significant views and vistas. The topography should not be altered by grading, filling, or excavating.

3.1.3. Protect and maintain constructed features through a program of regular inspections and maintenance and using accepted preservation methods for the specific material.

3.1.4 Protect and maintain natural landscape features through appropriate maintenance. Trim and prune trees so that their canopy is preserved.

3.1.5 Protect significant plantings and mature trees during maintenance and construction projects.

3.1.6. Preserve views of significant buildings and prominent and significant vistas. The construction of new buildings, the installation of site features, and landscaping should not obscure or block these established views.

3.1.7. Introduce gardens and plantings that are consistent with the character of the district, utilizing native species when possible.

3.1.8. Introduce contemporary constructed site features—including above- and in-ground pools, play areas and play structures, and mechanical equipment—in locations that do not interfere with significant viewsheds and behind primary structures when possible. Screen them with landscaping and fences or walls so that they are not visible from public rights-of-way.

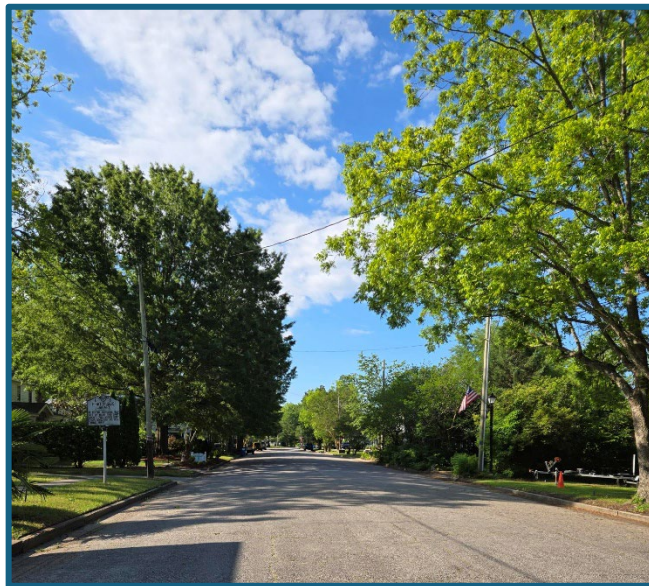
3.1.9. Introduce new site features—including sculpture, benches, arbors, trellises, and gazebos—that are in scale with the building and site and are consistent with the style and character of the building, site, and district. Construct features using traditional materials including wood, cast stone, and brick. Locate these site features in secondary or tertiary spaces and screen them with landscaping and fences or walls so that they are not visible from the public rights-of-way.

3.1.10. Introduce public art in locations that do not unreasonably obstruct significance district

buildings, views, or vistas. Art should be installed in a manner that allows for it to be removed in the future without permanent damage to the building or site. Do not paint unpainted masonry.

3.2 Public Rights-of-Way

The public rights-of-way, sometimes referred to as the “streetscape,” form the main vehicular and pedestrian circulation patterns through the Bath Historic District but also serve as a backdrop against which the buildings and landscape features of the district can be viewed. The right-of-way includes the design and materials of streets, curbs, and gutters; sidewalk location and materials; and the street pattern itself, which reinforces the spatial relationships of district elements and, in some cases, results in notable views and vistas. The streetscape also includes utility lines, light posts, and other street furniture; vegetation, including street trees and planting strips; and signage. These elements, though secondary to the buildings themselves, are character-defining features of the historic district and their consistency visually connects the district, which itself includes a variety of building sizes, styles, and ages.



Standards For Public Rights-of-Way

3.2.1. Identify, retain, and preserve the original town plan and street pattern, including the original size, orientation, path, and materials of sidewalks and streets. Preserve views of significant buildings and prominent and significant vistas.

3.2.2. Protect and maintain historic constructed features within the public rights-of-way—including sidewalks, streets, curbs, gutters, fountains, sculpture, and street furniture—through a program of regular inspections and maintenance and using accepted preservation methods for specific materials.

3.2.3. Protect and maintain natural landscape features—including street trees and planting strips—through appropriate maintenance. Trim and prune trees so that their canopy is

preserved. It is not appropriate to pave over existing planting areas in the public rights-of-way.

3.2.4. Protect street trees during maintenance and construction projects. If a street tree must be removed due to disease or storm damage, replace it with a tree of similar species or appearance, and with a similar mature canopy height and width.

3.2.5. Limit signage in the public rights-of-way to signage that is necessary for pedestrian and traffic safety. Locate necessary signage so that the historic character of the district is least obscured.

3.2.6. Where needed, select new street lighting fixtures that are compatible in design, material, and scale with the pedestrian scale and character of the historic district. Install bulbs that emit a “warm” color like traditional incandescent lighting.

3.2.7. Introduce necessary streetscape furniture—including benches, trash and recycle receptacles, newspaper racks, bollards, mailboxes, and other similar elements in locations that do not compromise the historic character of the district or disrupt pedestrian traffic. Select street furniture that is compatible in material, design, and scale with the historic character of the district.

3.2.8. Maintain the tree canopy and historic character of the district by minimizing the introduction of additional cables, wires, transformers, and utility poles in the public rights-of-way and alleys.

3.2.9. It is not appropriate to introduce new paving materials, lighting fixtures, fountains, sculptures, street furniture, and streetscape features without documentary evidence or that will create a false sense of history.

3.3 Walkways, Driveways, & Off-Street Parking

In addition to the public rights-of-way, circulation systems in the Bath Historic District include private walkways, driveways, and off-street parking.

Main Street and King Street are wide enough to accommodate on-street parking, though the narrow width of most other streets in the district does not allow for it.

Driveways are largely single-lane driveways of gravel or concrete, though asphalt examples are also present.

The maintenance and repair of existing walkways, driveways, and off-street parking can be achieved through careful monitoring to identify settling and cracking of these surfaces. When necessary, selective or full, in-kind replacement of paving materials should follow the Standards for Masonry.

The introduction of new walkways and driveways, as well as the extension or modification of existing ones, should be carefully considered to ensure the compatibility of their siting, spacing, configuration, width, and paving materials with other historic properties in the district.

New driveways and parking areas should be located and constructed to minimize their visual impact on the district, with landscape screening for larger parking areas when possible, and to minimize the amount of impervious surface material.



Standards For Walkways, Driveways, & Off-Street Parking

3.3.1. Identify, retain, and preserve historic walkways and driveways and their configurations and materials that contribute to the character of the building or district.

3.3.2. Protect, maintain, and repair historic walkways and driveways and their design and materials through a program of regular inspection and maintenance and using accepted preservation methods for the specific material. If tire “ribbon” strips were utilized historically, that design should be retained.

3.3.3. Locate new walkways, driveways, and off-street parking in locations that do not compromise or necessitate the removal of historic site features, including landscaping, walkways, and retaining walls.

- a. Locate driveways in the side yard, perpendicular to the street, and extend them behind the façade of the house.
- b. Locate new off-street parking behind buildings in commercial areas as much as possible.

3.3.4 Design new driveways as either continuous surface or tire, “ribbon,” strips. Utilize traditional materials including gravel, brick, crushed shell, concrete pavers, permeable pavers, or poured concrete. Carefully consider the color and texture of new surfaces for compatibility with the character of the historic district.

3.3.5 Design new off-street parking for commercial or institutional buildings to have setbacks consistent with adjacent buildings.

3.3.6. Utilize traditional materials including gravel, brick, asphalt, or poured concrete.

3.3.7 Include perimeter plantings, hedges, fences or walls to screen and buffer them from adjacent properties that are residential in character and consider introducing “islands” with plantings or trees to break up wide expanses of paved parking.

3.4 Fences & Walls

Fences have been used throughout Bath's history as both utilitarian and decorative elements that delineate property lines, alleviate topographical changes, and protect property.

Front-, side-, and rear-yard fences within the district are typically constructed of wood, iron, or wire. Walls are generally built of brick, stone, or concrete. While typically much lower than fences, walls can similarly delineate a yard, but they can also be used to retain a sloped yard. In addition to fences and walls, landscaping and shrubbery such as hedgerows can be used to delineate lots or to screen parking, mechanical equipment, or other contemporary site features.



Wood Wall with Landscape



Ballast Stone Wall

Standards For Fences & Walls

3.4.1. Identify, retain, and preserve historic fences and walls and their features—including gates, pillars, posts, pickets, railings, and hardware—that contribute to the character of the building or district.

3.4.2. Protect, maintain, and repair historic fences and walls and their materials, details, and features through a program of regular inspections and maintenance and using appropriate methods for the specific material.

3.4.3. If a portion of a historic fence or wall is damaged or deteriorated beyond repair, replace in-kind only the damaged or deteriorated portion, matching the original in material, size, shape, design, scale, color, color, pattern, texture, and detail.

3.4.4. If a historic fence or wall is missing or deteriorated beyond repair, replace it based on existing details or documentary evidence such as photographs. Replacement fences or walls should match the original in material, size, shape, design, scale, color, pattern, texture, and detail.

3.4.5. Locate and design new fences and walls in locations and configurations that are in keeping with historic character of the district. Fences and walls should not unreasonably obstruct significant buildings, views, or vistas, including those from the water. Fences and walls should be designed and constructed to contour the land rather than step down. The height of fences and walls must be measured at regular intervals with height limitations applied to the main wall or pickets, not supporting posts or piers. Fences are limited to six (6) feet in height.

3.4.6. Construct new fences and walls using traditional designs and materials when possible and modern materials as approved by the commission—including wood, vinyl, iron, brick, stone, and concrete

3.5 Residential Lighting & Signage

Retain historic fixtures, where they exist, though ensure that the wiring meets current building codes. When selecting new fixtures, consider the scale and style of the house and yard.

Signs of all types should be appropriately scaled and should not cover character-defining architectural features. Signs should be in keeping with the historic character of the historic district, and constructed of traditional and reproduction materials including wood, iron, and high-density urethane.

The Town of Bath has a sign ordinance in place. Thus, signage requires a permit from the Planning Board as well as a COA from the Commission.

Standards For Residential Lighting & Signage

3.5.1. Identify, maintain, and preserve historic lighting fixtures that contribute to the character of the historic building or district.

3.5.2. Identify, maintain, and preserve historic signs that are part of the building such as cornerstones, plaques, and engraved identifiers and keep them unobstructed from view.

3.5.3. Repair historic lighting fixtures and signs, utilizing accepted preservation methods for wood, masonry, and metal, rather than replacing them.

3.5.4. Replace historic lighting fixtures only if deteriorated beyond repair and replace with a fixture that matches the original in appearance, including material, color, texture, finish, detail, shape, and size.

3.5.5. Introduce new lighting, as necessary, for safety and security. Select new lighting fixtures

that maintain the visual character of the district regarding design, location, size, scale, color, finish, and brightness.

- a. Light porches and entrances with recessed or unobtrusive ceiling lights, or wall-mounted fixtures.
- b. Install directional lights, footlights, or lights mounted on poles to light walkways while maintaining the human scale and character of the district.
- c. Control the direction of security lights, and install motion sensors, when possible, to limit the amount of light flooding neighboring properties.

3.5.6. Design new signs to be compatible with the building and surrounding district in location, design, materials, scale, size, color, finish, and detail. Traditional materials include painted wood and small-scale brass signs.

3.5.7. Install new lighting fixtures and signs in locations where architectural features are not obscured and in a manner that does not compromise historic materials.

3.5.8. Lamps (light bulbs) should be fully shielded inside the fixture.

3.6 Commercial Lighting & Signage

The Town of Bath has a sign ordinance in place. Thus, signs within the historic district require a sign permit from the Planning Board as well as a COA from the Commission.



Standards For Commercial Lighting

3.6.1. Identify, retain, and preserve historic lighting fixtures and signs that contribute to the character of the commercial area and convey the history of commercial buildings—including painted advertisements and stone or concrete parapet signage—and keep them unobstructed from view.

3.6.2. Introduce new lighting fixtures, as necessary, to illuminate building entrances and signage. Select new lighting fixtures that maintain the visual character of the commercial area regarding design, location, size, scale, color, finish, and brightness. Install bulbs that emit a “warm” color like traditional incandescent lighting.

- a. Inset storefront entrances should be lit with recessed lights that do not over-illuminate the façade or right-of-way.
- b. Signage should be lit with directional lighting, installed either above or below the sign and shielded to direct light onto the sign face only.
- c. Illuminated awnings and internally lit box signs are generally not appropriate in the historic district.
- d. Lighted signs placed within display windows are not appropriate.

3.6.3. Install new lighting fixtures and signs in traditional locations where architectural features are not obscured and in a manner that does not compromise historic materials.

3.6.4. Design or select signs to be painted on, or adhered to, windows or doors that are small in scale and will not obstruct the view through the window or door.

3.6.5. Select sign colors to be compatible with the colors on the building or within the district.

Signs are perhaps the most important identifier to commercial businesses and should serve the needs of businesses but also be compatible with historic buildings and the surrounding context. Signs should not remove or obscure character-defining architectural features and should be in keeping with the scale and materials of the historic district.

The Town of Bath has a sign ordinance in place. Thus, signs within the historic district require a sign permit from the Planning Department as well as a COA from the Commission.

Standards For Commercial Signs

3.6.6. Identify, retain, and preserve historic lighting fixtures and signs that contribute to the character of the commercial area and convey the history of commercial buildings—including painted advertisements and stone or concrete parapet signage—and keep them unobstructed from view.

3.6.7. Introduce new lighting fixtures, as necessary, to illuminate building entrances and signage. Select new lighting fixtures that maintain the visual character of the commercial area with regard to design, location, size, scale, color, finish, and brightness.

3.6.8. Install new lighting fixtures and signs in traditional locations where architectural features are not obscured and in a manner that does not compromise historic materials.

3.6.9 Design new signs to be compatible with the building and surrounding commercial area in materials, scale, size, design, and detail. Generally, signs should be proportionate to the storefront and designed to be compatible with the architectural style of the façade.

3.6.10 Design or select signs to be painted on, or adhered to, windows or doors that are small in scale and will not obstruct the view through the window or door.

3.6.11. Select sign colors to be compatible with the colors on the building or within the district.

3.7 Outbuildings & Accessory Buildings

Garages and accessory structures often contain the same architectural detail and materials as the primary resource on the site and warrant the same attention given to the primary resource.



Standards For Outbuildings & Accessory Buildings

3.7.1. Identify, retain, and preserve historic outbuildings and accessory buildings and their materials, details, and features—including foundations, roofs, windows, doors, siding, masonry, trim, and architectural details—that contribute to the character of the building or district.

3.7.2. Protect and maintain historic outbuildings and accessory buildings and their materials, details, and features through a program of regular inspections and maintenance using accepted preservation methods for the specific material. Maintain a sound paint film on the materials, details, and features of outbuildings and accessory buildings.

3.7.3. Repair historic outbuildings, accessory buildings, their details and features, using accepted preservation methods for the specific material. It is inappropriate to remove significant outbuildings, accessory buildings, their materials, details, or features, rather than repair them in-kind.

3.7.4. If a detail, feature, or portion of the outbuilding or accessory building is deteriorated beyond repair or is missing entirely, replace in-kind only the deteriorated or missing portion, matching the original in design, scale, size, color, texture, and material.

3.7.5. It is inappropriate to cover or remove significant features or surfaces of historic outbuildings or accessory buildings or to replace them with modern substitute materials.

3.7.6. It is inappropriate to introduce features and details to an outbuilding or accessory buildings that will create a false sense of history (Example: applying gingerbread type ornament to a 1920 garage).

3.8 Piers, Docks, and Bulkheads

Piers, Docks, and Bulkheads are part of every waterfront community. Traditionally private piers and docks in Bath have been constructed on the water side of a building or house lot and run parallel or perpendicular to the shoreline. These piers and docks are in keeping with the special character of the historic district. Care and planning must go into constructing new piers, docks, and bulkheads so the special character of the waterfront is preserved.



Standards For Piers, Docks, & Bulkheads

- 3.8.1. Preserve and maintain piers, docks, and bulkheads and their details, materials, and features that contribute to the significance of the district.
- 3.8.2. Repair piers, docks, and bulkheads and their details and features, using accepted preservation methods.
- 3.8.3. Comply with CAMA and Water Quality Regulations when constructing new piers, docks, and bulkheads.
- 3.8.4. Locate new docks and piers in locations where they will not unreasonably obstruct the viewscape of neighboring properties or the district's significant buildings, views, or vistas.
- 3.8.5. Locate private piers and docks so that they extend from a building or house lot and run parallel or perpendicular to the shoreline.
- 3.8.6. Design new piers and docks to be in keeping with the scale, massing, and materials of the historic district. Appropriate materials for new pilings include wood, concrete, or steel. Appropriate materials for new docks and piers include wood, concrete slat, and synthetic.
- 3.8.7. It is not appropriate to incorporate pavilions, platforms, gazebos, screened rooms, roofed structures, boat sheds and similar construction on piers.
- 3.8.8. Incorporate unobtrusive fixtures that provide low-level lighting for piers and docks that is functional but does not unnecessarily illuminate neighboring properties. Lighting should also meet the Standards for Residential Lighting & Signage.

3.9 Play Sets & Swimming Pools

Homeowners are encouraged to keep play structures and swimming pools to the rear of the property and to screen them with existing structures and/or landscaping.

Standards For Play Sets & Swimming Pools

- 3.9.1. The scale of the structure or pool should not overwhelm the site and natural materials such as wood are preferred.

3.9.2. Muted earth tones are recommended for painted structures.

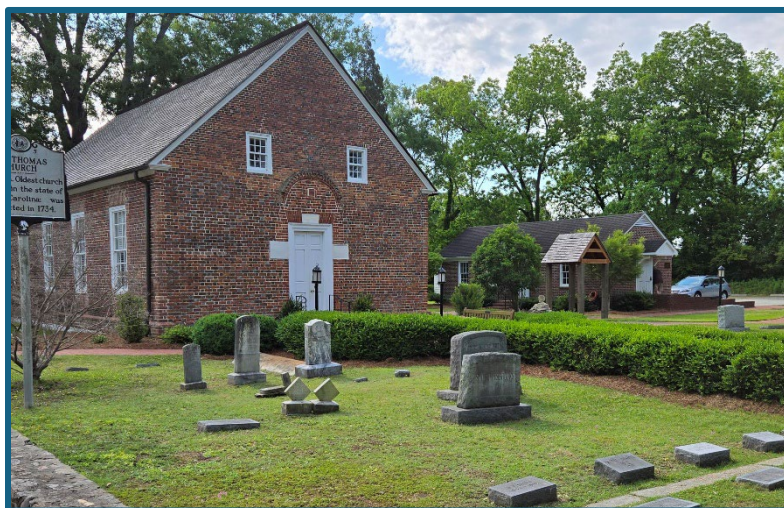
3.10 Cemeteries

Historic cemeteries, and historic markers are susceptible to vandalism, neglect, and environmental damage and weathering. Routine inspections can identify damaged and deteriorated markers and should focus on signs of moisture damage, corrosion, structural damage, soil erosion, settlement, overgrown vegetation and soil buildup, invasive plant species, health of trees, and fungal or insect infestation.

Cleaning of markers is typically not necessary as dirt and fungal growth is part of the natural aging process of stone. Further, the porous marble and limestone used in many grave markers can be permanently damaged by acidic cleaners. For these reasons, consultation with a qualified conservator prior to any cleaning is recommended.

The repair of metal fencing and concrete, stone, or brick curbs and walls should follow the Standards for Architectural Metals and Masonry. However, the repair of broken, cracked, or toppled markers requires the skills of a trained conservator to avoid further damage from inappropriate repairs.

Circulation systems and landscape features within the cemetery, including historic walkways, roads, walls, curbs, gutters, drainage ditches, trees, shrubs, and other plantings, should be maintained and preserved with care. However, protection of the markers is always the priority. The placement of new trees and plantings should be carefully considered to avoid potential damage to walls, curbs, fences, and grave markers by the roots and branches.



Standards For Cemeteries

3.10.1. Identify, retain, and preserve decorative and functional features that are important in defining the historic character of a historic cemetery, including its overall layout and circulation patterns; monuments and gravestones; fences and gates; ground cover, mature plantings, and trees.

3.10.2. Identify, retain, and preserve natural and man-made landscape features, including site topography, retaining walls, and significant views and vistas.

3.10.3. Protect, maintain, and repair the masonry, metal, and wood elements of historic cemeteries—including walls, gates, and fences—through recognized methods of preservation and repair for the specific material or surface coating.

3.10.4. Clean and repair broken, damaged, or toppled monuments, markers, or gravestones only under the supervision of a qualified conservator.

- a. It is not appropriate to clean monuments, markers, or gravestones with harsh physical treatments such as sandblasting, polishing, and pressure washing.
- b. If a monument, marker, or gravestone is deteriorating and becoming illegible, document the inscriptions with photography.
- c. It is not appropriate to re-inscribe an eroded gravestone or monument or to attach a new plaque to a historic gravestone.

3.10.5. If a monument, marker, or gravestone is missing, replace it, if desired, with new gravestones that are compatible in material, details, and scale or with simple, inconspicuous markers.

3.10.6. Replace missing landscape features including trees and shrubbery in historic cemeteries based on documentary evidence.

3.10.7. Install new monuments, markers, or gravestones, commemorating contemporary burials, collective monuments, or interpretive markers that are compatible in materials and scale with historic markers.

3.10.8. Relocate collective monuments or interpretive markers, if necessary, to locations where the monuments or markers are compatible in materials and scale with existing historic markers.

3.10.9. Avoid ground-disturbing activities (other than burials and installation of related grave markers). If ground disturbance is required, work with professional archaeologists to ensure that no unmarked burials are present.

3.10.10. It is not appropriate to remove, rearrange, or relocate historic markers and gravestones.

3.11 Archaeology

Archaeological resources are important to Bath's heritage yet are fragile and exposure to the elements accelerates their deterioration. Thus, they are best preserved in place. Subsurface archaeological evidence may be uncovered during minor site work including the construction of new paths or trenching for gardening, drainage, or utilities.

In these instances, property owners are encouraged to contact the Town of Bath and to document the resources before continuing work.

For larger projects where significant excavation or grading is needed, a planning stage should be included that allows for review of the project and impacted area by a professional archaeologist from the Office of State Archaeology (OSA).

Finally, the Town's planning process should include archaeology and future investigations as part of its long-term preservation program.

Standards For Archaeology

3.11.1. Preserve and protect in place all known significant archaeological resources.

3.11.2. Always protect archaeological resources, especially during construction projects.

3.11.3. If preservation in place of significant archaeological resources is not feasible, work with a professional archaeologist to plan and execute any necessary investigations prior to beginning any construction work.

3.11.4. When planning for new construction, investigate the potential for archaeological resources prior to the start of any project that affects the grounds surrounding a property.

- a. Minimize changes in the terrain, especially around historic buildings.
- b. Do not use heavy equipment or machinery in areas known to have archaeological resources

4.0 Exterior Materials and Finishes

Section	Title
4.1	Wood
4.2	Masonry
4.3	Architectural Metals
4.4	Paint and Color
4.5	Substitute Materials

4.1 Wood

Most of Bath’s historic residential architecture is wood-frame construction with wood siding, though there are also brick buildings with wood trim and details. Wood elements—including siding, shingles, door and window surrounds, cornices, brackets, pediments, columns, balustrades, architectural moldings, and other decorative ornament—are often the character defining features of the building. As such, they should be preserved to maintain the historic character of the building and district.

Preservation Best Practices

With proper maintenance, wood surfaces and details can last indefinitely. Paints and coatings (like varnishes) are necessary to protect wood from ultraviolet light and moisture—which can result in rot, decay, insect infestation, and the growth of fungi, mold, or mildew. Water infiltration can cause swelling and shrinking of wood and can invite fungal or insect activity. This is especially true for areas where decay is most common, including flat, horizontal surfaces, such as windowsills, as well as porch column bases and other wood elements that receive rainwater “splash-back.”

Tips for the maintenance and preservation of wood surfaces and details:

- Conduct routine inspections of wood surfaces and details for signs of damage from moisture or evidence of vegetal, fungal, or insect infestation.
 - Inspect gutters, downspouts, and roof overhangs regularly to ensure that they are intact and functioning properly to divert rainwater and to prevent water from collecting on horizontal wood surfaces or decorative details.
 - Use flexible sealants and caulks to protect vertical wood joints from moisture. Do not caulk or seal lapped horizontal siding, as it traps moisture within the clapboard walls.
 - Maintain a sound paint film or other protective coating on wood surfaces and details.
 - Clean painted surfaces and details, using the gentlest effective method, and repaint as needed.
- Wood is the most prominent material for both building exteriors and architectural details.

Wood porch flooring is especially prone to wear and deterioration. However, new tongue-and-groove flooring can be easily patched in and finished to match existing boards. Wholesale replacement of

deteriorated wood siding and trim is not recommended. Rather, new siding, matching the profile of the existing, should be used to patch areas with significant deterioration.



Wood Siding – Properly Preserved



Wood Siding – Needs Repair

Standards for Wood

4.1.1. Identify, retain, and preserve historic wood surfaces and details that contribute to the character of the building and the significance of the district as a whole, including siding, shingles, windows, doors, cornices, brackets, pediments, columns, balustrades, and architectural trim.

4.1.2. Protect and maintain historic wood surfaces and details through a program of regular maintenance and using accepted preservation methods. Clean wood surfaces and details using the gentlest means possible.

4.1.3. Maintain a sound paint film on wood surfaces and details. It is inappropriate to remove paint and replace it with transparent stain.

4.1.4. Repair historic wood surfaces and details using accepted preservation methods for patching, splicing, consolidating, and reinforcing the wood.

4.1.5. If historic wood surfaces or details must be replaced due to deterioration, replace only the deteriorated surface or detail. Replace surfaces and details in-kind matching the original in material, size, shape, design, scale, color, and texture.

4.1.6. If a wood surface or detail is missing, replace it based on physical or documentary evidence only if the feature to be replaced coexisted with the features currently on the building. Replacement surfaces and details should match the original in material, size, shape, design, scale, color, and texture.

4.1.7. It is inappropriate to use contemporary substitute materials such as vinyl, aluminum, Masonite, or cementitious board to cover or replace historic building materials.

4.1.8. It is inappropriate to replace sound historic building materials with new materials to create a new or smooth appearance.

4.1.9. It is inappropriate to apply wood details and features that replicate a historic detail without documentary evidence of their existence. It is also inappropriate to use details to create a false sense

of history. For more information, see the Standards for Paint and Color and the Standards for Substitute Materials.

4.2 Masonry

Brick, stone and stucco are common materials in Bath's commercial buildings. Brick and stone are also used for residential foundations, walls, and as landscape elements. Masonry elements—including foundations, walls, chimneys, steps, walkways, and other decorative ornament—are often the character-defining features of the building. As such, they should be preserved to maintain the historic character of the building and district.

Tips for the maintenance and preservation of masonry surfaces and details:

- Conduct routine inspections of masonry surfaces and details for signs of structural failure, damaged or missing mortar or masonry units, or evidence of water infiltration.
- Inspect gutters, downspouts, and roof overhangs regularly to ensure that they are intact and function properly to divert rainwater and to prevent water from collecting on horizontal masonry surfaces or decorative details.
- Repoint deteriorated mortar joints to prevent water infiltration.
- Maintain a sound paint film on previously painted masonry surfaces and details.
- Clean masonry and mortar using the gentlest effective method. Masonry surfaces should only be cleaned to remove heavy soil build up or stains

Standards for Masonry

4.2.1. Identify, retain, and preserve historic masonry surfaces and details that contribute to the character of the building and the significance of the district as a whole, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches, and sills.

4.2.2. Protect and maintain historic masonry surfaces and details through a program of regular maintenance and using accepted preservation methods. Clean masonry surfaces and details using the gentlest means possible.

4.2.3. Maintain a sound paint film on previously painted masonry surfaces and details.

4.2.4. Repair mortar joints on historic masonry surfaces by removing deteriorated mortar using hand tools. Introduce new mortar that duplicates the original in strength, color, texture, and composition. Create mortar joints that replicate the joint width and profile of the existing history masonry. It is not appropriate to use caulk, Portland cement, or other mortars that are harder than the historic mortar and do not allow the masonry to expand.

4.2.5. If historic masonry units or details must be replaced due to deterioration, replace only the deteriorated unit or detail. Replace surfaces and details in-kind matching the original in material, size, shape, design, scale, color, and texture.

4.2.6. If a masonry unit or detail is missing, replace it based on physical or documentary evidence only if the feature to be replaced coexisted with the features currently on the building. Replacement units or details should match the original in material, size, shape, design, scale, color, and texture.

4.2.7. It is inappropriate to apply paint or other coatings—including whitewashing, limewashing, parging, or German schmear—to masonry surfaces or details unless there is physical or documentary evidence of their existence.

4.2.8. The application of waterproof coatings to masonry surfaces and details should be limited to locations where repointing does not effectively solve water infiltration. Coatings should only be applied when reviewed and endorsed by the SHPO.

4.2.9. It is inappropriate to apply new masonry details and features to a historic building or site without documentary evidence of their existence, as doing so would create a false sense of history.



4.3 Architectural Metals

Architectural metals play a supporting role in the Bath historic district. Metal elements—including metal roofing, flashing, gutters, downspouts, foundation vents, hardware, lighting, fences, and other decorative ornament—are often the character-defining features of the building. As such, they should be preserved to maintain the historic character of the building and district. Ferrous metals, like steel and iron, corrode rapidly when exposed to moisture and must be properly sealed with protective paints or sealants to avoid rusting.

Conversely, brass and bronze will not corrode but instead develop a distinctive patina unless treated with clear coatings. Copper is similarly able to resist atmospheric corrosion by developing a patina in response to it, making it an excellent choice for gutters, downspouts, and roof features that are

consistently exposed to water. While not as long lasting as copper, aluminum with a factory applied color finish is a cost-effective option for gutters and downspouts. Unpainted aluminum for flashing, gutters or downspouts is not appropriate.



Tips for the maintenance and preservation of metal surfaces and details:

- Conduct routine inspections of metal surfaces and details for signs of moisture damage, corrosion, or structural failure.
- Clear metal roofs, gutters, and downspouts of leaves and debris to ensure water does not collect on horizontal metal surfaces or decorative details.
- Maintain a sound paint film or other protective coating on ferrous metal surfaces.
- Clean metal surfaces and details, using the gentlest effective method, and repaint ferrous metals as needed to prevent corrosion.

Standards for Architectural Metals

4.3.1. Identify, retain, and preserve historic metal surfaces and details that contribute to the character of the building and the significance of the district as a whole, including roofing, flashing, casement windows, grilles, cornices, railings, hardware, fences, and gates.

4.3.2. Protect and maintain historic metal surfaces and details through a program of regular maintenance and using accepted preservation methods. Clean metal surfaces and details using the gentlest means possible.

4.3.3. Maintain a sound paint film or sealant on historically painted metal surfaces and details. It is inappropriate to paint previously unpainted, non-ferrous metals, which develop their own protective patina.

4.3.4. Repair historic metal surfaces and details using accepted preservation methods for patching, splicing, and reinforcing metals. Ensure that new metals and fasteners are compatible with the metal surface or detail and do not result in corrosion due to galvanic action.

4.3.5. If historic metal surfaces or details must be replaced due to deterioration, replace only the deteriorated surface or detail. Replace surfaces and details in-kind matching the original in material, size, shape, design, scale, color, and texture.

4.3.6. If a metal feature or detail is missing, replace it based on physical or documentary evidence only if the feature to be replaced coexisted with the features currently on the building. Replacement units or details should match the original in material, size, shape, design, scale, color, and texture.

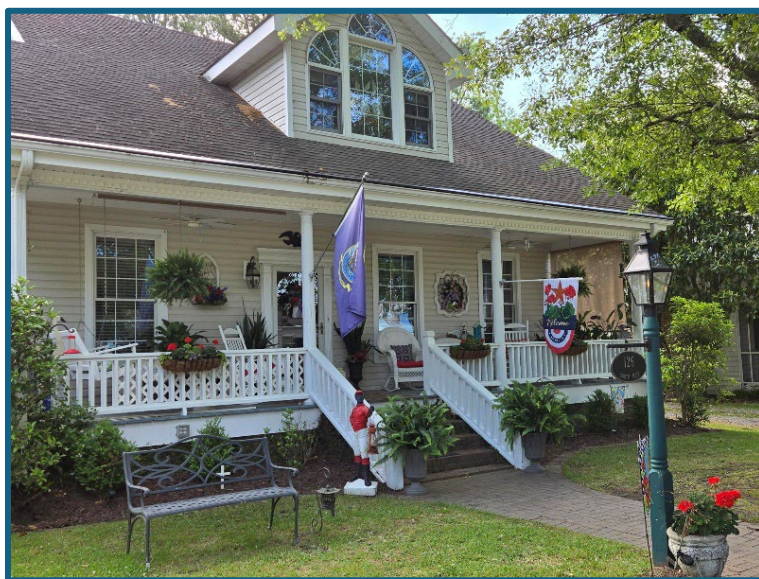
4.3.7. It is inappropriate to patch metal roofs or flashing with tar or asphalt products.

4.3.8. It is inappropriate to apply metal details or features that replicate a historic detail to a historic building without documentary evidence of their existence, as doing so would create a false sense of history. For more information, see the Standards for Paint and Color and the Standards for Roofs.

4.4 Paint and Color

Appropriate paint colors can enhance a building's architectural details. Likewise, monochromatic paint schemes can cover architectural detailing and inappropriate paint colors can detract from the character of the building and district. Paint analysis or documentary research can determine historic paint colors. However, if the original or historic color scheme is not the objective, an appropriate color scheme can be achieved with palettes available at the local paint store or on the internet.

Moisture, which causes wood to swell and paint to lose its adhesion, is the most common cause of paint failure and wood deterioration in historic buildings. Thus, it is important to maintain a sound paint film on wood or metal surfaces and to inspect for signs of discoloration, moisture damage, mildew, and dirt buildup, indicators of paint failures on wood and metal.



Properly Painted Walls, Porch

Tips for ensuring a sound and lasting paint film:

- Ensure that any underlying moisture issues have been resolved and that the site is properly drained.
- Clean painted surfaces and features using the gentlest effective method.
- Remove deteriorated and peeling paint layers, using the gentlest effective method, down to the first sound layer.
- Clean, dry, and properly prime exposed metal or wood surfaces to ensure proper adhesion of the new paint.
- Ensure that the paint and primer are compatible with the material being painted.
- Avoid painting in cold, damp, or extreme weather conditions and allow for adequate drying time between coats.

Standards for Paint and Color

- 4.4.1. Identify, retain, and preserve historically painted building surfaces and details with a sound paint film.
- 4.4.2. Protect and maintain historically painted building surfaces and details through a program of regular maintenance and using accepted preservation methods.
- 4.4.3. It is inappropriate to apply paint or other coatings to previously unpainted brick, stone, copper, bronze, or concrete surfaces and details.
- 4.4.4. When repainting, follow best practices for mitigating or removing lead-based paint.
- 4.4.5. Remove damaged or deteriorated paint on wood, metal, or masonry surfaces down to the next sound paint layer using the gentlest method possible, typically hand scraping and hand sanding, prior to repainting.
- 4.4.6. It is inappropriate to use destructive paint removal methods such as sandblasting, water blasting, power washing, or propane and butane torches on historic buildings or their surfaces.
- 4.4.7. It is inappropriate to remove paint on wooden surfaces to achieve a natural wood finish with staining unless the surface was originally stained.
- 4.4.8. It is inappropriate to replace historic wood siding with new wood to accomplish a smooth finish. If wood siding is damaged beyond repair, replace only the damaged portion and match the pattern and profile of existing siding as closely as possible.
- 4.4.9. Select colors appropriate to the architectural style and character of the district when planning a painting project.

4.5 Substitute Materials

Original materials may not always be available for restoration or new projects. For example, replacing wood windows with wood may be prohibitively expensive. Substitute materials, such as vinyl windows, will be considered on a case-by-case basis.

Standards for Substitute Materials

4.5.1. Identify, retain, and preserve historic materials that contribute to the character of the building and the significance of the district as a whole, including wood, metal, and masonry.

4.5.2. Protect and maintain historic materials, surfaces, and details through a program of regular maintenance and using accepted preservation methods. Clean surfaces and details using the gentlest means possible.

4.5.3. Repair historic materials and details using accepted preservation methods for patching, splicing, consolidating, and reinforcing.

4.5.4. If historic materials must be replaced due to deterioration, replace only the deteriorated surface or detail. Replace surfaces and details in-kind matching the original in material, size, shape, design, scale, color, and texture.

4.5.5. Consider substitute materials only if: a. the historic material is not available, b. skilled craftsmen capable of manipulating and installing the material are not available, c. there are inherent flaws in the material, d. modern building codes require a change in material, or e. rapid or repeated deterioration is reasonably expected. In these instances, the substitute material should replicate the original in size, shape, design, scale, color, and texture.

4.5.6. It is inappropriate to replace sound historic building materials with new materials to create a new or smooth appearance.

4.6.7 Newer materials such as vinyl, which have already been installed on houses in the district, may be replaced with the same or similar material as approved by the commission.



5. Exterior Changes

Section	Title
5.1	Roofs
5.2	Foundations and Walls
5.3	Windows and Doors
5.4	Porches and Entrances
5.5	Storefronts and Commercial Buildings
5.6	Utilities and Energy Efficiency
5.7	Accessibility and Public Safety

5.1 Roofs

Roof forms and materials vary greatly in the Bath Historic District with the variations indicative of the wide range of architectural styles and the lengthy period of development that occurred in Bath. Roof form can help identify a particular architectural style.

For example, low-hipped roofs are common on Greek Revival-style buildings while high, hipped roofs with multiple gables and turrets are defining features of the Queen Anne style. In the historic commercial area, the flat or low-sloped roofs are usually concealed by a brick parapet wall but may be visible on the secondary or rear elevations of the building.

The roofing material is also significant to the character of the building. In Bath, historic roofing materials include wood shake shingles, standing seam metal, metal shingles, decorative shingles, slate, asbestos shingles, and asphalt shingles. In the historic commercial area, roofs may be metal, modern membrane, or other “built-up” flat roofs. Each roofing project must be considered individually based on the building’s history and the historic as well as existing roofing material.



Preservation Best Practices

Roofs are the most important protection for historic buildings, the first line of defense against wind, rain, and sun. Roof failures can lead to the accelerated deterioration of both interior and exterior building materials - including masonry, wood, plaster, and paint - and can cause structural failure. Therefore, a sound roof must be maintained for the protection and ongoing preservation of historic structures. Gutters and downspouts are essential for diverting water from roofs and away from the exterior walls and foundation of the building.

Tips for the maintenance and preservation of roofs:

- Conduct routine inspections, especially after a storm or winter freezing, for signs of deterioration including moisture penetration, structural damage, corrosion, and paint failure.
- Ensure that roofs and gutters are free of debris and divert water properly.
- Maintain adequate flashing.
- Inspect wood, slate, asphalt, and tile roofs for loose, damaged, or missing shingles.
- Maintain a sound paint film on metal roofs.
- Ensure roof materials are adequately anchored to resist wind and water.

Despite careful maintenance, roofing materials occasionally become deteriorated beyond repair or sustain significant damage from high-wind events. While composition shingle, which has a lifespan of only 20-30 years, can be replaced without impacting the character of the building, wood, slate, and metal roofs are character-defining features and should be maintained or replicated whenever possible. Flat and low-sloped roofs on commercial buildings, because they are minimally visible, can be replaced with modern materials without impacting on the overall character of the district.

Existing metal roofs can be repaired by removing loose dirt and rust and repainting them with paint specifically formulated for metal surfaces.

Replacement metal roofs should replicate the pan width and profile of historic metal roofs.

Standards for Roofs

5.1.1. Identify, retain, and preserve historic roof forms, materials, and features that contribute to the character of the building or the district.

5.1.2. Protect and maintain historic roof forms, materials, and features through a program of regular maintenance and repair using accepted preservation methods.

5.1.3. If a portion of a historic roof is deteriorated beyond repair, replace in-kind only the damaged portion, matching the original in material, size, shape, design, profile, scale, color, and texture. It is not appropriate to replace historic wood, metal, or slate with asphalt shingles or a multi-rib metal roof.

5.1.4. Repair or replace deteriorated flat or low-sloped roofs on commercial buildings with new materials that are concealed behind existing parapets.

5.1.5. Repair or replace significant roof features including dormers, chimneys, turrets, spires, cupolas, and balustrades. It is inappropriate to damage, conceal, or remove significant roof features.

5.1.6. If a roof feature is missing, replace it based on physical or documentary evidence only if the feature to be replaced coexisted with the features currently on the building. Replacement units or

details should match the original in material, size, shape, design, profile, detail, scale, color, and texture.

5.1.7. Replace gutters and downspouts with materials that match the original. Paint downspouts and gutters (except copper) in a color appropriate to the building and historic district.

5.1.8. It is inappropriate to replace concealed, built-in gutter systems with modern exposed gutters.

5.1.9. Design new roof features to be compatible with the historic building and district. Install new roof features such as skylights, dormers, vents, or mechanical equipment in locations that are minimally visible from the public rights-of-way and that do not compromise the original roof design, materials, or elements, or the character of the building or district. Skylights visible from the public way are strongly discouraged. Curved plastic or bubble skylights will not be approved. Daytime and nighttime appearance (with interior illumination) will be considered.

5.1.10. The use of exposed tarpaper as a finished roofing material is not appropriate. The use of roofing tar or asphalt as valley flashing or for patching slate, wood, or metal roofing is also not appropriate.

5.1.11. Metal roofs should be standing seam. Corrugated metal and 5V10 tin roofing are **not** allowed.



5V Tin Roofing

5.2 Foundations and Walls

Bath has a wide variety of foundation and wall materials. Foundation types and materials can provide important information regarding the age of a building. For example, the use of rough-hewn or dry-laid stone for foundation and chimney bases was more common in early buildings.

Brick pier foundations were widely used throughout the nineteenth and mid-twentieth centuries. The late 1920s saw the use of concrete block and was very popular in the World War II-era. Further, early buildings rested on piers, allowing air and water to circulate under the building. By the early twentieth century, continuous brick foundations were common, and earlier foundations were infilled with brick or concrete block curtain walls.



Walls delineate the building envelope and define the building both horizontally and vertically. Additionally, additive and subtractive wings, bays, and other wall features are often characteristic of specific architectural styles. Variations in material add texture to individual buildings and character to the district as a whole. In historic commercial buildings, walls also often define the property lines. Like foundation materials, wall materials can provide information about a building's age and style. Wood clapboard or weatherboard has been used throughout Bath's history and is the predominant wall material.



Brick, long recognized for its durability and fire resistance, was common in Bath – e.g., St. Thomas Episcopal Church was constructed from brick.

NPS Preservation Brief:

Maintaining the Exterior of Small and Medium sized Historic Buildings

<https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm> Foundations and Walls (cont.)



Preservation Best Practices

The foundation of the building is the base on which the structure depends for its stability while the exterior walls, like the roof, provide defense from sun, wind, and rain. However, both are vulnerable to water infiltration, especially where they are near a downspout or where a wall intersects a roof, porch, or projecting/inset bay.

One inch of rain on 1,000 square feet of roofing, for example, will produce 600 gallons of water. This amount of water falling off the roof adjacent to a building foundation can lead to significant moisture issues including increased potential for mildew, coating failure, wood decay, foundation movement, termites, elevated interior moisture levels, and more.

While gutters and downspouts can help reduce this concern, downspouts may not extend far enough to fully mitigate the potential damage. Installing inexpensive downspout extensions or an in-ground drainage system to carry the rainwater at least ten feet away from the foundation can prevent long-term moisture issues.

For these reasons, foundations and walls must be carefully maintained. Tips for the maintenance and preservation of foundations and walls:

- Conduct routine inspections for signs of moisture damage, vegetation, fungal or insect infestation, erosion, and structural damage or settlement.
- Maintain adequate drainage around foundations and ensure that water does not collect on horizontal surfaces or decorative features or pond around building foundations.
- Ensure gutters and downspouts are properly secured and free of debris.
- Ensure porches and chimneys are properly secured.
- Clean walls and foundations as needed to remove heavy soiling or fungus.
- Maintain a sound paint film on wood, ferrous metals, and previously painted masonry.

Maintenance of damaged or deteriorated foundation or wall materials should follow accepted preservation methods for that specific material and replacement, if necessary, should be limited to the affected areas and accomplished only with materials that match the original in texture, pattern, scale, and detail.

The introduction or elimination of foundation or wall features, including vents, doors, windows, chimneys, or projecting bays can significantly compromise the architectural integrity of the building and should generally only be considered in locations that are minimally visible from the public rights-of-way.

Standards for Foundations & Walls

5.2.1. Identify, retain, and preserve character-defining walls, foundations, details, and materials—including wood, brick, masonry, stucco, metal, glass, shingles, terra cotta, and concrete—that contribute to the character of the building or the district.

5.2.2. Protect and maintain historic wall and foundation materials through a program of regular inspections and maintenance and using accepted preservation methods for the specific material.

5.2.3. Repair historic walls and foundations using accepted preservation methods for specific materials. It is inappropriate to remove significant wall or foundation features rather than repair them.

5.2.4. If a portion of a historic wall or foundation is deteriorated beyond repair, replace in-kind only the damaged portion, matching the original in material, size, shape, design, profile, scale, color, and texture.

5.2.5. If a historic wall or foundation surface or feature is missing, replace it based on physical or documentary evidence only if the feature to be replaced coexisted with the features currently on the building. Replacement materials or details should match the original in material, size, shape, design, profile, detail, scale, color, and texture.

5.2.6. Design new wall features to be compatible with the historic building and district. Install new windows, vents, balconies, chimneys, doors, and other wall features in locations that are minimally visible from the public rights-of-way and do not compromise the original wall design, materials, or elements, or the character of the building or district.

5.2.7. Design new foundation features to be compatible with the historic building and district. When possible, install new vents - including flood vents - and other openings in locations that are minimally visible from the public rights-of-way and do not compromise the original foundation design, materials, or elements.

5.2.8. It is inappropriate to cover historic wall and foundation materials with modern substitute materials.

5.2.9. It is inappropriate to apply wall and foundation details and features to a historic building without documentary evidence or to introduce details that create a false sense of history.

5.3 Windows and Doors

The window and door styles in the Bath Historic District are as varied as the architecture and often contribute to the architectural style of the building. For example, Craftsman-style buildings are characterized by multi-light-over-one double-hung wood sash windows. Doors can be identified in the same way. Double-leaf doors with two vertical panels on each are typical of the Greek Revival period. Additionally, windows and doors, like many other parts of the building, can date a building.

For example, 9/9 or 9/6 double-hung sash windows are prevalent during the Georgian and Federal periods of architecture while 2/2 double-hung sash are seen more during the last quarter of the nineteenth century. In addition, the features that accent windows and doors are also significant. These include but are not limited to—decorative brackets and hoods, muntins, moldings, shutters, dormers, blinds, panels, surrounds, sidelights, transoms, fanlights, and hardware.



Preservation Best Practices

Historic windows and doors and their decorative features are significant character-defining features that should be preserved. They are also functional parts of the building that allow for light, ventilation, and access to a building. As such, doors and windows have moving parts that require regular maintenance to keep them sound and functional.

Tips for the maintenance and preservation of doors and windows:

- Conduct routine inspections for signs of deterioration, moisture damage, deterioration, air or insect infiltration, paint failure, and corrosion.
- Maintain a sound paint film on wood and metal.
- Remove paint build up to facilitate the operation of doors and windows.
- Maintain proper glazing on windows to prevent air and water infiltration.
- Ensure proper drainage so that water does not enter around windows and doors.
- Install weather stripping and storm windows and doors to reduce air infiltration and increase energy efficiency.

Maintaining and repairing historic wood windows and doors to keep them operable and weathertight is generally more sustainable and cost effective over time than replacing them. Peeling paint, air infiltration, sticking sash, or broken panes are all repairable measures. Therefore, replacement should be limited to extensively deteriorated, broken, or missing elements and new doors and windows should match the originals in material, dimension, pane or panel configuration, and detail.

Changing the pattern and rhythm of window and door openings by adding, altering, or eliminating a window or door may significantly impact the character of the building or district. Therefore, changes

should be relegated to secondary or tertiary elevations as much as possible and replacements should never result in the reduction of the original size of the door or window opening.

NPS Preservation Brief: The Repair of Historic Wooden Windows

Windows <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Standards for Windows and Doors

5.3.1. Identify, retain, and preserve historic windows and doors as well as historic materials, details, and features of the windows and doors—including frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters—that contribute to the character of the building or the district.

5.3.2. Protect and maintain historic windows, doors, and their materials, details, and features through a program of regular inspections and maintenance and using accepted preservation methods for the specific material.

5.3.3. Repair historic windows and doors using accepted preservation methods for the specific material. It is inappropriate to remove significant windows, doors, or their details or features rather than repair them.

5.3.4. If a detail or feature of a window or door is deteriorated beyond repair, replace in-kind only the damaged portion, matching the original in material, size, shape, design, profile, scale, color, and texture.

5.3.5. If a window, door, or shutter must be replaced due to deterioration, replace in-kind, matching the original in material, size, shape, design, profile, and color.

5.3.6. If a window, door, or shutter is missing, replace it based on physical or documentary evidence only if the feature to be replaced coexisted with the features currently on the building. Replacement materials or details should match the original in material, size, shape, design, profile, detail, and color.

5.3.7. It is inappropriate to cover or remove historic windows or doors, or to replace them with modern, substitute materials.

5.3.8. It is inappropriate to replace windows or doors with smaller units that do not fill the entire opening.

5.3.9. It is inappropriate to apply details or features to a historic building without documentary evidence or to use details that create a false sense of history.

5.3.10. Install shutters to aid with energy efficiency and to provide additional storm protection only if the shutters are appropriately sized to the opening, are fully operable, and are stylistically appropriate. It is not appropriate to install shutters that are fixed in an open position.

5.3.11. Install awnings so that they do not obscure windows, doors, porches, or other character-defining features. Select an awning design based on historical profiles, styles, and shapes.

5.3.12. If new windows or doors must be installed, install them on secondary or tertiary elevations or in locations that are minimally visible from the public rights-of-way and do not compromise the design or materials of the historic building or the character of the building or district.

5.3.13. It is inappropriate to remove original glazing materials including glass, stained glass, textured glass, leaded glass, beveled glass, glass block, and tracery unless an accurate restoration necessitates its removal.

5.3.14. It is inappropriate to install snap-in muntins on historic windows.

5.3.15. It is inappropriate to replace clear glass or historic stained glass with tinted, textured, or opaque glass.

5.4 Porches and Entrances

Porches are significant character-defining features to the buildings they adorn; their form and materials directly related to both the architectural style of the building and the era in which it was constructed. Many Bath homes have porches, including double-tier, full-width porches; one-story partial- and full-width porches; and single-bay-wide entrances. Additionally, side- and rear porches, though generally less decorative than front porches, are part of the historic form of the building and alterations to them, especially those on corner lots, should be carefully considered.



Preservation Best Practices

Porches are an extension of the living space, providing a place for outdoor living, taking advantage of a summer breeze, or visiting with neighbors or passing pedestrians. Both porches and entrances also provide shelter from sun, wind, and rain. As such, they are especially susceptible to wear and water infiltration.

Tips for the maintenance and preservation of porches and entrances:

- Conduct routine inspections for signs of deterioration, moisture damage, structural damage or settlement, insect infiltration, paint failure, and corrosion.
- Ensure porch roofs and gutters are clear of debris and downspouts are working properly to keep water from collecting on horizontal surfaces or decorative elements.
- Ensure there is adequate drainage around foundations and steps and that steps and porch flooring slope away from the house.

- Maintain a sound paint film on wood and metal features and keep vertical wood joints properly caulked to minimize water and air infiltration.

Given the functional importance and architectural significance of porches and entrances, every effort should be made to retain and preserve their form, materials, and details.

However, constant exposure to sun, wind, and rain can cause inevitable deterioration. If any part of a porch or entrance is deteriorated beyond repair, only the affected portion/element should be replaced. Further, substitute materials should only be considered in locations where repeated and rapid deterioration is reasonably expected.

Standards for Porches and Entrances

5.4.1. Identify, retain, and preserve historic porches and entrances and their details, materials, and features—including columns, pilasters, piers, balustrades, brackets, soffits, ceilings, and flooring—that contribute to the character of the building or district.

5.4.2. Protect and maintain historic porches and entrances and their materials, details, and features through a program of regular inspections and maintenance and using accepted preservation methods for the specific material. Maintain a sound paint film on porch details and features.

5.4.3. Repair historic porches, entrances, their details and features, using accepted preservation methods for the specific material. It is inappropriate to remove significant porches, entrances, or their details or features rather than repair them.

5.4.4. If a detail, feature, or portion of the historic porch or entrance is deteriorated beyond repair, replace in-kind only the damaged portion, matching the original in material, size, shape, design, profile, scale, color, and texture.

5.4.5. If a porch or entrance feature or detail is missing, replace it based on physical or documentary evidence only if the feature to be replaced coexisted with the features currently on the building. Replacement materials or details should match the original in material, size, shape, scale, design, detail, texture, finish, and color.

5.4.6. Construct new porches and entrances, if necessary, on side or rear elevations. Select a design that is compatible with the historic building and district.

5.4.7. It is inappropriate to cover or remove a significant porch or entrance feature or to replace it with modern, substitute materials.

5.4.8. It is inappropriate to remove or enclose a porch or balcony on a primary elevation. If a porch on a secondary or tertiary elevation is to be enclosed, it is inappropriate to select a design that conceals or compromises historic details, features, or materials.

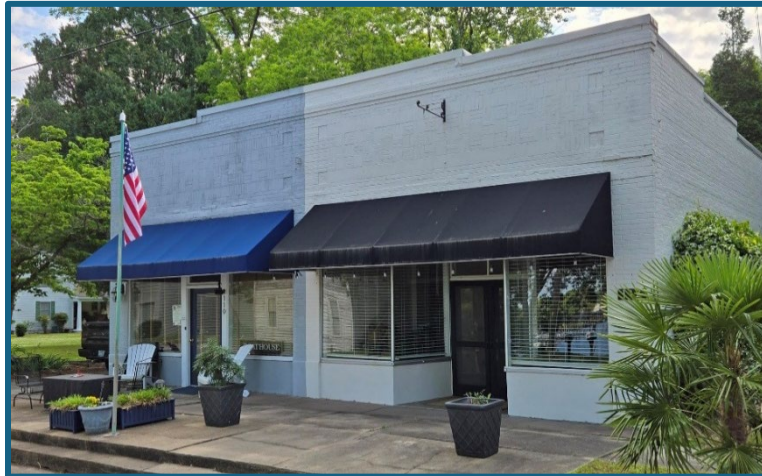
5.4.9. It is inappropriate to introduce new porches, entrances, or balconies on character-defining elevations or to apply features and details to a porch or balcony without documentary evidence or that will create a false sense of history.

5.5 Storefronts and Commercial Buildings

While most buildings in the Bath Historic District are historically residential in use, Bath's commercial area, which extends on South Main St. from Carteret St. to Craven St. is made up of several commercial buildings.

All are one or two stories tall with brick, stucco or wood walls, flat or low-sloped roofs behind parapets, and brick, stucco or wood, storefronts and details. Entrances are often inset, to provide shelter from sun, wind, and rain, and may be further sheltered by canopies or awnings.

If a commercial building is to be converted to residential use, check with the Town of Bath as this may require a zoning variance.



Preservation Best Practices

While storefronts evolved throughout the twentieth century to serve changing businesses, extant elements of historic storefronts can and should be maintained. Their high-traffic use requires maintenance and repairs like those of other entrances, windows, and doors.

Tips for the maintenance and preservation of storefronts and commercial buildings:

- Conduct routine inspections for signs of deterioration due to moisture damage, settlement or structural damage, insect or fungal infestation, corrosion, or paint failure.
- Clean storefronts using the gentlest means possible based on the material.
- Maintain a sound paint film on wood and metal elements.
- Protect wood joints from moisture by applying flexible sealants and caulking.
- Ensure that gutters, scuppers, and downspouts are free from debris and that there is adequate drainage, so water does not collect along the foundation or on flat, horizontal surfaces and decorative elements.
- Ensure that cracks, deteriorated mortar, settlement and missing masonry are repaired.
- Inset entrances flanked by display windows on brick bulkheads were decorative as well as practical, providing light to the interior and sheltering the entrance.
- Keep storefronts clear of vegetation and debris.

When considering additional changes to storefronts, it is important to consider the historic storefront, any changes that are at least fifty years old and may be historic in their own right, and what is appropriate for the building and the district as a whole. Removing a historic storefront or replacing its historic features with incompatible, contemporary materials significantly diminishes the architectural character of a commercial building and should be avoided.

The National Park Service Technical Preservation Services provides rehabilitation guidance, organized by topic, including information on storefronts, awnings, and signage for commercial buildings. <https://www.nps.gov/tps/how-to-preserve/by-topic.htm>
Scroll down to “Commercial Buildings.”

Standards for Storefronts and Commercial Buildings

5.5.1. Identify, retain, and preserve historic storefronts and their significant features including entrances, display windows, transoms, bulkheads, pilasters, columns, signs, awnings, upper-story windows, cornices, and details.

5.5.2. Protect and maintain historic storefronts and their materials, details, and features through a program of regular inspections and maintenance and using accepted preservation methods for the specific material. Maintain a sound paint film on wood, ferrous metal, and previously painted masonry details and features.

5.5.3. Protect, maintain, and repair masonry walls and details using accepted preservation methods.

5.5.4. Repair historic storefronts and upper stories and their significant features using accepted preservation methods. It is inappropriate to remove significant storefront materials, details, or features rather than repair them. It is inappropriate to replace historic building materials that are in sound condition with new or substitute materials.

5.5.5. If a portion of the historic storefront or commercial building is deteriorated beyond repair, replace in-kind only the damaged portion, matching the original in material, size, shape, design, profile, scale, color, and texture.

5.5.6. If an entire storefront or building surface, detail, or element must be replaced due to deterioration, replace only with materials that match the original in material, size, shape, design, profile, scale, color, and texture.

5.5.7. If a storefront or building surface, detail, or feature is missing, replace it based on physical or documentary evidence only if the feature to be replaced coexisted with the features currently on the building. Replacement materials or details should match the original in material, size, shape, design, profile, scale, color, and texture.

5.5.8. When possible, reopen covered or infilled glass transoms, display windows, or upper-story windows. If units are missing, install new transoms or windows based on existing details or documentary evidence.

5.5.9. When possible, remove late-twentieth century and early-twenty-first century replacement storefronts and restore storefronts to their historic configurations. Reconstruct storefronts based on historic photos or physical evidence. Storefronts must be compatible with the historic character of the building with design, proportion, profiles, and finish consistent with those of typical storefronts from the same era.

5.5.10. Install fabric or canvas awnings, where historically appropriate, so that they do not obscure windows, doors, or other character defining features. Select an awning design based on historical profiles, styles, and shapes. It is not appropriate to install pent roofs or plastic or metal awnings over commercial storefronts.

5.5.11. Install awnings, signage, and lighting by drilling through mortar joints rather than damaging the surface of the brick.

5.5.12. It is inappropriate to remove character-defining features or details of historic storefronts or to use contemporary substitute materials such as vinyl, aluminum, Masonite, and cementitious board to cover historic building materials.

5.5.13. It is inappropriate to replace clear display window glass with textured, tinted, stained, colored, or opaque glass. However, insulated glass may be installed within existing storefronts only if the dimensions of the existing framing can be maintained.

5.5.14. It is inappropriate to install display windows, entrances, or upper-level windows that do not fill the original openings.

5.5.15. It is inappropriate to apply architectural details and features to a historic storefront or commercial building without documentary evidence or that will create a false sense of history.

5.6 Utilities and Energy Efficiency

Energy efficiency, including warmth in winter and coolness in summer, is an important consideration for most property owners. Historic buildings, especially those constructed prior to the advent of central heating and air conditioning systems were designed to enhance energy efficiency by taking advantage of architectural elements and site features to heat and cool the house. Efficient features include operable windows and transoms arranged in patterns that provide cross-ventilation; awnings and overhanging eaves that shade window openings in summer and allow light and heat in winter; and shutters to protect from sun and storms. Outdoor living was accommodated by deep porches that provided a buffer from wind, sun, and rain. Finally, trees provide shade in the summer while allowing light and heat to penetrate them in the winter months.

As technology has changed the way we live it is important to maintain and preserve the integrity of historic buildings and materials while we update mechanical systems and utilities. New communication systems, upgraded mechanical systems, and contemporary energy efficient measures are important features to extend the life of Bath's historic buildings, but must not be installed at the expense of the character-defining features of the historic district.

Tips for maximizing the inherent efficiencies of historic buildings:

- Conduct routine inspections to ensure building is weathertight.
- Maintain historic shade trees.
- Maintain porches and ensure they are free from vegetation and water infiltration.
- Install storm windows rather than replacing historic windows.
- Install weather stripping on doors and windows.
- Install interior curtains or blinds to increase window insulation.
- Insulate attics and crawl spaces.
- Upgrade mechanical systems.

Standards for Utilities and Energy Efficiency

5.6.1. Maintain and preserve historic energy efficient features including windows, shutters, awnings, porches, and trees.

5.6.2. Introduce energy efficient features such as operable shutters, storm windows, and awnings when appropriate.

5.6.3. Introduce storm windows that do not obscure the character-defining features of the window. If the window is a double-hung window, install a storm window with a divider that matches the existing sash. When possible, install narrow profile storm windows finished in a color that is in keeping with the character of the building and district. Install the storm window in a manner that does not damage the existing window or frame.

5.6.4. Install storm doors that are full-light to allow clear visibility of character-defining elements or follow the pattern of the door panels. When possible, finish the storm door in a color or stain similar to, or compatible with, the existing door. Install the storm door in a manner that does not damage the existing door or frame.

5.6.5. Replace deteriorated or missing shutters with shutters that matches the original in size, shape, design, scale, color, craftsmanship, and material. Shutters should be operable.

5.6.6. Install fabric awnings, where historically appropriate, over windows, doors, storefronts, or porch openings in a manner that does not damage the existing window, door, or frame.

5.6.7. Install new mechanical systems in inconspicuous areas and in a way that does not damage the existing materials, features, and details of the building and site. Ensure that new equipment can be removed without damage to the historic roofing and wall materials.

5.6.8. When possible, install solar panels on secondary or tertiary elevations where they are minimally visible from the public rights-of-way. Mount panels flush with the roof and hold them back from roof ridges and edges to maintain the visible form of the roof. A minimum of two (2) feet of roof surface should be visible surrounding the array. Framing, piping and insulation, etc. should match the roof surface. Piping should be concealed from view.

5.6.9. Locate mechanical equipment in the least obtrusive place possible, preferably on tertiary elevations and screened from view by plantings appropriate to the property. It is inappropriate for mechanical equipment to be visible from the street. In commercial buildings consider installing mechanical units at the rear portion of the rooftop.

5.6.10. It is inappropriate to locate antennas, satellite dishes, solar collectors, ventilators, or other mechanical equipment on rooftops that are visible from the street. Place satellite dishes and large-scale antennas on the rear of the property and appropriately screen them from view.

5.6.11. Public utilities should consider underground utility lines. However, care should be used during trenching to protect landscape features and archaeological resources.

NPS Preservation Brief: Improving Energy Efficiency in Historic Buildings

<https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

5.7 Accessibility and Public Safety

In 1990, the Americans with Disabilities Act (ADA) was passed requiring that public buildings, whether commercial or institutional in use, meet certain standards for life safety and accessibility. This important act enables everyone to enjoy historic buildings important to North Carolina's history. Creating accessible space while maintaining the significant features of the building and site can be challenging and requires careful planning.

Character-defining features that should be considered when planning accessibility include site, topography, plantings, building, materials, walls, entrances, porches, walkways, and driveways. Public safety is also an important consideration. Providing adequate fire exits is especially important in commercial buildings or residential buildings rehabilitated for commercial use.

The following should be considered when planning alterations to improve accessibility and life safety:

- Conduct routine inspections of existing features.
- Identify and evaluate the character-defining features of the property and site.
- Review potential impacts to character-defining features.
- Ensure that changes are easily reversible or will not impact character-defining features.
- Maintain historic doors and reverse swings, replace door hardware, or install automatic openers rather than replace the doors.
- Install a bevel on thresholds or modestly slope a recessed entrance rather than replacing door frames and thresholds.
- Carefully site and design ramps, lifts, fire stairs, and elevator towers to minimize their impact.
- Consider temporary solutions to meet short-term accessibility needs.

Careful planning and professional consultation can ensure a successful project. The State Historic Preservation Office, Bath Planning Department, local disability groups, architects, and the ADA Accessibility Standards can offer valuable assistance during the planning phase and throughout the project. While the plan must also be in accordance with the North Carolina State Building Code, both the ADA and the Building Code can offer flexibility in regard to historic buildings.

NPS Preservation Brief: Making Historic Properties Accessible

<https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Standards for Accessibility and Public Safety

5.7.1. Preserve and maintain character-defining site features and building elements whenever possible.

5.7.2. Design and construct ramps, lifts, fire stairs, and elevator towers with materials and design elements that are compatible with the material, scale, proportion, finish, and character of the historic building, site, and district.

5.7.3. Whenever possible, locate ramps and lifts in areas that are sensitive to the integrity of the building and site.

5.7.4. Design and construct accessibility modifications to ensure they are easily reversible and do not compromise the original design or materials of a historic entrance or porch.

5.7.5. Use compatible plantings and features to screen ramps and lifts from the street.

5.7.6. Locate elevator towers, fire escapes, fire doors, and secondary entrances on the least character-defining portion of the building, preferably on secondary or tertiary elevations. These should not be in public view.

5.7.7. Install simple metal railings where needed or select materials and designs for handrails and rails that are compatible with similar elements on the property or in the district.

5.7.8. Install security lighting in a manner that does not impede adjacent properties using fixtures that maintain the character of the district.

5.7.9. Consult with safety and building code officials, the Planning Staff, the SHPO, and disability groups to develop an effective yet sensitive accessibility plan.

NPS Preservation Briefs:

Roofing for Historic Buildings <https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

The Repair and Replacement of Historic Wooden Shingle Roofs

<https://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

The Repair, Replacement, and Maintenance of Historic Slate Roofs

<https://www.nps.gov/tps/how-to-preserve/briefs/29-slate-roofs.htm>

6. Additions

Section	Title
6.1	Residential Additions
6.2	Decks and Patios
6.3	Commercial Additions

6.1 Residential Additions

Historic houses may be enlarged and adapted to meet the changing needs of their occupants, including changes in use, improvements in building technology, and shifting family and social structures. These changes illustrate the evolution of the building and are important in interpreting both the history of the building and the cultural and architectural development of the district. Additions that are over fifty years old are also considered historic and should be preserved and considered when planning an addition to a historic property.

In most cases additions can be designed and constructed without compromising the integrity of the historic building or the historic district. Further, carefully designed and sited additions can even enhance the historic district. Additions should be sited in locations that preserve the historic relationships between the building, the site, adjacent buildings, and the public rights-of-way. This is most often achieved by locating additions on tertiary elevations and inseting additions from the exterior corners of the existing building. The design of additions should be subordinate to the historic building in size and scale and compatible with, but differentiated from, the historic building in material and detail.

Successful additions are those that are subordinate in size and scale to the historic house.



Additions can be further differentiated by being inset from the rear corner of the historic building and utilizing a corner board or change in material to break up the visual size of the addition.

Standards for Residential Additions

6.1.1. Site additions on secondary or tertiary elevations, typically the rear elevation of the historic building, where they are minimally visible from the public rights-of-way and where their construction will not detract from the historic character of the site or district. Consider the impact from all public rights-of-way when constructing additions on corner lots or waterfront properties.

6.1.2. Locate and design residential additions so they do not destroy, damage, or obscure historic materials, details, and other character-defining features of the historic building or site - including porches, projecting bays or wings, historic garages or accessory buildings, topography, plantings, trees, or significant views and vistas.

6.1.3. Design and construct residential additions in a smaller scale than the historic building so that they do not diminish or visually overpower the building.

- a. Match the foundation height, style, and materials of the addition to the existing building.
- b. Differentiate the addition from the wall plane of the existing building and preserve existing corner boards and trim by inseting the wall of the addition and/or utilizing a hyphen or other small- scale transitional element to connect the addition to the existing building.
- c. Maintain the roof pitch and ridgeline of the existing building by designing roof ridges for additions to be secondary to (lower than) those of the main structure.
- d. Utilize similar roof forms and pitches for additions and, when possible, align the height of the eave line of the addition with the eave line of the existing building.

6.1.4. Design and construct residential additions to be structurally self-supporting to minimize structural or material damage to the historic building and to ensure that they can be removed in the future without causing damage to the historic building.

6.1.5. Design and construct residential additions to be compatible with the historic building in regard to mass, form, materials, finish, and color.

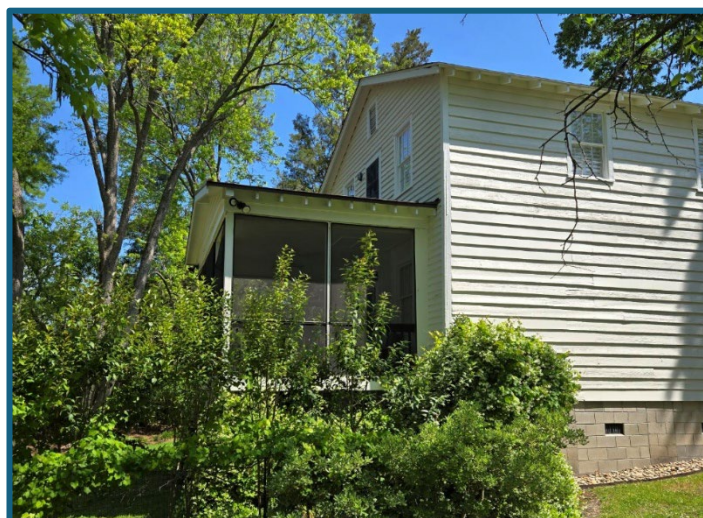
- a. Extend the architectural hierarchy of architectural details to the addition, by incorporating materials and architectural details derived from the historic building, but simplified in scale, material, and detail.
- b. Design additions so that the configuration, placement, materials, and overall proportion of windows and doors are compatible with those of the historic building.
- c. Select building materials—including wood, cementitious board, brick, stucco, glass, metal, and composite shingles—that are consistent with the original in regard to integrity, longevity, and appearance - including scale, pattern, detail, texture, finish, and composition.
- d. Select exterior colors that are compatible with the building materials and paint colors.

6.1.6. Maintain and protect significant site features and adjacent buildings and structures from damage during, or because of construction or related site work.

6.2 Decks and Patios

Historically, the connection between indoor and outdoor living spaces was provided by front and side porches, reinforcing the connection between the residents and their surrounding community. However, by the mid-twentieth century, as family living turned inward and toward the privacy of the rear yard, decks and patios became more common.

Easier to construct and less visually intrusive than new porches, decks and patios don't require the framing necessary to support roofs or walls. However, careful attention must still be paid to their location, design, and construction to minimize their impact on the historic building and the district. Decks and patios should be located in inconspicuous locations, typically at the rear of building, and inset from the building corners and screened with vegetation to further reduce their visibility from the public rights-of-way. They should be designed as contemporary features with materials, scale, color, and details that complement the architecture of the house, but should incorporate simple railings and details rather than try to mimic historic porches.



The longevity of new decks can be extended by using decay-resistant woods – including cypress or redwood – or pressure-treated woods. Further, non-toxic preservatives, paints, and stains can be used to prolong the life of the wood components while offering colors and finishes that may be more compatible with the historic building than unfinished wood decks.

Standards for Decks and Patios

6.2.1. Site decks and patios on secondary or tertiary elevations where they are minimally visible from the public rights-of-way and where their construction will not detract from the historic character of the site or district.

6.2.2. Locate decks and patios so they do not destroy, damage, or obscure historic materials, details, and other character defining features of the historic building or site—including porches, projecting bays or wings, historic garages or accessory buildings. When possible, incorporate existing topography and site features, such as mature trees.

6.2.3. Retain and preserve historic building materials and trim. Minimize the visual impact of decks and patios by designing them to be inset from the building's corners.

6.2.4. Design decks to align with the first-floor level of the building and construct them to be structurally self-supporting to minimize structural or material damage to the historic building and to ensure that they are removable in the future.

6.2.5. Design and detail decks and any related steps and railings to be deferential to, but compatible with the historic building in scale, material, configuration, and proportion.

- a. Use decking materials—including wood and composite wood—that are compatible with the scale, pattern, color, and detail of buildings in the historic district.
- b. Paint or stain decks in colors that are compatible with the historic structure and district.
- c. Avoid replicating historic porch posts and railings for contemporary, uncovered decks.

6.2.6. Consider designing deck piers and foundation infill to relate to the house in the same way that a porch would. Screen the structural framing of decks with foundation plantings, lattice, or other compatible screening materials.

6.2.7. Retain a planting strip between patios and building foundations to allow for proper drainage. Use paving materials—including gravel, brick, crushed shell, concrete pavers, permeable pavers, or poured concrete—that are compatible with the scale, pattern, color, and detail of paved surfaces in the historic district.

6.2.8. Maintain and protect significant site features and adjacent buildings and structures from damage during, or because of deck- or patio-related site work or construction.

6.3 Commercial Additions

The commercial buildings in downtown Bath are one or two stories in height and this modest pedestrian scale should be reflected in the height and massing of additions, which should never overpower or compromise the integrity of the historic building or site. The impact of an addition to a commercial building can be significantly diminished through appropriate siting and design.

Locating an addition on the rear elevation, within the interior of a block, is the easiest way to minimize its visual impact from the street. In these locations, an addition may even be higher than the original building if design details are utilized that reduce the perceived building height and mass—including step backs, fenestration, bay patterns, and material selection. Rooftop additions should be similarly located near the rear of the building, to minimize their visibility from the street.

Generally, setting additions back from the street and designing them to be deferential in volume and height will keep them from overpowering the adjacent historic buildings. For additions that front on

the street, either as side- or upper-level additions, it is especially important that they do not interrupt the facade continuity of a block. Building width, height, and setbacks as well as the pattern of the building-wall line should be consistent with nearby buildings, especially those within the same block.

Finally, an addition constructed adjacent to a historic building may be designed and perceived as a separate building. In that case, the proposed design that should follow the Standards for Commercial Additions.

Standards for Commercial Additions

6.3.1. If possible, site additions on tertiary elevations where they are minimally visible from the public rights-of-way and where their construction will not detract from the historic character of the site or district. Consider the impact from all public rights-of-way when constructing additions on corner lots.

6.3.2. Locate and design commercial additions so they do not destroy, damage, or obscure historic materials, details, and other character-defining features of the historic building or site - including cornices, historic windows and doors, or significant views and vistas.

6.3.3. Design and scale commercial additions to be consistent with the height and width of the existing historic building. Additions should be smaller in scale in order to not diminish or visually overpower the historic building.

- a) Accommodate additional height on side or rear additions by articulating the proportions to reduce the perceived building height and mass. Consider higher rooflines that step back from the façade.
- b) Utilize similar roof forms and pitches for additions and, when possible, align the interior floor levels, and thus the associated windows and doors, with the historic building.

6.3.4. Design and detail commercial additions so that the pedestrian experience of the district is retained and so that they do not diminish or visually overpower the historic building.

- a) Differentiate additions from the historic building by varying the material or masonry pattern, setting the addition back from the front property line, utilizing a lower roofline, or otherwise incorporating a visual break in the mass of the building.
- b) Design small-scale rooftop additions to be compatible and proportional, such that the massing and placement minimizes their visibility from the public rights-of-way and maintains the pedestrian experience of the district. Generally, set back any rooftop additions - including roofs and railings associated with rooftop decks and terraces - so that they are minimally visible from the public rights-of-way and so that the original building height and façade, as seen from the street, are clearly distinguishable.

6.3.5. Design and construct commercial additions to be structurally self-supporting to minimize structural or material damage to the historic building and to ensure that they can be removed in the future without causing damage to the historic building.

6.3.6. Design and construct commercial additions to be contemporary in design yet compatible with the historic building regarding mass, form, materials, finish, and color.

- a) Extend the architectural hierarchy of architectural details to the addition, by incorporating materials and architectural details derived from the historic building—including cornice lines, belt courses, and fenestration bands - but simplified in scale, material, and detail.
- b) Design additions so that the configuration, placement, materials, and overall proportion of windows and doors are compatible with those of the historic building.
- c) Select building materials—including wood, cementitious board, brick, stucco, and glass—that are consistent with the original regarding integrity, longevity, and appearance—including scale, pattern, detail, texture, finish, composition, and color.

6.3.7. Maintain and protect significant site features and adjacent buildings and structures from damage during, or because of construction or related site work.

7. New Construction

Section	Title
7.1	New Residential Construction
7.2	New Outbuilding Construction
7.3	New Commercial Construction

7.1 New Residential Construction

Bath's architectural heritage is a living continuum and articulates the continued development of the town since its founding. New construction can be successful in the historic district provided the design is compatible with the character of the historic district. See Chapter 2 – Bath's History and Architecture for a basic overview of the district and its special character.

If the proposed siting and design reflect an understanding of, and compatibility with the special character of the district, new construction can enhance the district by filling in "gaps" in historic fabric. However, special attention must be paid to ensure that the setbacks, spacing, and orientation are consistent with surrounding residential buildings and that the scale, height, form, and massing of the proposed new construction is compatible with nearby residential buildings.

Consult with the Commission and the Town Staff in the early planning phases of a new construction project.



Standards for New Residential Construction

7.1.1. Site new residential buildings to maintain the same or similar setbacks, spacing, and orientation as the other residential properties within the historic district and in locations where their construction will not detract from the historic character of the site or district.

7.1.2. Locate new residential buildings to incorporate existing topography and site features - including mature trees when possible - and so they not obscure significant views and vistas. Consider the impact to all public rights-of-way when designing projects on waterfront or corner lots.

7.1.3. Design new residential buildings to be compatible with the height, scale, massing, proportion, and roof shape of surrounding residential buildings within the district and so they do not diminish or visually overpower nearby historic buildings.

- a) Limit the height of new buildings to within the range of historic building heights in the immediate surroundings and to be no taller than the tallest building on the block of the same type. Reduce the perceived height of taller buildings by setting them back on the site, aligned with deeper setbacks found on the block.
- b) Design the facade to be compatible with the proportion of facades on surrounding historic buildings (for example, if most houses have a horizontal expression, do not introduce a house with dominant vertical proportions).
- c) Reinforce the rhythm and continuity of the streetscape by aligning the main floor level with that of other houses on the block and incorporating porches where porches are common on the block.
- d) Utilize roofs and pitches that are found in the district and are consistent with the form and style of the building.

7.1.4. Design and construct new residential buildings that are compatible with the scale, pattern, detail, finish, composition, and color of historic buildings in the historic district.

- a) Design buildings so that the configuration, placement, materials, size, and overall proportion of windows and doors are compatible with those of nearby historic buildings.
- b) If desired, incorporate materials and architectural details derived from nearby historic building, but simplified in scale, material, and detail.
- c) Utilize building materials - including wood, cementitious board, brick, stucco, glass, metal, and composite shingle—that are consistent with historic buildings regarding integrity, longevity, and appearance - including scale, pattern, detail, texture, finish, and composition.
- d) Select exterior colors that are compatible with the color of historic buildings in the historic district.

7.1.5. Maintain and protect significant site features and adjacent buildings and structures from damage during, or because of construction or related site work.

7.2 New Outbuilding Construction

The location, size, scale, materials, architectural style, and use of garages and accessory buildings in the Bath Historic District varies greatly and is illustrative of the evolving transportation, storage, and lifestyle needs of district residents.

As with any new construction, a new garage, carport, or accessory building that is sensitively sited, appropriately scaled, and carefully designed to complement the architectural style of the house and the historic context of the streetscape can enhance the overall character of a district. New garages, carports, and accessory buildings should always reinforce the siting and pattern of historic outbuildings in relationship to the primary building on the site, neighboring buildings, and the public rights-of-way.

This is generally achieved by locating them behind the primary structure. The scale, building and roof form, and overall size of new garages, carports, or accessory buildings must be related to, and remain secondary to, that of the primary building on the site. While secondary to the house in terms of size and scale, garages, carports, and accessory structures often have similar architectural details and materials and warrant the same attention to design that would be given to a primary building. Prefabricated sheds may be an option within the historic district, if they are constructed with traditional materials and their roof pitch reflects that of the primary structure on the site.



Standards for New Outbuilding Construction

7.2.1. Site new outbuildings to maintain the same or similar setbacks, spacing, and orientation as the other outbuildings within the historic district and in locations where their construction will not detract from the historic character of the site or district.

7.2.2. Locate new outbuildings in traditional locations, typically in secondary or tertiary yards where they are minimally visible from the street and do not obscure the primary building or significant district views and vistas. Whenever possible, preserve existing topography and site features—including mature trees. Consider the impact to all public rights-of-way when building on waterfront or corner lots.

7.2.3. Design new outbuildings to be compatible with the height, scale, massing, proportion, and roof shape of other outbuildings within the district and so that they do not visually overpower the primary building on this or adjacent sites.

- a) Garages, carports, and accessory buildings should be compatible with, but secondary to, the primary building in size, scale, and building and roof form.
- b) Limit the height of new outbuildings to one-and-a-half stories. Reduce the perceived height of taller outbuildings by locating them as far to the rear of the site as possible.
- c) Design and construct new outbuildings to be in proportion to other outbuildings of the type within the district.

7.2.4. Design and construct new outbuildings that are compatible with the scale, pattern, detail, finish, composition, and color of historic outbuildings in the historic district.

- a) Design buildings so that the configuration, placement, materials, size, and overall proportion of windows and doors are compatible with those of nearby historic buildings.
- b) If desired, incorporate materials and architectural details derived from the primary building on the site, but simplified in scale, material, and detail.
- c) Utilize building materials—including wood, cementitious board, brick, stucco, glass, metal, and composite shingle—that are consistent with historic outbuildings in regard to integrity, longevity, and appearance—including scale, pattern, detail, texture, finish, and composition.
- d) Select exterior colors that are compatible with the building materials and paint colors of the primary building.

7.2.5. If it is necessary to replace a historic outbuilding, the new design should be based on documentary evidence of the original outbuilding, or erect a new building similar in design, form, scale, size, materials, and detail as other buildings in the district.

7.2.6. Introduce new prefabricated outbuildings into the district if they are similar in size, form, scale, materials, and details to other outbuildings in the district. Prefabricated outbuildings that are visible from the public rights-of-way must:

- a) Utilize wood or composite wood siding. Plywood and metal sheathing are not appropriate within the historic district.
- b) Utilize a roof pitch that mimics that of the main structure. Gambrel-roofed outbuildings are not appropriate within the historic district.

c) Utilize traditional roofing materials such as composite shingle.

7.2.7. Screen new outbuildings with vegetation to minimize their visual impact.

7.2.8. Maintain and protect significant site features and adjacent buildings and structures from damage during, or because of construction or related site work.

7.3 New Commercial Construction

Bath's commercial district includes several one- and two-story commercial buildings. New commercial buildings must be designed to be consistent with the scale, height, form, and massing of nearby commercial buildings within the district, so that they do not detract from the commercial rhythm of the streetscape. Respecting the existing characteristics of the commercial area is more important than replicating any specific architectural styles. The result is new construction that enhances the district, especially when erected on vacant lots where the presence of a new building serves to fill in a "gap" in the streetscape.

Consult with the Commission and the Planning Staff in the early planning phases of a new construction project.



Standards for New Commercial Construction

7.3.1. Site new commercial buildings to maintain the same or similar setback, spacing, and orientation as the other commercial properties within the historic district and in locations where their construction will not detract from the historic character of the site or district.

7.3.2. Locate new commercial buildings so they do not obscure significant views and vistas.

7.3.3. Design and scale new commercial buildings to be compatible with the height, scale, massing, proportion, and roof shape of surrounding commercial buildings and so they do not diminish or visually overpower nearby historic buildings.

- a) Limit the height of new mid-block buildings to within the range of historic building heights on the block. Reduce the perceived height of taller buildings by utilizing different materials above the first-floor level and/or stepping back the building above the second-floor level.
- b) Reduce the visual width of new facades and reinforce the rhythm of the streetscape by designing breaks in the façade that align with the width of nearby historic buildings.
- c) Align floor levels and cornice lines with adjacent buildings to reinforce the continuity of the streetscape.
- d) Utilize low-sloped roofs, concealed by parapets, as is typical in the commercial area.

7.3.4. Design and detail new commercial buildings so that the pedestrian experience of the district is retained.

- a) Include a prominent ground-level entrance on the façade and incorporate first-floor windows in lieu of wide expanses of solid walls.
- b) Consider a change in material or texture above the first-floor level to reinforce the street-level base and pedestrian character.

7.3.5. Design and construct new commercial buildings to be compatible with nearby historic buildings regarding mass, form, materials, and details.

- a) Integrate the building into the streetscape and district by utilizing commercial forms and details and by referencing architectural details found on nearby historic commercial buildings—including cornice lines, belt courses, and fenestration bands—that are simplified in scale, material, and detail.
- b) Design buildings so that the configuration, placement, materials, size, and overall proportion of windows and doors are compatible with those of the historic building.
- c) Utilize building materials—including wood, cementitious board, brick, stucco, and glass—that are consistent with historic commercial buildings regarding integrity, longevity, and appearance—including scale, pattern, detail, texture, finish, composition, and color.

7.3.6. Maintain and protect significant site features and adjacent buildings and structures from damage during, or because of construction or related site work.

8. Building Relocation & Demolition

Section	Title
8.1	Building Relocation
8.2	Building Demolition
8.3	Demolition by Neglect

8.1 Building Relocation

The historic district, as a collection of buildings and sites, tells the development story of Bath. Each individual building and site constitute a piece of Bath's larger story and the significance of individual buildings within the district is partially derived from their site, and their location within the district.

When buildings are relocated it not only destroys the historic context and locational integrity of the specific building but impacts the integrity of the setting and the significance of the district as a whole. Finally, moving buildings is complicated, time-consuming, and expensive.

For these reasons, relocating historic buildings should only be considered as a last resort, typically to save a property from demolition, and only after all other alternatives have been carefully examined. If it is necessary to move a building within the Bath Historic District, the building should remain in the district and as close to its original location as possible, therefore maintaining its historic context.

Regardless of the location, the selected site should allow for the moved building (or buildings) to be placed with spacing, setback and lot coverage, orientation, and landscaping that are both similar to the original location and compatible with surround structures.

This includes replicating the grade of the site, constructing a foundation of similar height, and reconstructing significant site features if they contribute to the historic context of the building. Finally, as with new construction, the building being moved should be compatible with the scale, mass, orientation, and height of existing adjacent buildings at the new site.

Careful planning is essential in relocating a property. Contact the State Historic Office and/or Historic North Carolina for advice and assistance regarding moving buildings. Identify a qualified and experienced house mover, who can minimize damage to the structure during the move, and coordinate with utility companies and the Town of Bath when planning a route for the move. Whenever possible, buildings should be moved as a single unit and not sectioned or disassembled.

A COA is required from the Bath Historic Commission to relocate a property within the district or to move a building into the district.

Standards for Building Relocation

8.1.1 Maintain and preserve historic buildings in their original locations whenever possible. Consider relocation only when all other alternatives have been exhausted.

8.1.2 Prior to relocation, undertake a professional structural assessment to ensure that the building is structurally sound enough to be moved.

8.1.3 Prior to relocation, document the building in its original location through digital photographs, site plans, and/or other graphic and written statements. Submit a copy of the documentation to the Town of Bath and the State Historic Office.

8.1.4 Select a site with similar qualities—including setting, geographical location, and historical association - as the original location. Whenever possible, the building should remain within the Town of Bath and within the Bath Historic District.

8.1.5 Protect significant site features—including other buildings and structures, man-made features, archaeological resources, mature trees and plantings, topography, and other natural features - on the original site, along the relocation route, and on the new site before, during, and after the move.

8.1.6 Protect the building and its significant architectural features before, during, and after the move.

- a) Work with a professional, experienced house-moving contractor.
- b) Take all necessary precautions to prevent damage to the structure during the moving process by adding bracing and strapping and by temporarily infilling door and window openings for structural rigidity.
- c) Secure the building from the weather and other environmental hazards as well as vandalism.
- d) Coordinate with Town Staff and local utilities when planning a route for the move.

8.1.7 Site the building in a position similar to its historic orientation and maintain its relationship with the street through a similar setback. The location of the new site and a site plan—including information for proposed site features, plantings, driveways, parking, accessory buildings, and lighting - must be submitted as part of the COA application prior to moving the building.

8.1.8 Submit a COA application with a site plan for the post-removal site stabilization. Clear the site of debris and implement the approved site plan promptly after the relocation.

8.2 Building Demolition

Demolition is an irreversible action that results in a permanent loss of historic resources that contribute to the material integrity and historic character of the Bath Historic District. Removing the resources removes the opportunity to share its history with future generations. Each building contributes to the collective significance of the entire district and the demolition of a single historic building can negatively impact the context and setting of the adjacent buildings and the district as a whole.

In addition, vacant lots are unsightly and create voids in the cohesive streetscape that characterizes the historic district. Thus, demolition is never congruous with the character and qualities of the Bath

Historic District and should only be considered after all possible alternatives have been exhausted. Finally, demolition is inherently unsustainable, resulting in both a loss of embodied energy and an increase of building material sent to local landfills.

An application for a COA authorizing the demolition of a building or structure within the historic district may not be denied unless the building is determined to have Statewide Significance. However, the commission can delay demolition for a period up to three hundred and sixty-five (365) days. The intent of the delay is to ensure that adequate time is provided to fully explore ways to save the threatened property. Property owners are encouraged to work with the Commission in identifying viable alternatives. Additionally, buildings not in use should be stabilized and weatherized to preserve them throughout the process.

In reviewing a COA for building demolition, the Commission will consider the contribution of the building or site to the historic district.

Demolition should only be considered as a last resort, for buildings that are too damaged or deteriorated to be successfully rehabilitated. When possible, materials should be salvaged for reuse.

- What is the condition of the building? Could it be adapted to suit the owner's purposes?
- Could the property be sold to someone willing to use the existing building?
- Could the building be moved to another location?
- Is there a proposed, compatible use for the site after the demolition?

Finally, if the building proposed for demolition is determined to have Statewide Significance - generally defined as individually eligible for the National Register of Historic Places with significance at the state or national level - the commission may deny the COA.

Standards for Building Demolition

8.2.1 Maintain and preserve historic buildings whenever possible. Consider demolition only when all other alternatives for rehabilitation or relocation have been exhausted.

8.2.2 Prior to demolition, document the building through digital photographs, including photos of interiors, exteriors, architectural elements, and streetscapes to contextualize the setting. When possible, record the building through site plans, building drawings, and/or other graphic and written statements. Submit a copy of the documentation to the Town of Bath and the State Historic Office.

8.2.3 Prior to demolition, work with the Commission and other interested parties to salvage usable architectural materials and features—including wood flooring, doors, windows, brick and stone, trim, mantels, stair rails and newel posts, and other decorative features.

8.2.4 Submit a site stabilization and/or development plan with the COA application for demolition.

8.2.5 Protect adjacent buildings, structures, and significant site features during the demolition.

8.2.6 Protect in place any known or newly discovered archaeological resources from damage during, or because of demolition. Report any archaeological findings to the Town of Bath or Office of State Archaeology immediately.

8.2.7 Clear, stabilize, and develop the site promptly after demolition according to the COA approved by the Commission.

8.2.8 Maintain a secure site during the demolition and redevelopment process.

8.3 Demolition by Neglect

Demolition by Neglect is a situation in which a property owner or others having legal possession, custody or control of a property, allow the condition of a property located in the town's Historic District to suffer such deterioration, potentially beyond the point of repair, as to threaten the structural integrity of the structure or its relevant architectural detail to a degree that the structure and its character may potentially be lost to current and future generations. The Standards that follow are designed to avoid the above situation.

Regular maintenance of exterior building features—as outlined in the sections for Wood, Masonry, Architectural Metals, and Paint & Color—protects the architectural characteristics of the building, but also the structural members of a building that keep it in usable form. Deferred maintenance leads to deterioration which, over prolonged periods, can cause irreversible damage to a building and lead to its eventual demolition. Thus, property owners within the Bath Historic District are responsible for the care and maintenance of their buildings and the Historic of exterior features from decay, deterioration, and structural defects including the following:

- Deterioration of exterior walls, foundations, flooring, parapet walls, roofs, beams, chimneys and either horizontal or vertical load bearing supports that causes leaning, sagging, splitting, listing or buckling.
- Ineffective waterproofing of exterior walls, roofs and foundations, including broken windows/doors, failed paint, leaking roofing, decayed brickwork, or failed siding materials.
- Rotting, holes, and other forms of decay.
- Damages caused by flooding, fire, or other calamities.

Covering door and window openings with plywood can help to weatherize buildings that are unoccupied but is not a long-term solution as it can obscure deterioration as well as character-defining historic details.

- Deterioration of exterior stairs, porches, handrails, window/door frames, cornices, entablatures, wall facings or other architectural details that cause delaminating, instability, loss of shape, or crumbling.
- Deterioration of fences, gates, garden walls, or accessory structures; and
- Deterioration of any exterior feature that creates or permits a hazardous or unsafe condition to life, health, or other property.

- If painted a similar color to the remaining exterior facade, boarded up windows, doors and other potential means of entering a building are allowed only in specified circumstances.

Standards for Prevention of Demolition by Neglect

8.3.1. Maintain and preserve the historic building and its details through routine inspection and utilizing appropriate methods.

8.3.3. Work with the Town of Bath as well as the Bath Historic Commission to prevent Demolition by Neglect.

Appendices

- 1. Certificate of Appropriateness (COA) Form**
- 2. Definitions**
- 3. Example of Properly Completed COA – Sunroof**
- 4. Example of Properly Completed COA – Attached Garage**

Appendix 1 – Certificate of Appropriateness

The Historic Town of Bath

Application for a Certificate of Appropriateness

Applicant Name

Property owner (if different than applicant)

Applicant's mailing address

Property owner's mailing address

City, State, Zip

City, State, Zip

Applicant's phone number

Property owner's phone number

Address of project: _____

Type of work to be done (e.g., new construction, addition, roof, outbuildings, fences, signs, etc.):

For Major Works a detailed description with appropriate drawings and specifications is required.

This document does not constitute the issuance of a Building Permit. It is the responsibility of the applicant to obtain all necessary permits before commencing work.

Applicants, and/or their agents or parties of interest are prohibited from any contact in relation to this matter with Bath Historic District Commission members prior to the public hearing.

A COA is valid for one year after the date of issuance.

Signature of applicant

Date

Action taken by the BATH HISTORIC DISTRICT COMMISSION:

Date Action Taken

Town Administrator

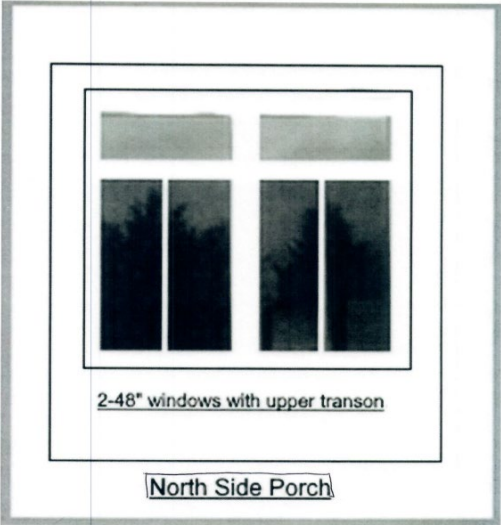
Appendix 2 – Definitions

Accessory Building	A subordinate building incidental to and located on the same lot as the main use or building.
Alteration	Any change, addition, increase, decrease or modification of the total floor area, use, adaptability or external appearance of an existing building or structure.
Bath Historic District	The historic area of Bath as designated on the enclosed map.
Buffer Strip	A device of material, evergreen plantings and space used to provide sight screening from adjoining properties.
Building Permit	Permit to construct the subject project issued by Beaufort County.
COA	Certificate of Appropriateness. The COA is certification that the project, for which the application is submitted is in harmony with the Bath Historic District. COA is prerequisite to obtaining a building permit from Beaufort County.
Conjectural Features	Features that are assumed or implied.
Contemporary Structures	Buildings constructed from 1946 to the present time.
Contributing Resources	A building or site which contributes to the historic significance of Bath.
Elevations	Front, side and rear views of the subject building with overall dimensions and significant materials noted.
Historic View Shed	A vista of historic sites and/or contributing sites and landscape features that are representative of Bath's historic qualities.
Like Items	Strictly comparable, alike in substance, form, color, manner or degree.
Lot Area	The total horizontal area included within lot lines exclusive of any right-of-way easements.
National Historic District	The same land area as the Bath Historic District. The national designation allows property owners to seek Federal Tax Credits.
Non-contributing	Contemporary structures that do not contribute to the Bath Historic District designation.

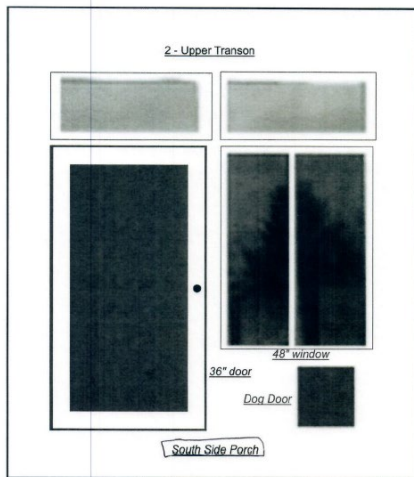
Quasi-judicial	Decisions of the BHDC cannot be appealed except on procedural grounds. The written record must show a mistake or error in the way the application was handled to warrant an appeal.
Period of Significance	The period during which historically significant buildings were constructed in Bath: generally between 1751 and 1945.
Primary Area of Visual Concern	An area that is visible from a primary street in the Historic Area and contributes to the historic view shed. Secondary and tertiary areas of visual concern are less prominent.
Principle Elevation	The most prominent view from the street.
Repair	Restore to a sound state by mending, patching or fixing.
Replace	To put new material in place of that which is deteriorated beyond repair.
Setback	The minimum distance by which any structure must be separated from the front, side or rear lot line.
Site Plan	A drawing showing property lines, location and dimensions of all structures, location of any driveways and front, side and rear setbacks (existing and/or proposed).
Tertiary View	Not visible from the area of visual concern.

Appendix 3 – Example of Properly Completed COA - Sunroom

This is a good example of a COA for a major project. The project is clearly described, including proposed design and materials. Appropriate pictures and drawings are included to assist the Historic Commission in their evaluation.

The Historic Town of Bath <u>Application for a Certificate of Appropriateness</u> Applicant Name: _____ Property owner (if different than applicant): _____ Applicant's mailing address: _____ Property owner's mailing address: _____ Bath, NC 27808 Bath, NC 27808 City, State, Zip: _____ City, State, Zip: _____ Applicant's phone number: _____ Same as applicant's phone #: _____ Property owner's phone number: _____ Address of project: _____ Bath, NC 27808 Type of work to be done (e.g., new construction, addition, roof, outbuildings, fences, signs, etc.): <u>Install Carolina Room sunroom over existing covered porch (Carolina windows, etc.)</u> <u>Install fence in backyard</u> For Major Works a detailed description with appropriate drawings and specifications is required. This document does not constitute the issuance of a Building Permit. It is the responsibility of the applicant to obtain all necessary permits before commencing work. Applicants, and/or their agents or parties of interest are prohibited from any contact in relation to this matter with Bath Historic District Commission members prior to the public hearing. A COA is valid for one year after the date of issuance. Signature of applicant: _____ Date: <u>2-2-2022</u> <u>2-2-2022</u> Action taken by the BATH HISTORIC DISTRICT COMMISSION: _____ Date Action Taken: _____ Town Administrator: _____ 14	Picture of "Carolina Room" by Carolina Windows + Doors with upper and lower transoms  
Bath, NC 27808 Existing covered porch 18 x 8 	Bath, NC 27808  2-48" windows with upper transom North Side Porch

[REDACTED]
Bath, NC 27808



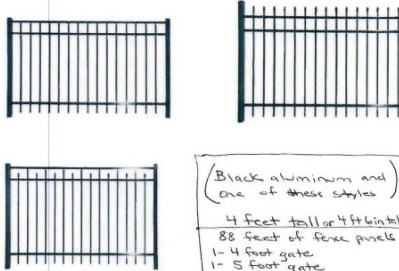
[REDACTED] - Porch size
18 x 8



West Side

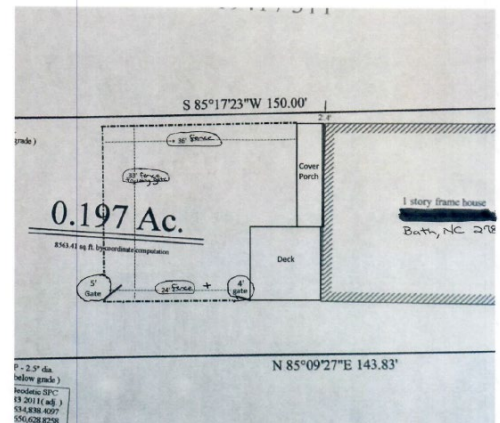
4- 48 in windows with upper and lower transom windows over existing covered porch.

Request for Caroline Sunroom installed by



Proposed fence design for:

[REDACTED]
Bath, NC 27808



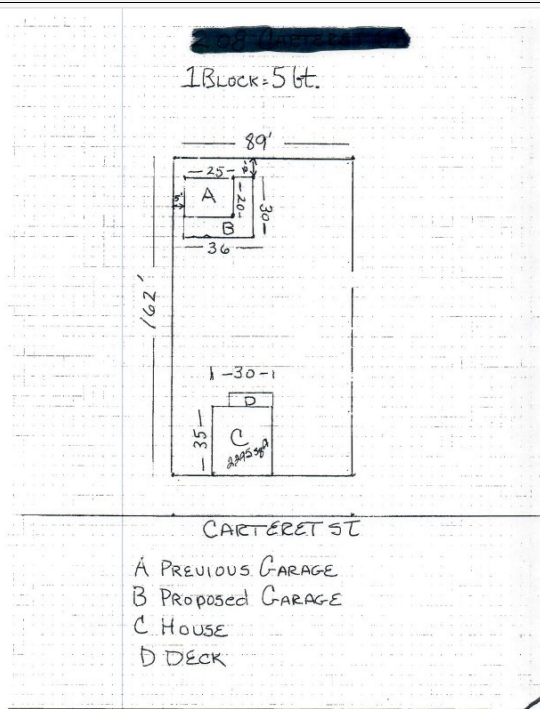
This is a good example of a COA for a major project. The project is clearly described, including proposed design and materials. Appropriate drawings are included to assist the Historic Commission in their evaluation.

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This is the garage that was removed because of structural damage.



This is what the replacement will look like finished except it will be white like the house.



Change Log

Rev.	Date	Description
A	20 May 2025	Issued for Historic Commission Review
B	6 June 2025	Comments included: • Add Author Names to Title Page • Add Roof prohibitions • Renumbered Sections (consistency) • Added Change Log • Added Section Tables of Contents • Added “Good” COA Examples • General Review of Existing Guidelines – included text as appropriate • Included Definitions