

## 2.7 Historic Preservation

### A. Intent

The historic area of Odenton lies at the heart of the OTC. This area is shown on Figure 43, Odenton Town Center Historic District.

#### **Retention of Historic Buildings:**

In the Odenton Town Center Historic District:

All structures within the historic area shown on Figure 43 that contribute to the general and architectural history of Odenton shall be retained.

Outside the Odenton Town Center Historic District:

Individual historic buildings located outside the Odenton Town Center Historic District and identified in Figure 43, are encouraged to be retained. However, relocation of a contributing historic building in this area to a designated area within the historic area will be permitted. Such relocated buildings shall be appropriately sited on public or private land within the Odenton Historic District.

Preservation/reuse of Historic Buildings:

In order to preserve the historic character of the existing historic buildings, all exterior changes, alterations, additions, and/or reconstruction of these buildings shall comply with the following applicable design requirements.

Preservation of a Cohesive Character in the Historic District:

In order to preserve the character of a cohesive district, all new buildings as well as all changes, alterations, additions, and/or reconstruction to existing structures not designated as historic shall comply with the following. All construction in the Odenton Historic District shall be compatible with the historic character and design of the area and shall promote existing spatial and visual qualities of the area, including building bulk, setbacks, height, scale, massing, façade articulation, accessory structures, fences and parking. Construction shall comply with the following applicable design requirements in addition to those defined in other sections herein.

**B. Design Requirements****1. *Site Design***

- a. Parking: Parking shall be located so as to minimize the impact of the parking on the streetscape. Wherever possible parking shall be located behind structures and in the rear of the lot. Commercial parking areas shall be landscaped in accordance with the requirements in other sections.*

**2. *Architectural Guidelines***

- a. Scale and Massing: New construction, expansion of existing buildings, and all rehabilitation or alteration of existing buildings shall have scale and massing similar and compatible to existing contributing buildings.*
- (i) On corner and through lots, the building elevations (facades) facing the street shall relate to the scale and massing of buildings on their respective streets. Corner buildings shall complete the street form.*
  - (ii) Additions to existing contributing historic buildings shall be subordinate to main structure in mass, height, scale and detail.*
  - (iii) Large new buildings shall be designed as a series of masses or building elements compatible with the immediate neighborhood.*
- b. Façade Articulation: New construction and alterations and additions to existing contributing buildings shall be compatible with the historic character and design of the contributing buildings within the historic area. Alterations, which return an historic contributing building to its original design, are encouraged.*

**3. *Preservation Guidelines******a. General:***

- (i) Original and historic architectural features and qualities of the historic contributing buildings and their sites shall be preserved.*
- (ii) Significant changes to contributing buildings and their sites, having taken place over time, are evidence of the history of the buildings and shall be preserved.*
- (iii) Deteriorated historic architectural features shall be repaired rather than replaced. Original architectural features shall not be changed or altered during the repair process.*
- (iv) Missing pieces and components of historic architectural features, which cannot be repaired, shall be replaced in kind (with exact copies).*

***b. Roofs***

- (i) Historic roofing materials shall be preserved. New or replacement materials shall replicate existing materials or shall be based on physical evidence and/or historical photographs or documentation.*

- (ii) *Roofing materials used on additions to contributing buildings shall be compatible with materials on existing structure.*
  - (iii) *Roofing materials for a new building shall relate to the design of the building and be compatible with the prevailing roofing materials of contributing historic buildings in the neighborhood.*
  - (iv) *Historic dormers shall be preserved. Dormer design, proportions, and placement on additions and new buildings shall be compatible in size, scale, proportion, placement and detail with historic dormers found in the historic area.*
- c. *Wall Systems*
- (i) *Historic brick, stone, and decorated concrete block construction shall be preserved.*
  - (ii) *New masonry construction shall be compatible with existing buildings in the historic area.*
  - (iii) *Historic wood siding shall be preserved. Any replacement will be made in kind.*
- d. *Windows, Shutters, Doors and Trim*
- (i) *Historic windows, shutters, doors and trim shall be preserved in place. If deteriorated, they shall be repaired rather than replaced. However, if deterioration is severe, replacement in kind will be permitted. Replacements shall match the historic in design, dimensions, and materials.*
  - (ii) *Windows and doors in a new addition to an historic building shall relate to the scale and proportion of original openings in the historic building.*
  - (iii) *Windows and doors in new buildings shall relate to the scale and proportion of openings on contributing historic buildings in the immediate neighborhood and to the design of the new building. The percentage of window openings to the total wall surface area shall generally be less than 33% of the total wall area.*

- e. **Other Historic Building Features**
  - (i) *Historic porches and stoops shall be preserved in place.*
  - (ii) *Historic chimneys shall be preserved. If deterioration is severe and repair is not feasible, replacement shall be based on physical evidence and historical photographs.*
  - (iii) *Historic light fixtures shall be preserved in place. Reproduction light fixtures shall be historically accurate and compatible with the period of the historic building. Exterior lighting of new additions and new buildings shall be compatible with the historic area.*
  
- f. **Storefronts**
  - (i) *Historic storefronts shall be preserved. New storefronts in existing commercial buildings shall be based on physical evidence and historical photographs.*
  - (ii) *Storefronts in new additions and new buildings shall be compatible in scale, proportion, design, and detailing with storefronts on contributing historic buildings.*
  
- g. **Signage (see Section 2.6 for Signage Design Requirements)**
  - (i) *Signs shall be compatible with the scale, proportions, form and architectural character of the buildings that they identify, and/or to which they are applied.*
  - (ii) *Backlit signs shall not be permitted in the historic area.*
  
- h. **Accessory Structures:**
  - (i) *Accessory structures are those not attached to the principal building on the lot, including storage shed and garages. Accessory structure shall be secondary in size and scale to the principal structure on the site, and shall not exceed the principal structure in height.*
  
- i. **Fences**
  - (i) *Fences and walls shall be compatible the architectural character and design of the existing and surrounding buildings. Fences and walls shall not be more than four feet high where they abut a public right-of way. The use of solid board fences is discouraged.*