

ST. MARY'S HISTORIC DISTRICT

GUIDELINES STUDY

JUNE 30, 1986

GALYON AND ASSOCIATES / PDM
POST OFFICE BOX 1645
CHARLESTON, SOUTH CAROLINA 29402

Introduction

INTRODUCTION

In 1976 the City of St. Marys took steps to officially recognize and protect its cultural heritage by creating the St. Marys' National Register Historic District. This initial act of protection was enhanced in 1978 when the city adopted its most recent zoning ordinance specifically recognizing the local historic district and its value. Although many citizens of St. Marys' have long realized the resource they have, it was only recently that definitive steps were taken to protect the old community of St. Marys.

The town council mandated the development of design guidelines for the community in order to assure that the character, or what makes St. Marys unique, is preserved in the face of progress. Since the average person rarely has the time, knowledge, or inherent sensitivity to fully understand the many aspects of old St. Marys, the need for a set of design guidelines is clear.

The intent of studying and protecting St. Marys' historic resources is not to create a sterile museum-like environment, but to provide for an active, vibrant downtown that works well while preserving its heritage. The guidelines themselves are not meant to preclude the construction of new buildings. In fact, new construction is encouraged, provided it is respectful of the historic fabric of the town.

Design guidelines are not intended to be the last word in development in the historic district. They are exactly what they imply, a guide to respectful development. Hopefully, these design guidelines will allow all concerned to make informed

decisions about their future. Members of the review board, private citizens, developers, and contractors all stand to benefit from the adoption of a recognized set of design guidelines.

What we hope to have accomplished in this volume is to have identified the character of St. Marys' Historic District, and created a guide for those interested in development within the district. We have also provided criteria for the city and the review board, thereby preventing arbitray decisions. With any luck, we may also have removed some of the local politics that frequently come into play when making decisions about the historic district. Finally, we hope to have raised the awareness of the citizens of St. Marys to the value of the resource they possess. Without dedicated local people with a true appreciation of their community, no guidelines will work.

Current Conditions

Town Development

It is difficult to trace in great detail the development of a community as small as St. Mary's. A search of available resources was made including those of the Georgia Historical Society, the University of Georgia, the Georgia Department of Archives and History, the South Carolina Historical Society, and the South Carolina Department of Archives and History.

Maps are one of the most useful tools in establishing developmental trends for a given location. In particular, maps of the Sanborn Insurance Company, which offered fire insurance, are very useful for towns in the southeast from 1880 to 1950. Sanborn maps were made in great detail with descriptions of each building. Unfortunately, there was never a Sanborn map of St. Mary's.

Other maps examined include the original plat of the town from 1788, a regional map of 1842, a coastal survey of 1865 and subsequent marine charts from 1922 and 1923. While all of these show St. Mary's, none provide the detail necessary to plot specific changes in the community over a long period of time.

In spite of the apparent paucity of data on the actual layout of St. Mary's, a few details remain that offer clues to the way things were. The original plat of the town, now stored at the Georgia Historical Society, shows 88 lots each measuring 436 x 400 feet. While no buildings are shown, the lot size of 174,400 square feet is by today's standards enormous. The streets were laid out to be 100 feet wide.

The population of St. Mary's was never large. In 1811 there

were 50 to 60 houses in the town. By 1849, St. Mary's had a population of 627. In 1914 the population had increased to 800, and declined slightly to 732 in 1930. As a community, St. Mary's has remained stable over an extended period of time.

The actual location of buildings in the town is difficult to pinpoint. In 1849 the following were present:

5 churches	1 drug store
court house	3 schools
market house	3 ministers
brick academy	3 lawyers
9 dry goods - grocery stores	3 doctors

One of the most interesting buildings, which was burned in 1863, was the city market. Located at the foot of Wheeler Street at the river's edge, the market measured approximately 20 feet x 30 feet with an open area below the building. The building itself was on brick pillars. There was a belfry for sounding alarms and a wooden railing around the entire building. It was probably very similar to the market still standing in Georgetown, South Carolina.

Other structures which have been lost include the county court house. The courthouse building was a two story, simple frame structure with a full height entrance porch. It was sited at the northeast corner of Osborne and Conyers Streets.

There was a tan yard at the east end of Bryant Street which prepared animal skins for market. All along River Street, now St. Mary's Street, there were a number of large wooden houses, grocery stores, liquor stores, warehouses, and lesser businesses. These

were all lost in the 1863 fire.

Detailed development of St. Mary's is not only difficult to document due to the size of the community, but also because of and the number of disasters that have impacted the area. Prior to 1821, St. Mary's was the southern most American settlement on the Atlantic coast. Originally founded in 1787, St. Mary's was at best a frontier port that grew as a result of illegal entry trade from east Florida and later as a U.S. Customs Port of Entry. With the exception of the cemetery (c. 1788), there are no buildings or structures surviving from the town's earliest years.

There have been a number of disasters that have destroyed the cultural heritage of St. Mary's. Both natural disasters and war have played major roles in the elimination of historic structures. Since 1686 there has been twenty-seven major hurricanes that have impacted the St. Mary's area to some degree. Of these storms, fourteen have directly effected St. Mary's.

Major Hurricanes Effecting St. Mary's

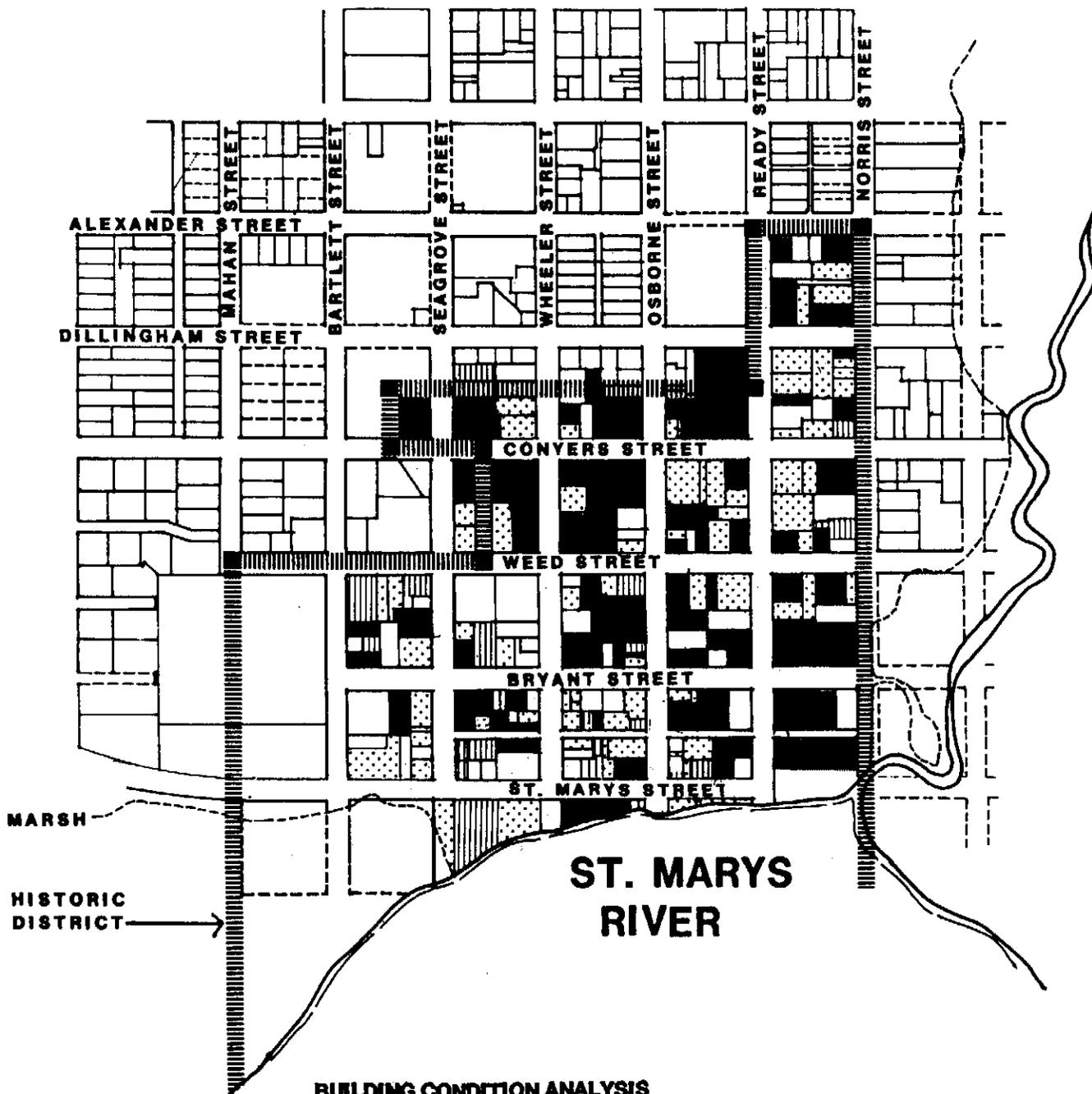
1804
1818 * Tidal wave hit town
1824
1854
1881
1893 * 120 mph winds, 19.5 ft. storm tide at Fernandina Beach
1896
1898(2)
1910
1911
1928
1940
1947
1964

Source: U.S. Fish & Wildlife Service, 1980
Sea Island Characterization Study

The role played by hurricanes cannot be ignored. An examination of the major storms hitting St. Mary's reveals that serious damage occurred on the average of once every twelve years. This average hides the fact that in one year there were two major hurricanes (1898), and in two successive years St. Mary's was hit by major storms (1910 - 1911).

Perhaps the two most serious hurricanes to hit the city and do the most physical damage were those of 1818 and 1893. The 1818 storm resulted in a tidal wave which damaged numbers of early buildings as did the storm of 1893. The 1893 storm could not help but to severely damage older structures since it had winds of 120 mph and a storm tide of 19.5 feet above normal.

War has also caused the loss of historic structures. The British occupied St. Mary's during the War of 1812, but apparently did no major damage. In the Civil War however, St. Mary's was severely damaged. In 1863, the Union Navy shelled and burned the town with particular destruction in the warehouse-dock area along the river. An examination of the approximate construction dates of the surviving historic structures indicated that the vast majority were erected in the post Civil War period from 1870 on. Growth during this period can be attributed to several economic factors including the return of the county seat in 1872, the construction of the railroad in 1908, the founding of the Gilman Paper Company in 1940, and finally the coming of World War II.



BUILDING CONDITION ANALYSIS

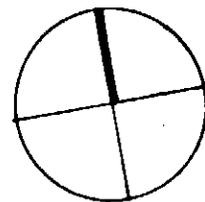
-  **GOOD CONDITION**
-  **MAJOR REPAIR**
-  **COSMETIC REPAIR**

DESIGN GUIDELINES STUDY

**FOR THE HISTORIC DISTRICT OF
ST. MARYS, GEORGIA**

GALYON AND ASSOC./PDM, INC.

CHARLESTON, SC



Building Conditions

The buildings of the historic district were surveyed and their structural conditions were noted as of March, 1986. Information on building conditions is useful since it provides an overall indication of the physical condition of the historic district as well as a method of pinpointing individual buildings that require attention. Structures in need of major work can also be targeted for rehabilitation so that no historic resources are lost through neglect.

The result of the building condition survey was that 49% of the buildings in the historic district are in good condition. Another 63 structures, 39%, are in need of cosmetic attention. Cosmetic work includes cleaning, painting, and minor repair estimated to cost under \$2,500 per building. Only 19 buildings or 12% of the total structures in the historic district require major rehabilitation work. Major work includes correcting serious structural problems or roofing problems which will ultimately contribute to structural problems. Major repair work could cost as little as \$5,000.00 or could exceed the current value of the building. With the exception of only one or two structures rehabilitation appears to be preferable over demolition.

Land Use

An analysis of the current land use in the historic district is provided as follows:

Land Use

<u>Type of use</u>	<u>Number of properties</u>	<u>Percent of total</u>
Residential	139	60%
Commercial	19	8%
Institutional	9	4%
Government	6	2.5%
Industrial	6	2.5%
Vacant	52	23%

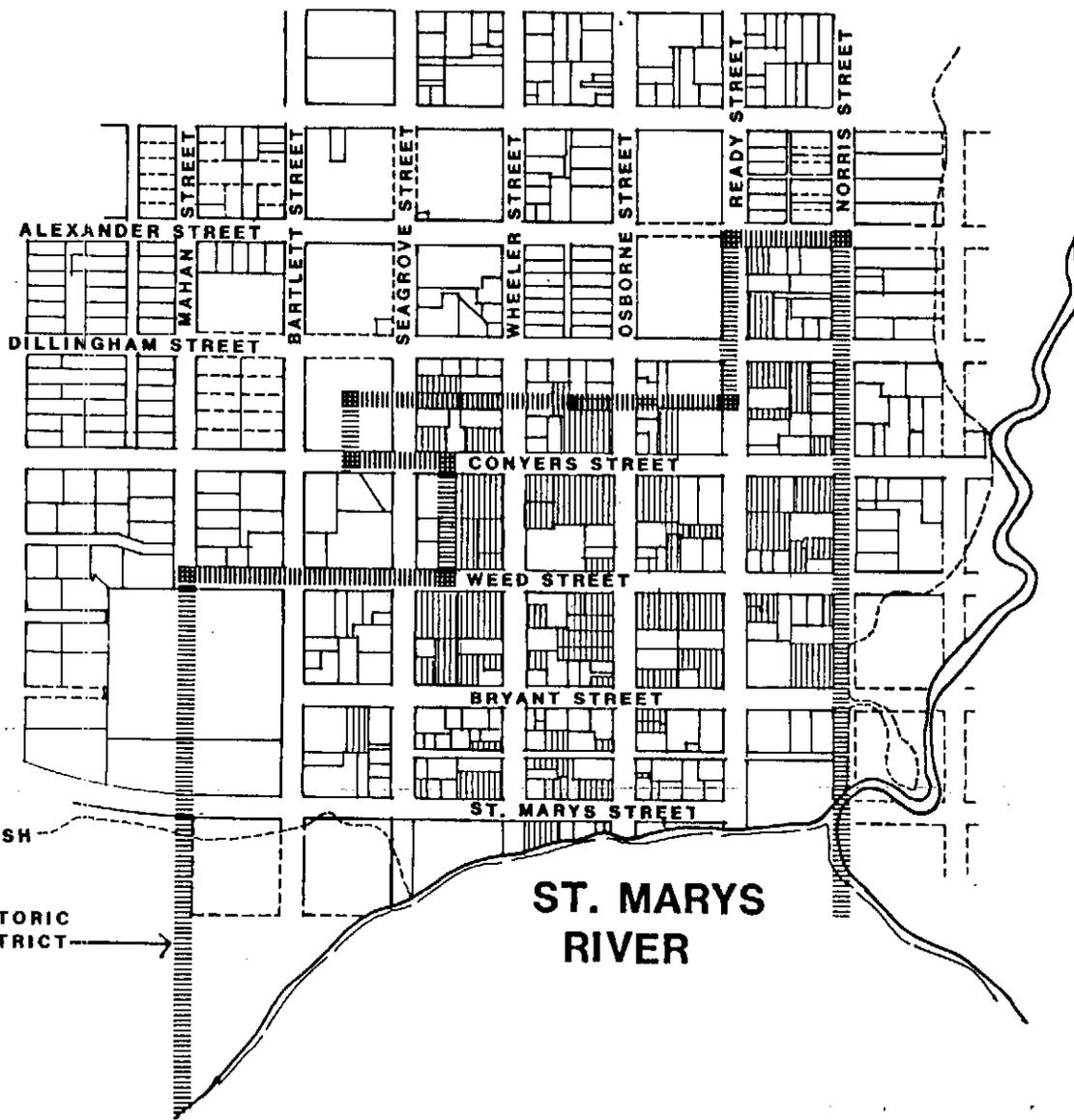
As expected the majority of the district is residential.

Commercial uses such as stores, restaurants or offices make up 8% of the total. Institutional uses such as churches and church owned property account for 4%. Government uses include property owned by both the town and the Federal government. There are only six government properties. Industrial uses also make up 2.5% of the total land use. Industrial uses include such activities as the seafood docks and warehouse facilities.

Perhaps the most disturbing land use is that of vacant property. The second largest land use in the historic district, some 23%, or 52 properties, are currently vacant. Vacant properties can be viewed as either opportunity areas or potential problems areas. Vacant land can be made to contribute to the community through careful development that is respectful of the surrounding historic buildings.

Historic Structures

The St. Mary's Historic District was found to contain 59 buildings that contribute to the historic district. Contributory structures are identified as being a minimum of fifty years old and not seriously obscured by alteration. In the district some



HISTORICAL STRUCTURE ANALYSIS

 **CONTRIBUTORY HISTORICAL STRUCTURES**

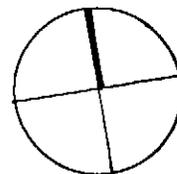
DESIGN GUIDELINES STUDY

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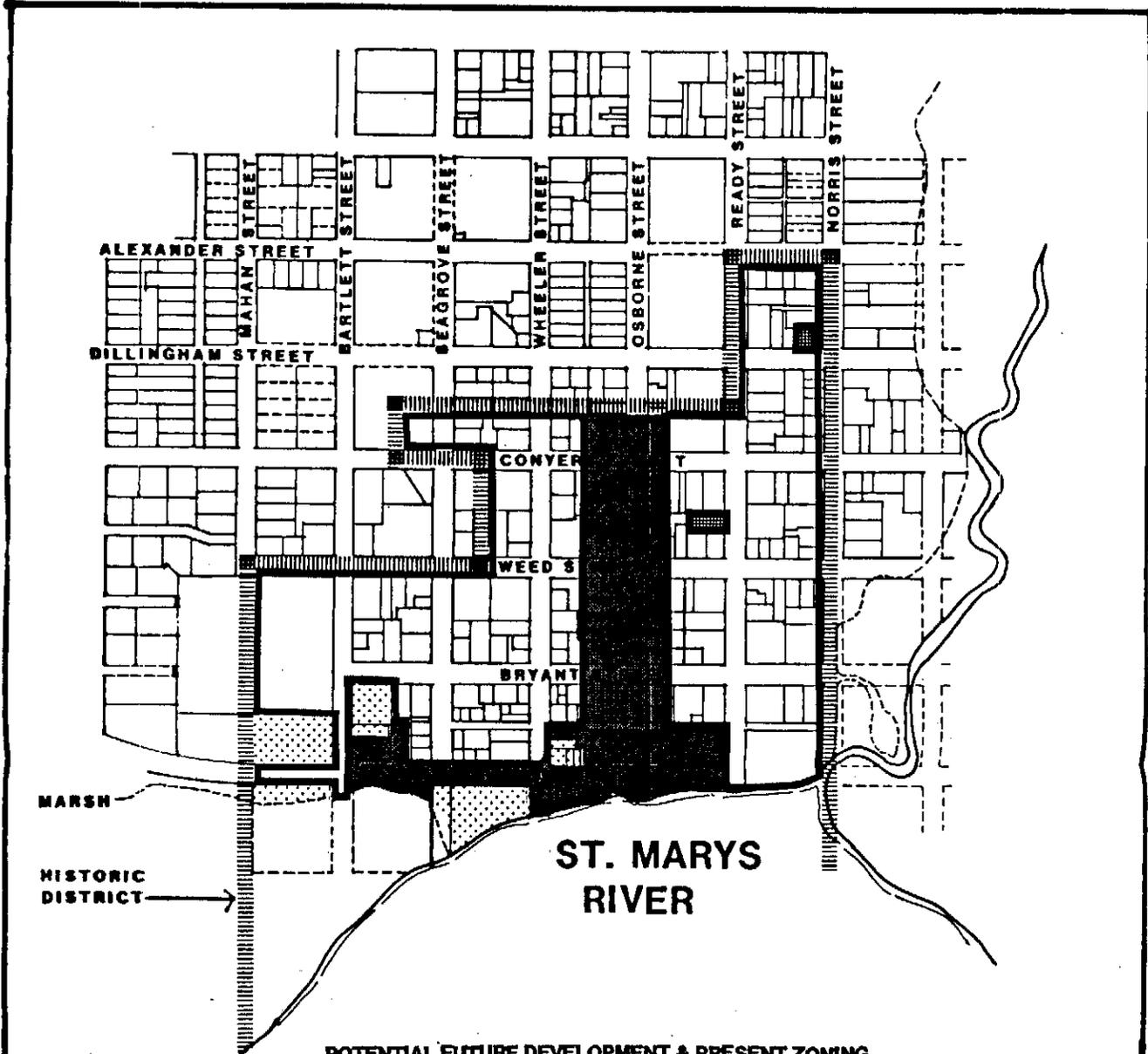
37% of the buildings contribute historically. While few intrusive or detrimental structures were noted, the large percentage of non-contributory buildings indicates a need to redefine the historic district boundaries in order to concentrate design control on actual historic structures.

Regulatory Provisions

Development within the Historic District is subject to numerous regulations which involve many environmental concerns, safety, and the general compatibility and aesthetics related to an historic district.

Environmental Concerns

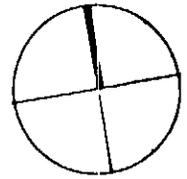
The proximity of the St. Marys River as well as the freshwater wetland areas located in the Town limits, require several government agencies to be involved in the development process. These environmental concerns mainly effect new construction within the Historic District, with minor impact on existing historic structures. Any development which might impact the freshwater wetlands area, either directly or by altering the drainage pattern in any way, comes under the jurisdiction of the Army Corps of Engineers. Generally speaking, any development which would adversely impact the integrity of the wetlands would be denied. Additionally, the waterfront area provides development opportunities but is also subject to regulatory agencies' approval. In this instance not only is the Army Corp of Engineers involved, but the Georgia



POTENTIAL FUTURE DEVELOPMENT & PRESENT ZONING

- ZONING DISTRICT O-1
 - FUTURE DEVELOPMENT
- ZONING DISTRICT R-3
 - ZONING DISTRICT R-1

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Department of Natural Resources also has jurisdiction with respect to water runoff, development in the marsh or river area, and general water quality. The development of a marina, for example, would involve all of these agencies in the review and permitting process.

Life Safety and Public Welfare Regulations

Renovation of historic structures as well as new construction is regulated by the St. Marys Zoning Ordinance, the Southern Building Code, and the Federal Emergency Management Agency Regulations.

The St. Marys Zoning Ordinance provides a guide which regulates land use and development and sets up parameters for the specific site and its surrounding intersections. The section pertaining to the Historic District sets out basic guidelines for the renovation and modification of existing structures as well as setting out basic design parameters for the compatibility of new construction within the district. These controls are essential to the responsible development of the district. The existing zoning lines should be revised to conform to existing lot lines where two zones adjoin in order to prevent one piece of property from having two different zoning regulations to follow. This would alleviate the potential of legal battles over use and subdivision. There is also a need to expand the engineering site design criteria which does not provide guidelines for developers.

The Southern Building Code provides that the actual construction of the building meets standards which ensure the safety of the

building's occupants as well as providing accessibility for all, including the handicapped. Conformity with life safety regulations takes precedence over all other regulations where there is a conflict.

The Federal Emergency Management Agency (FEMA) regulations also bear an important role in new development as well as impacting renovation, albeit to a lesser degree. There are six flood zones within the Historic District which greatly influence the type of development which can take place in various segments of the district. The zones impacting the Historic District are divided into two groups: (1) V-Zone; (2) A-Zone. Within the V-Zone (Velocity Zone) there are two sub categories which differ only in the minimum allowable elevation establishing the first floor level. The base flood elevation for Zone V-14, for the area closest to the water, is established at 15' above mean sea level. In a V-Zone the base flood elevation refers to the minimum height of the lowest horizontal structural member above mean sea level. The actual level of the land in this zone is approximately 4' - 5' above mean sea level, resulting in difference of approximately 10' - 11' to the bottom of the lowest horizontal structural member. After adding the depth of the horizontal member, the first floor elevation would be over 11' above existing grade. The other V-14 Zone, which covers the area south of St. Marys Street, has a base flood elevation of 14'. The average elevation of the land in this area is approximately 5' - 6' which would result in the elevation of the lowest horizontal member at 3' - 9' above existing grade.

In addition to these FEMA requirements, the St. Marys flood regulations add one additional foot of "freeboard" to the base flood elevation. In a conversation with FEMA officials in Atlanta, they indicated that the additional one foot added to the base flood elevation could be dropped from the St. Marys regulations with little or no impact on the insurance rates for the district. Other restrictions are the same for both V and A Zones. All non-structural elements below the base flood elevation must be "breakaway", or completely removable by flood waters. Lattice work or screening generally meet this requirement. Flood proof walls are permitted for commercial construction. No electrical outlets or equipment, including bathrooms, are permitted to be constructed below the base flood elevation. Elevator shafts and stairwells however, are permitted, but limited to a maximum of 300 square feet of floor coverage. Handicap ramps may also be built within this area. Fill material is not allowed in a V-Zone since it would restrict drainage.

ST. MARYS FLOOD ZONE ELEVATIONS

- V Zone 14 (min. elev 16' MSL to LHSM)
- V Zone 14 (min. elev 15' MSL to LHSM)
- A Zone 12 (min. elev 14' MSL to FFF)
- A Zone 12 (min. elev 13' MSL to FFF)
- A Zone 12 (min. elev 12' MSL to FFF)
- A Zone (min. elev 2' Above Existing Grade)

Note: Base flood elevation of "V" Zones and "A" Zones is one foot less than minimum elevation indicated above.

MSL - mean sea level

LHSM - lowest horizontal structural member

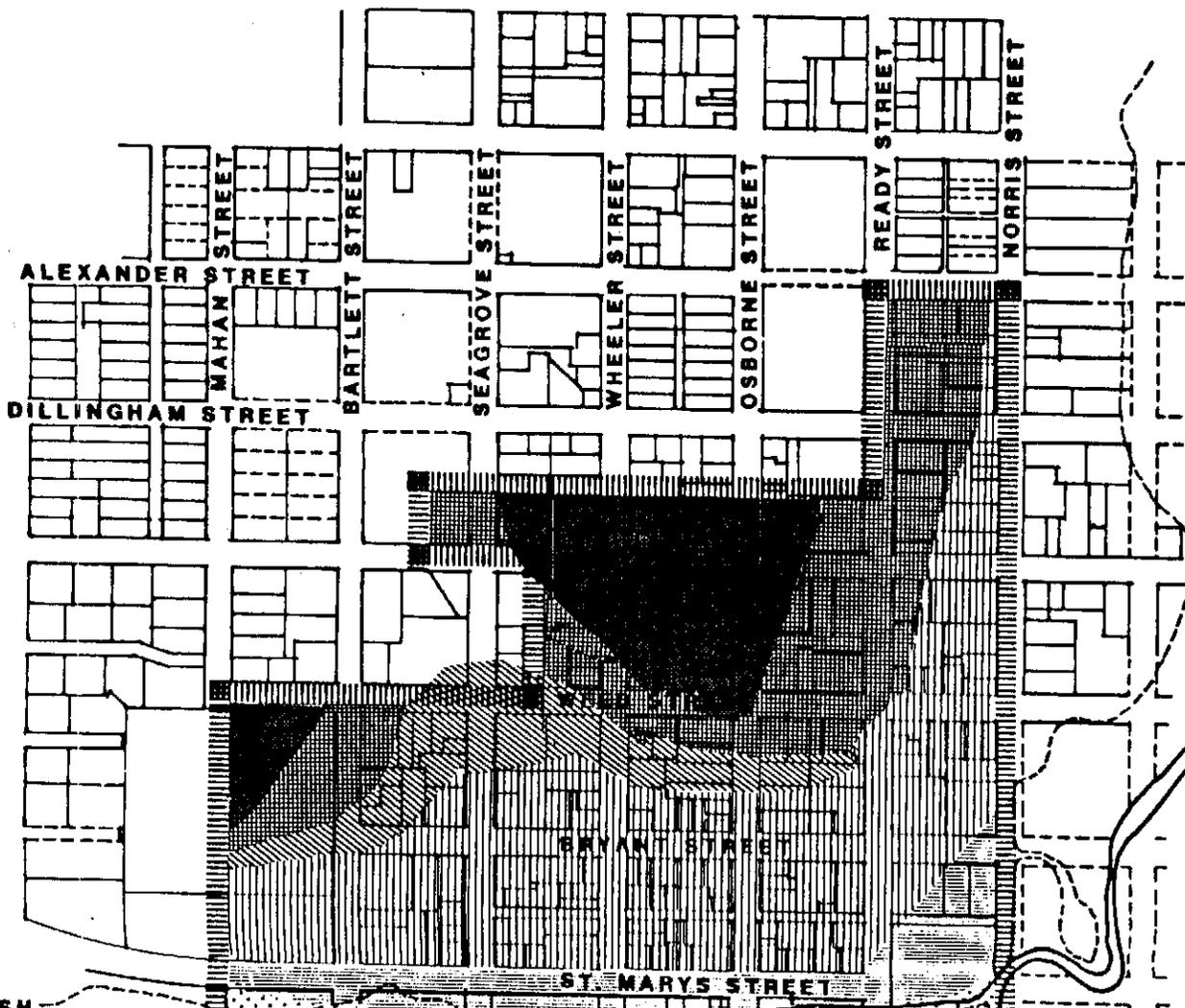
FFF - first floor elevation

The A-Zones have different regulations applying to the elevation requirements of the first floor. The minimum elevation of each zone pertains to the finish floor elevation of the first floor rather than the elevation of the lowest horizontal structural member. As in the V-Zone, one foot is added to the base flood elevation by the local regulations. Construction below the first floor also restricts any electrical outlets or air conditioning equipment as well as bathrooms within that space. However, unfinished walls resistant to water may be utilized for residential construction, and flood proof walls for commercial construction are permitted.

There are several alternatives to the minimum elevation requirements which impact the development within the district. Variances may be sought for any of the following:

- 1) Extreme hardship to the owner
- 2) Conflict in compliance with life safety codes
- 3) Existing historic structures
- 4) New construction adjacent to existing structures where the first floor elevation is less than required and the lot size is 1/2 acre or less
- 5) The required siting of certain waterfront facilities

These factors can be used to adjust the first floor elevations of proposed projects in order to be compatible with their surroundings and to prevent undue hardship on property owners seeking to



MARSH
 HISTORIC DISTRICT →

ST. MARYS RIVER

FLOOD ZONE ANALYSIS

- | | |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  ZONE B (NO MIN. ELEV.) |  ZONE A 12 (MIN FFE 14' MSL) |
|  ZONE A 12 (MIN FFE 12' MSL) |  ZONE V14 (LOWEST HBM 15' MSL) |
|  ZONE A 12 (MIN FFE 13' MSL) |  ZONE V14 (LOWEST HBM 10' MSL) |

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FOR THE HISTORIC DISTRICT OF



develop their holdings. When done responsibly, these adjustments can be made without significantly effecting the insurance rates or the integrity of the flood management program.

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Design In the Flood Zone

DESIGNING IN THE FLOOD ZONE

V Zone

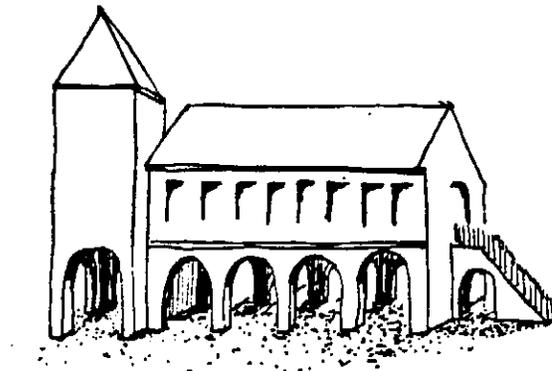
Designing in this type of flood zone is difficult and costly. The elevation requirements present some interesting design challenges to accomplish compatibility with existing structures. The lowest horizontal structural member must be at minimum of 16' MSC. Existing elevation in the area is approximately 6' - 7' MSC. Allowing for 1' depth of the first floor system, the first floor elevation would then be approximately 10' - 11' above existing grade. Elevator shafts and stair shafts, as well as handicap ramps, are permitted construction below the first floor. All other construction must be "breakaway type" which would allow the free passage of flood waters.

COMMERCIAL CONSTRUCTION

It is recommended that commercial construction in The V Zone be kept to a minimum due to several problems. First, the requirements imposed upon the type of construction due to the flood water hazard cause building costs in this area to be expensive. Second, due to the required elevation of the first floor, accessibility to the enclosed space is difficult. Third, again because of the elevation requirement the view to the water would be restricted from St. Marys Street, the main thoroughfare along the river. However, there are several ways to provide new construction which would be compatible with the existing architectural character of the Historic District and yet would meet the required life safety

codes as well as the Flood regulations.

In many southern coastal communities it was not uncommon to see elevated structures on the water front providing an open-air area at ground level, and an enclosed commercial space above.



This design lends its self well to any new construction which might take place in the V-Zone. The open, ground level portion of the structure does not restrict the river views of the passerby, and in effect, creates an interesting picture of the water by framing the views and gradually arousing the curiosity of the viewer.

The space created at the ground level could be utilized as an open air market area providing festive retail space as well as an area of shade for those people waiting for the boat to Cumberland Island. This area could become an area of great activity.

The elevated area(s) above, conforming to the elevation restrictions of the flood, could provide a variety of activities and spaces. Because of the difference in elevation between the ground level and the first elevated level, the use of ramps for handicap access would be restricted by the amount of area required

to install the ramp. Therefore, although expensive, elevators would provide access to the upper level(s) in combination with stairs. The stairs can be made to be an important design element and should be given special attention. The first level could be a combination of outdoor spaces as well as enclosed spaces. Festive retail shops, restaurants, and other related commercial activities could take place there. Additionally, outdoor areas, both shaded and unshaded, can provide further sources of activities as well as offering better views of the Historic District and the river itself.

RESIDENTIAL

Residential construction is not recommended in this particular area due in part to the commercial nature already present. If provided, any residential construction should be restricted to multi-family type, but should not restrict the views of the water. Parking, would take place under the units at the ground level. This in itself restricts the views of the water and detracts from the character of the district.

A - ZONE

This zone covers the largest portion of the district and involves both commercial as well as residential areas. A finished floor elevation of 14' MSL is required. Existing ground elevations are 7' - 10' which means that the finished floor elevation must be 4' - 7' above existing grade. Construction below the finish floor elevation does not have to be breakaway, but all mechanical

and electrical systems must be elevated to the required elevation including outside HVAC condenser units.

COMMERCIAL

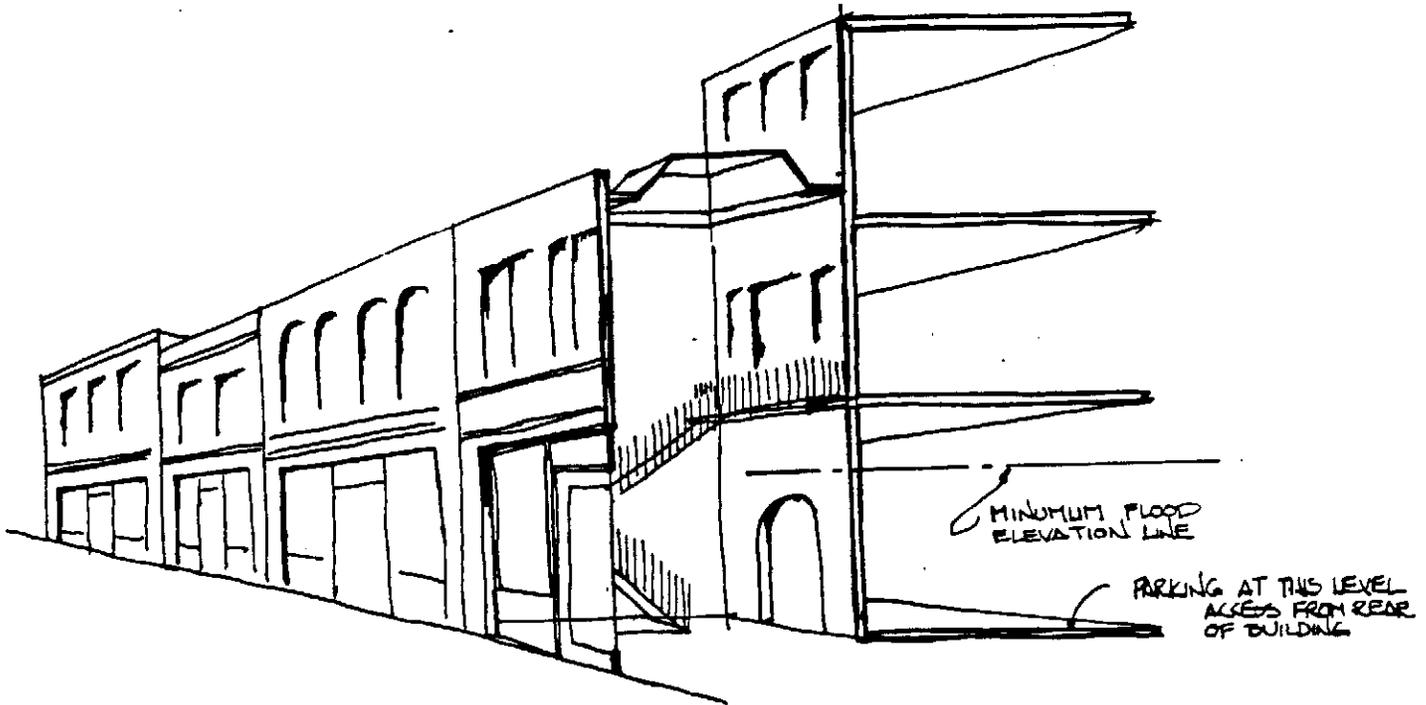
Existing Structures - Unless major changes are made to the building, the first floor elevation can remain as existing. The majority of the first floors are at existing grade level. In most instances, the FEMA regulations will permit the first floor elevation to remain even if major alterations are made provided it would afford a (major burden) to owner.

NEW STRUCTURES

If new or infill construction is proposed between existing structures in the district and the lot size is less than 1/2 acre, the owner can seek a variance to ask that the first floor elevation be the same as the adjoining structures, thereby creating continuity of design within a specific area.

For other situations, the structure must conform to the elevation requirements. Typically, the commercial structures front directly on the sidewalk and this design element should be maintained. This does provide a problem of accessibility to the structure to meet handicap regulations. One solution would be to create a facade wherein one enters through the facade at ground level which appears to be access directly into the building. The first floor may meet the minimal elevation requirement or it may be elevated more to accommodate parking underneath the first

level. In any case, the individual, once through the facade, would proceed either by ramp, stairs, or elevator to the first level. The space created on the side opposite the access from the public right of way may take various forms including an open, atrium type or an intermediate lobby area.



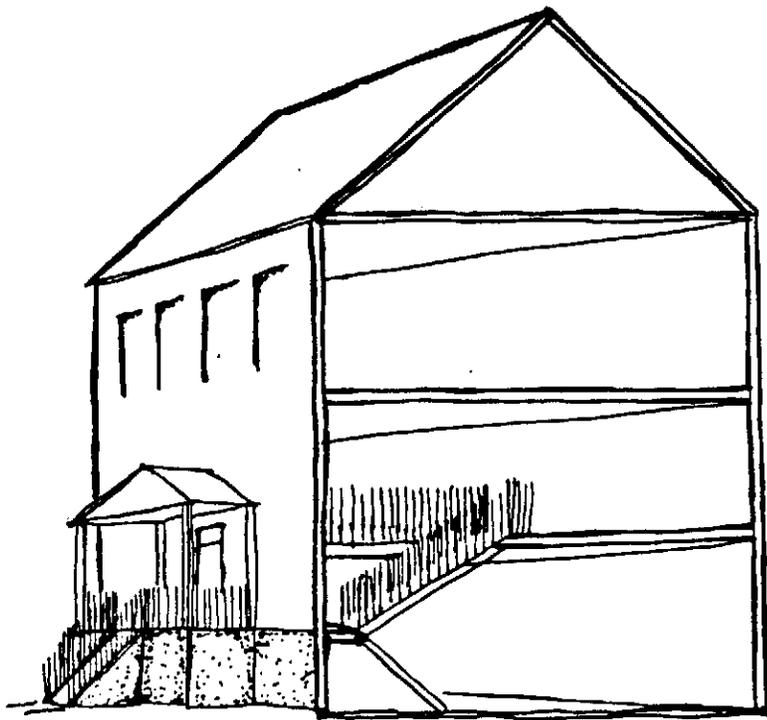
RESIDENTIAL

Existing present single family historic structures would be permitted to maintain the existing first floor elevation and are not subject to handicap codes. However, ramps for accessibility should not be visible from a public right-of-way and may be concealed within the porch area.

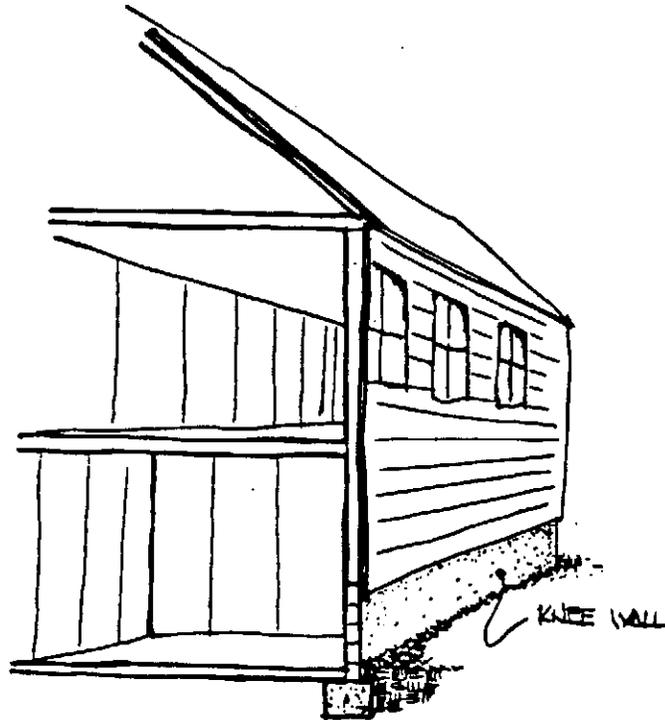
NEW CONSTRUCTION

New residential construction requires several alternative solution. First, single family detached units are subject to the

same conditions as the existing houses except that the finished first floor elevation must meet the flood one requirements. This means that the building must be elevated at least 4' - 7' above existing grade. If the structure adjoins existing historic structure, the elevation of the first floor or the exterior appearance must be in keeping with the elevation of the existing structures. The majority of the existing houses are elevated to some degree and this presents little or no problem except when the owner wishes to utilize the area under the building for parking or storage. In this instance one solution is to create the illusion of the first floor being lower through the design element of the porch. In this manner, the individual entering the structure appears to be entering at the first level, but in actuality enters into a foyer and once in proceeds up to the first floor.



In other instances, where the porch element is not appropriate, the entrance itself, as well as the appearance of the foundation, can give the illusion of the first floor being lower. The skin of the building can be designed to create what appears to be the top of the foundation which is congruous with the adjoining structures through the use of a masonry knee wall.



Another solution would be to place the entrance of the building at the appropriate level relative to the adjoining structures and once in the structure proceed up by stairs.

Historic District Character

HISTORIC DISTRICT CHARACTER

The character of St. Mary's has grown primarily from its original purpose of a river port. Early commercial activities coupled with the local environment and climate have all contributed to producing what we would classify as the character of the town. There are a number of unifying elements that contribute to the overall character of the historic district. These include:

1. The Town's relationship to the St. Mary's River
2. The street layout which reflects the original grid pattern
3. Low density residential development with ample open space
4. Abundant large shade trees
5. Numerous wooden picket fences
6. Modest size, height, and design of the majority of buildings
7. Primarily wooden fabric buildings
8. Primarily rectangular form construction
9. Brick or brick pier foundations on buildings
10. Predominantly gabled roofs with metal standing seam or asphalt composition shingle coverings
11. Open, single or double porches on the main facade of most homes

The Town's relationship to the water, specifically the St. Mary's River, is historic. While there was a great deal more activity associated with the river in years past with its activity as a port of entry, commercial shipping from up river, and export business, St. Mary's still looks to the water for commercial fishing, recreation, and tourism activities.

The original 18th century layout remains basically intact with the grid pattern of the streets still in use. The street widths are also part of the original concept as evidenced by their unusually wide rights-of-way. Several important streets that are perpendicular to the river maintain their views to the water.

Overall the density of development is low. In fact, the density is lower than in past times due to the loss of most of the commercial buildings along St. Mary's Street and the lower end of Osbourne Street. This can be attributed to various natural disasters as well as destruction during the Civil War.

Shade trees remain abundantly scattered around the town. This characteristic can be traced back into the early nineteenth century, at least, when citizens of St. Mary's mentioned the shade lined streets present in the 1830's.

There are numerous picket fences, which, while they may not date from towns founding, offer a glimpse back to the nineteenth century at least. Picket fences are rapidly becoming a thing of the past due to the cost of construction and maintenance. They are nevertheless indicative of a period when time moved more slowly, and people took pride in detail, even when it was primarily utilitarian in purpose.

The fact that St. Mary's was never a large or wealthy community is reflected in the overall modest size, height, and design of the majority of its buildings. The styles of architecture present also reflect modest economic conditions for the greatest part. There are only one or two high styled examples of early architecture

in St. Mary's.

The mild winter season, hot summers, and readily available sources of material all contributed to the majority of building being constructed of wood. Since the lumber industry played such a large role in the economy of not only the town, but the region in general, it is only natural that St. Mary's buildings would be of wood siding.

Rectangular forms of construction are also most prevalent due to the generally simple styles. Not until the late Victorian period did the more complex asymmetrical styles become popular in the St. Mary's area.

Another characteristic which is important, and doubtlessly gained from practical experience, is the use of brick foundations or brick piers used on most buildings. Some of the earliest surviving structures including the Presbyterian Church and Orange Hall feature a very high brick foundation covered with stucco. This treatment was adopted due to the periodic flooding experienced as a result of tropical storms and fluctuations in the river. While later buildings do not feature such a high foundation, most still exhibit some type of pier work.

With few exceptions most of St. Mary's buildings also feature gabled roofs clad with either standing seam metal or composite shingles. While the earliest buildings undoubtedly had cedar or cypress shake roofs, this was later abandoned as a fire hazard. At present only one house, a recent restoration, again shows the early shake roof. There are other roof forms present in the

community, but gabled roofs predominate.

Like most Southern coastal communities, St. Mary's buildings generally take advantage of the prevailing sea breeze by employing open pouches on the main facade of the building. They may be single or double porches, but almost every residential building has some type of porch treatment.

Architectural Styles

Architectural Styles

The matter of architectural style is usually subject to a moderate amount of interpretation. This is primarily due to the fact that comparatively few buildings adhere to a "pure" recognized style. More buildings are examples of local interpretations of a particular style that very often contain elements of two or more styles common at the time of construction. Additionally, transitional styles occur illustrating some early elements of one style as well as elements of a later style.

In St. Marys at least seven widely recognized architectural styles are present. As expected for the size and economic conditions of the community, there are very few high style examples of any particular architectural style. With a few exceptions, local structures reflect the modest, conservative climate that has always been St. Mary's.

Architectural styles noted in St. Mary's include the following. The dates following each period are guidelines indicating the general time each style was popular. This is intended only as a general guideline since local examples often prove to be late that the nationally accepted norm.

Georgian	1700 - 1830
Federal	1780 - 1840
Greek Revival	1825 - 1860
Folk Victorian	1870 - 1910
Queen Anne	1880 - 1910
Neoclassical	1895 - 1950
Craftsman	1905 - 1930

ROW OF SMALL RECTANGULAR PANES OVER DOOR

HIPPED ROOF

9/9 WINDOWS



GEORGIAN c. 1801

JACKSON-CLARK-BESSENT HOUSE

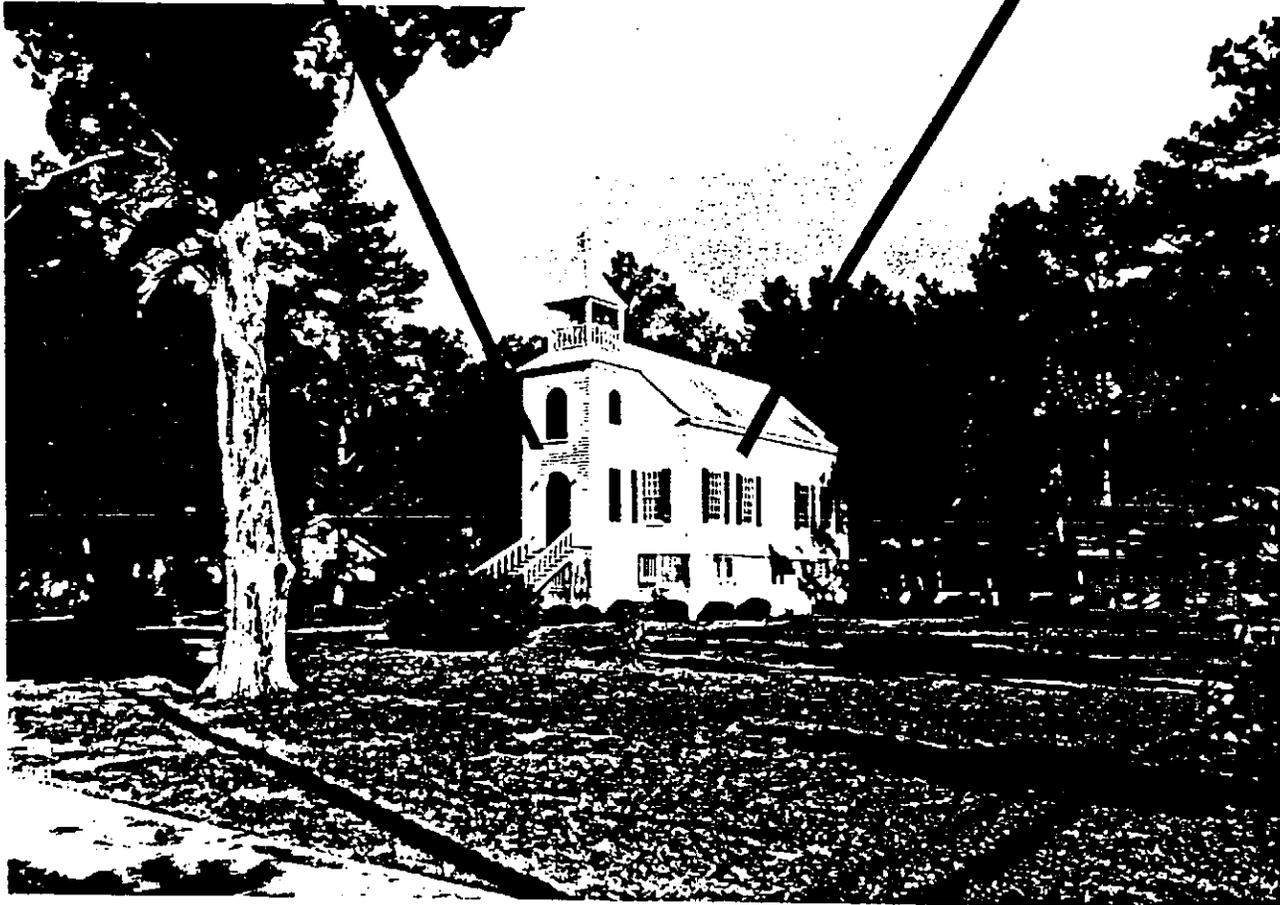
APPROXIMATE CONSTRUCTION DATES OF EXISTING ST. MARY'S HISTORIC STRUCTURES

1787	1800	1810	1820	1830	1840	1850	1860	1870	1880	1890	1900	1910	1920	1930	1940
Town	2		2		4	1	2		7	6	1	9	14	7	6
Founded															

Source: 1985 Building Survey
Bailey & Powell

ELLIPTICAL WINDOW AND DOOR

12/12 WINDOW PANES



FEDERAL c. 1808

PRESBYTERIAN CHURCH

There is but one example of a Georgian house in St. Mary's due to the loss of the majority of the early structures from fire and natural disasters. The Jackson - Clark - Bessent House, c. 1801, shows more Georgian influence than any other style. Typical features include the hipped roof, altered at one end, the nine over nine window panes, and the row of small rectangular panes over one entrance door. This house appears to have been added on to on its right side altering the balance of the building.

Federal period buildings include such examples as the Presbyterian Church, c. 1808, and the Burns House, c. 1840's. The church building displays the very common Federal detail of the elliptical window and door treatment as well as twelve over twelve window panes. The Burns House is a good Federal style example with its hipped roof, five bay facade, elliptical fanlight over the entrance door and windows. The windows are nine over nine panes on the first floor and six over nine panes on the second floor.

There is no better example of a Greek Revival building than Orange Hall. In fact, if there is one "pure" style example in St. Marys', Orange Hall is it. While Orange Hall is reputed to have been constructed in 1829, this date is somewhat unusual for a Greek Revival building in the South. Most Greek Revival buildings in the South tend to date from about 1830 since popular styles generally took longer to gain acceptance in the South. Charleston has few prior to 1830. This may also have been due to the news of the Greek War of Independence which lasted from 1821 to 1830.

Greek Revival elements found on Orange Hall include the low

HIPPED ROOF

6/9 WINDOW PANES

FIVE BAY FACADE



9/9 WINDOW PANES

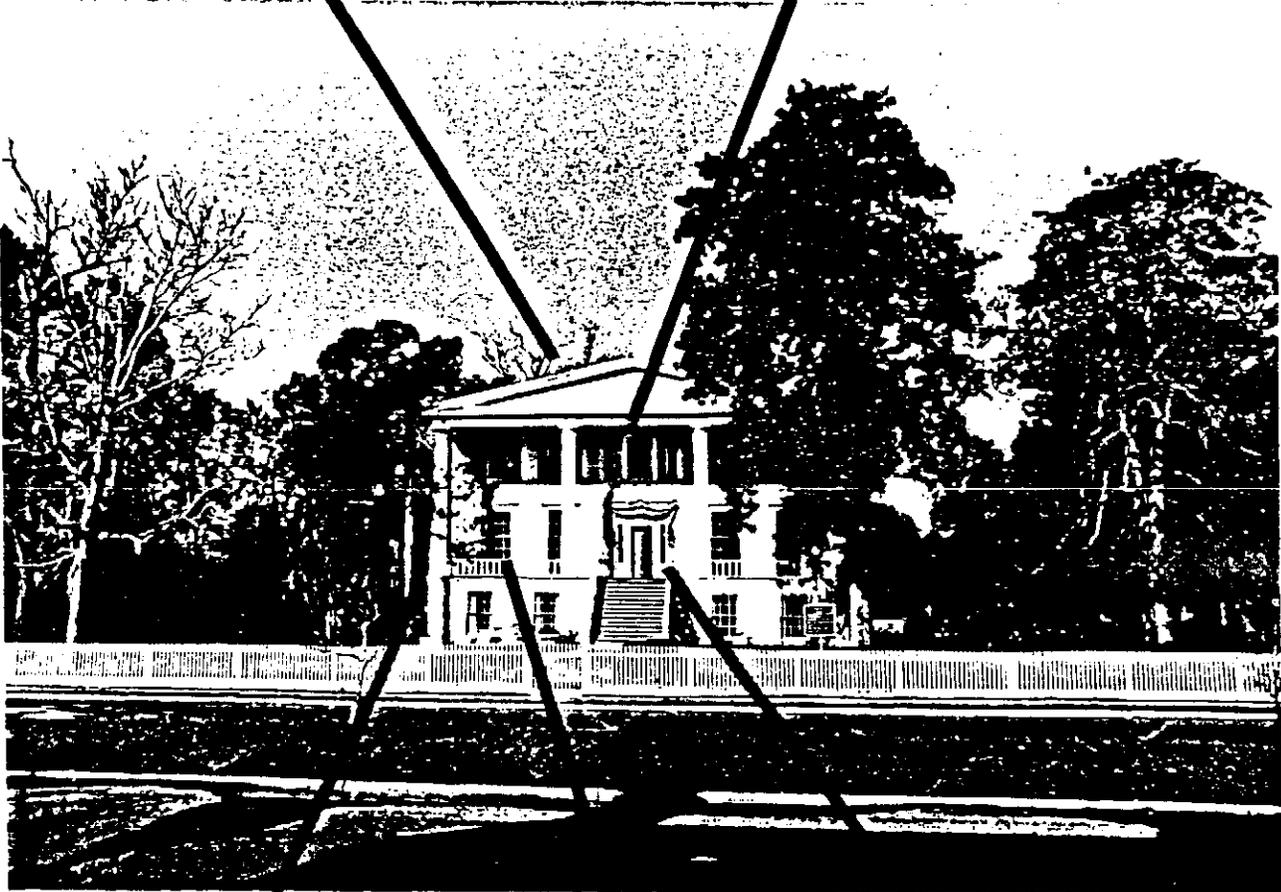
FANLIGHT OVER DOOR

FEDERAL c. 1830'S

BURNS HOUSE

LOW PITCH GABLED ROOF
WIDE TRIM FORM PEDIMENT

THREE PART WINDOW
FULL FACADE PORCH



FLUTED, DORIC COLUMNS

6/6 WINDOWS

NARROW SIDELIGHTS

GREEK REVIVAL c. 1829

ORANGE HALL

pitched gabled roof, wide trimmed formal pediment, full facade porch, fluted Doric columns, six over six windows, entrance door with narrow sidelights, and three part window on the second floor centered over the main entrance. This building features virtually all of the major identifying features of a Greek Revival structure.

Examples of the Queen Anne style include the Bachlott - Porter House, c. 1911, and Miller - Lovell House, date unknown. The Bachlott - Porter House is a very common design with its hipped roof with lower cross gables which is found in over fifty percent of all Queen Anne houses. There is also a very typical one story porch with double classic support columns. This classic column treatment is carried over to the second floor trim. Dentil can be found under the cornice trim. The Miller - Lovell House features a cross gable roof with an asymmetrical first floor porch supported by classic columns. The general asymmetrical facade is a good key to this style.

The Captain Robinson House, 305 Ready Street, is a good example of the Neoclassical style. The four square main house with its low hipped roof is characteristic as is the pedimented single story full facade porch. Notable details include the porch columns and the one over one window panes. Another good Neoclassical example is the Townsend - Gay House on Bryant Street. This building is a common single story Neoclassical cottage. The colonnaded full width porch is typical and it is included under the hipped roof.

Still another style found in St. Mary's is widely recognized

BRACKETS UNDER EAVES



SYMMETRICAL FACADE
SIDE GABLED ROOF

SCROLLED PORCH BRACKETS

FOLK VICTORIAN c. 1870

SANDIFORD-GOODBREAD HOUSE

HIPPED ROOF

1/1 WINDOWS



PEDIMENTED, FULL WIDTH PORCH

CLASSICAL COLUMNS

NEOCLASSICAL c. 1918

CAPTAIN ROBINSON HOUSE

throughout the South as Victorian or "gingerbread". More correctly called Folk Victorian, this style embodies basic house designs with detailed trim added. This trim work is frequently turned wooden spindles or flat jigsaw trim. A good Folk Victorian example is the Miller - Arnow House, c. 1900. The double porch features diamond shaped balustrades and elaborate scrolled brackets supporting the porch columns. Another good example is the Sandiford - Goodbread House located at 209 Osborne Street. Built prior to 1884, this house also features scrolled porch brackets and brackets under the eaves.

Another familiar style found in St. Mary's is the Craftsman style popular from 1905 to 1930. This style is also called bungalow after its origins in British Colonial India. Good local examples include the Jenkins House at 309 Meeting Street and Miller's Dock. The Jenkins House displays the typical low pitched, gabled roof with a wide overhanging eave as well as a full length porch supported by square columns with brick bases to the ground. The Miller's Dock building is less characteristic, but does feature exposed rafters under the eaves as well as double, paned windows around the building.

Still another "style" encountered less frequently than those previously given, basically defies formal classification. Several smaller, less imposing structures around St. Mary's are best characterized as vernacular. While some people regard the label of vernacular as simply a way of avoiding classification, in some cases this term is useful. In the case of the Pryor - Bell Lovell

SCROLLED BRACKETS

2/2 WINDOW PANES



LIGSAWN BALUSTRADES

FRONT GABLED ROOF
SIMPLE HOUSE FORM

FOLK VICTORIAN c. 1900

MILLER-ARNOW HOUSE

HIPPED ROOF WITH CROSS CABLES

1/1 WINDOWS



FULL WIDTH ONE STORY PORCH

ASYMMETRICAL FACADE

CLASSIC GROUPED PORCH
COLUMNS

QUEEN ANNE c. 1911

BACHLOTT-PORTER HOUSE

HIPPED ROOF

FULL WIDTH PORCH UNDER
MAIN ROOF



CLASSICAL COLUMNS

NEOCLASSICAL COTTAGE c. 1915

ROBERT LEE BUNKLEY JR. HOUSE

House at 305 East Conyers Street, this modest house with its gabled roof and shed roof porch is a very familiar design. The simple squared posts supporting the porch and the overall design are products of a local craftsman.

Design Guidelines

DESIGN GUIDELINES

An attempt was made to locate and study the design guidelines of communities similar to St. Marys in size and setting. While virtually all of the communities chosen are larger than St. Marys, all but one are in a coastal setting. This was a similarity sought out due to the problems associated with coastal flooding and the highly specific design problems associated with this phenomenon.

A total of eleven communities were examined from New England to the Gulf coast. None of these cities addressed the problem of construction in a flood zone or even addressed the interface between water and land.

In general, the majority of these guidelines were similar in what they considered to be important design elements. The oldest design guidelines were from Savannah, Georgia which were adopted in 1973. Charleston, South Carolina, has the oldest historic district and review board (1933), but it still has no established guidelines.

The evolution of design guidelines through time has been gradual as indicated by the chart comparing those studied. Perhaps the best of this group include Beaufort, South Carolina, Rockville, Maryland, and Pensacola, Florida. The Beaufort guidelines are particularly good from the standpoint of addressing the repair and maintenance of historic buildings. The Rockville, Maryland guidelines are clearly written and well illustrated, while Pensacola, Florida's guidelines are highly specific and reflect

their unique architecture.

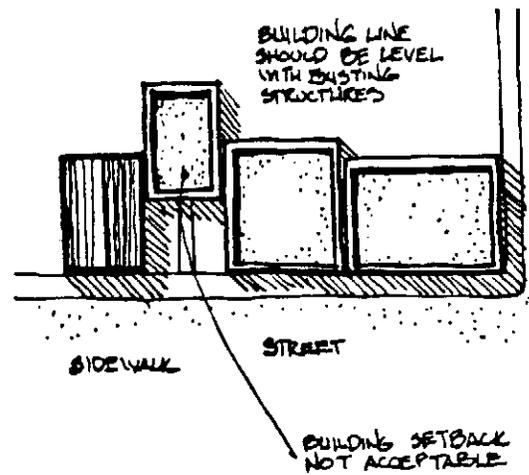
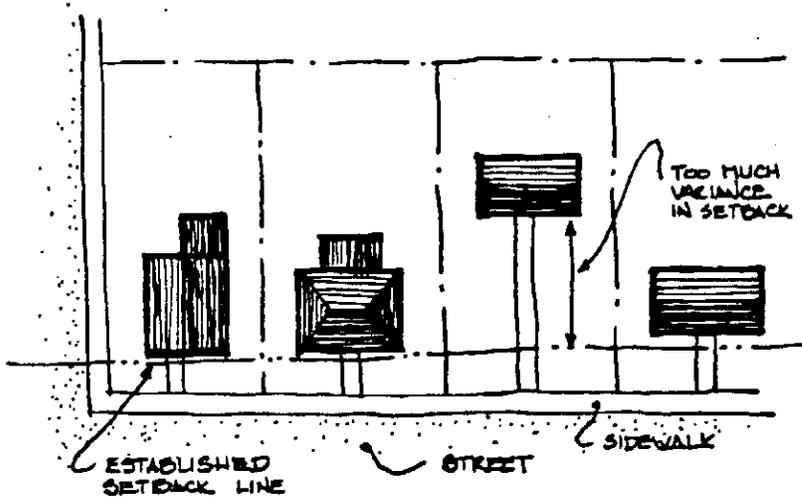
The following design guidelines have been prepared specifically for St. Marys based on its character and requirements. These guidelines should be used by both applicants and the review board in a strict manner. The requirements to follow should be applied to both renovations and additions as well as new construction proposed in the historic district. If an applicant adheres to these requirements, the design review should be a relatively straight forward process. In cases where the applicant would like to propose alternative designs to the review board, the applicant must supply any additional information or material required by the review board. This may include detailed drawings, a scale model, product information or comprehensive photographs.

SETBACK

Setback is the distance a building stands from the street and from adjacent structures. In St. Mary's the setback from the street commonly varies from zero to 70 feet.

The local zoning regulations set the minimum lot size for each zoning district and minimum yard dimensions. In the St. Mary's Historic District there are two zoning districts each with different requirements.

	<u>R - 1 Residential</u>	<u>C - 1 Commercial</u>
Minimum sq. footage	10,000	3,000
Lot coverage	30%	None
Front setback	25 ft.	None
Side yard	15 ft.	None to 5 ft. adjacent to residential area
Rear yard	15 ft.	None to 5 ft. when adjacent to residential area



SCALE

A building's scale is the proportion of the structure relative to neighboring buildings, and to the general surroundings, including a person passing by. Scale is the single most important element of design that contributes to the overall visual impact of a building. In St. Mary's, the scale of the historic structures is a major component of the overall character.

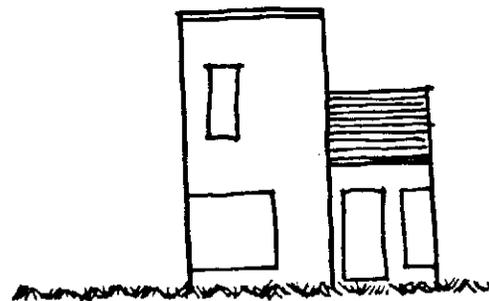
Maintaining the proper scale requires attention to three major items; the number of stories, the floor elevation, and the cornice height.

1. Number of stories - The number of stories should be an average of adjacent buildings. Height limitations as outlined in the height guideline and zoning classification should be considered.

2. Floor elevation - When new construction is proposed for infill in the historic district, the first floor elevation and subsequent interior floor elevations should average that of adjacent buildings where ever possible. While there are problems associated with anticipated flood elevations, it is hoped that this conflict can be minimized.

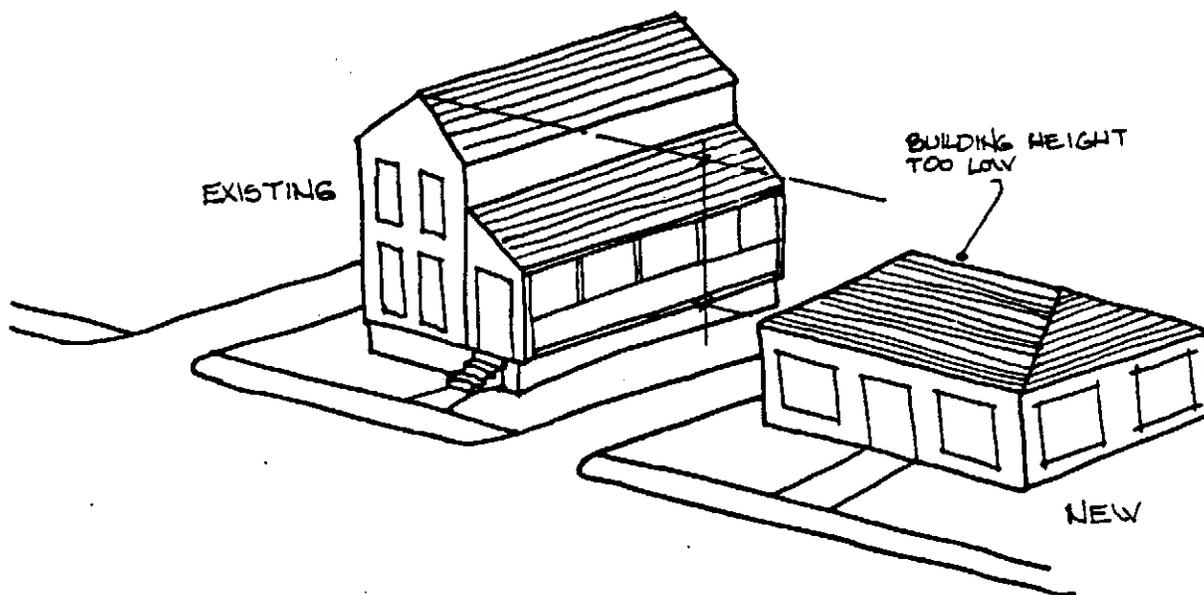


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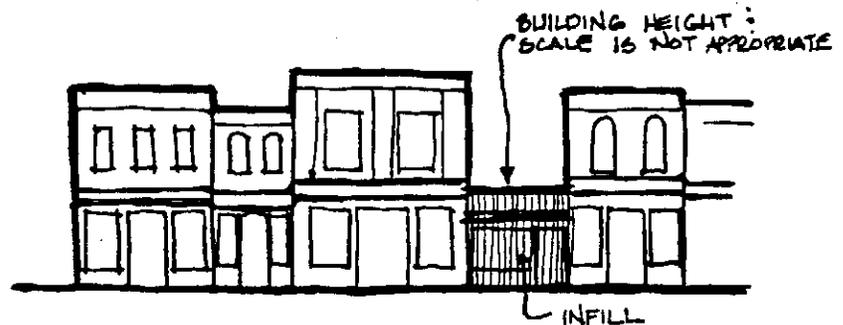
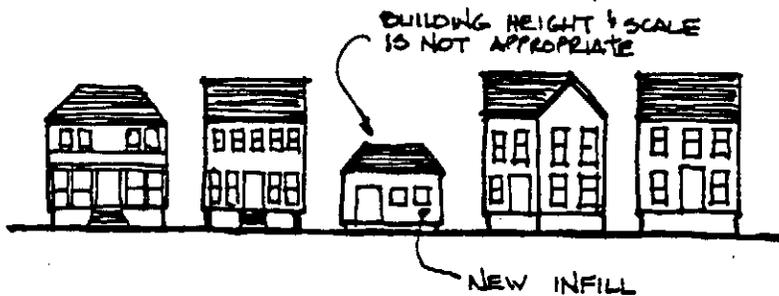
NOT THIS

3. Cornice line - Almost all the residential buildings in St. Mary's have a horizontal cornice across the main facade of the building. This line establishes the top of the building visually, and is therefore important to the overall scale. In order to assure the proper scale of a building in relation to those surrounding it, the height of the cornice line on the new building should be consistent with adjacent buildings.



HEIGHT

Most of the buildings in St. Mary's are from one to two and a half stories tall. This would put their height from 15 to 35 feet. The St. Mary's zoning ordinance sets the maximum height for buildings in the historic district. In the residential area (R-1), the maximum height is 35 feet. In the commercial area (C-1), the height limit is 45 feet. Both of these limits should be respected within their designated districts, however, new structures should not vary more than 10% from the height of adjacent structures. For obvious reasons, it would be out of place to erect a two and a half story house in the middle of row of single story cottages.



RHYTHM

There is a symmetry or balance to both the placement of buildings along a street, and in the placement of windows and other openings on the face of the building. This balance is often referred to as rhythm. The three most common types of rhythm are:

1. Spacing of buildings on the street - When moving down a street, there is a definite spacing pattern between the size of the structures and the distance between each building.

2. Spacing of entrances or porches - When viewed from the sidewalk, there is a definite pattern to the entrances or porches of each building.

3. Solid to void relationship - There is also a definite pattern or balance between the areas of solid wall and windows and doors. In most early historic buildings there is a very well defined rhythm that is carefully maintained.



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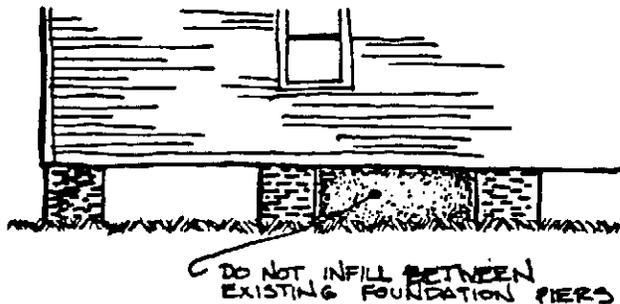
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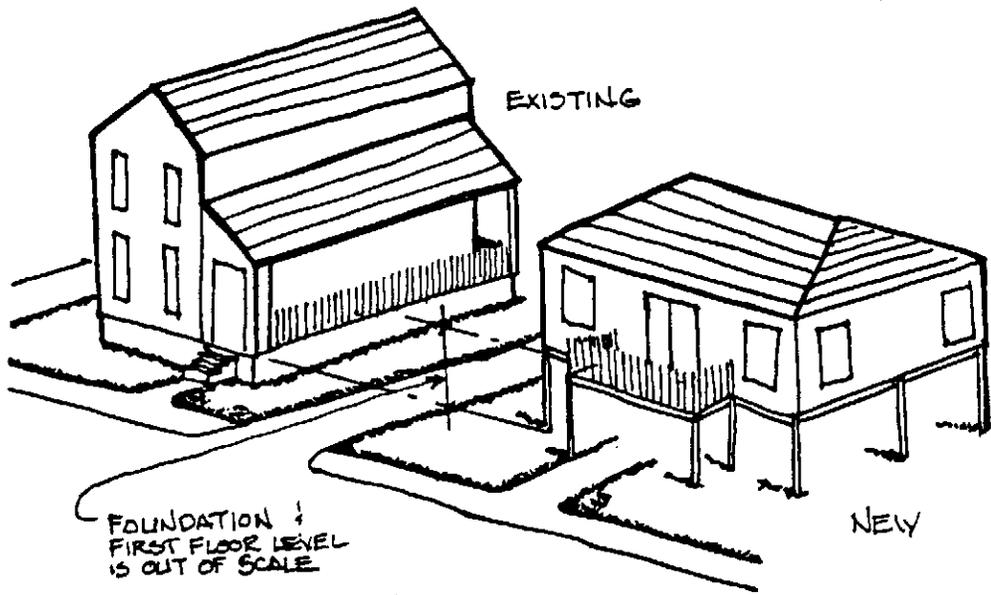
FOUNDATIONS

Foundations in the historic district range from modern structures on slab to historic buildings on raised brick foundations of as much as 6 feet in height. It is interesting to note that the oldest historic structures display the raised foundation as a protective measure against periodic flooding as well as to catch summer breezes. These brick foundations are frequently stucco over brick, scored to resemble stone, and painted.

Foundations of existing historic structures should not be altered. Brick piers should be retained, preferably in an unpainted state. In the case where a building is on brick piers as opposed to a solid, continuous foundation, this pier arrangement should be retained. Infill between the piers with modern brick work is not acceptable since it alters the original intended appearance of the foundation.

New construction including commercial buildings must conform to the current FEMA regulations regarding minimum floor elevations. (See the section on Construction in Flood Zone)





ROOFS

Most of the residential buildings in St. Mary's have gabled or hipped roofs of tin, asphalt shingle, or wooden shake shingle. The roof pitch varies from 3/12 to 12/12. Roof color varies from silver, red, or green tin to light grey or dark gray asphalt shingles, and a weathered natural color for the shake shingles.

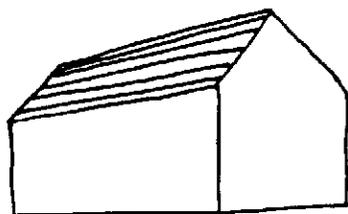
In the commercial area there are both gabled and flat roofed structures. Again, the gabled roofs are of either painted tin or asphalt shingle. The flat roofs are generally out of view and are of build-up tar. Roof shapes should remain comparable with the surrounding buildings. In the case of residential applications roof styles should obviously be either gable or hipped. Mansard roofs are inappropriate (see photo). Roof material should be either standing seam tin, asphalt shingle or wooden shake. The shake roof is appropriate on a restoration where shakes were previously employed rather than a new structure. Color should be gray for the asphalt shingle while the tin roof should be painted silver, black, green, or red.

In commercial buildings, flat roofs should be hidden from public view by a parapet. Other roof styles and colors should be similar to neighboring buildings. In most cases the colors suggested for residential application also apply to commercial area buildings.

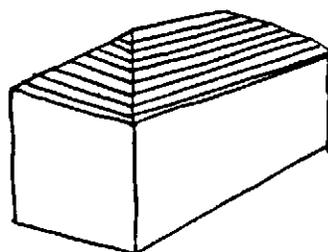
Throughout the historic district large, unbroken roof areas should be avoided. Intrusive modern conveniences such as solar



panels, skylights, ventilation wind turbines and antennas should be hidden from public view.



GABLE



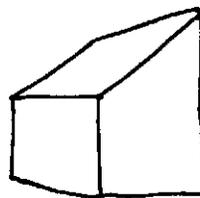
HIP



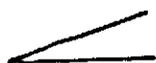
MANDSARD



BARREL



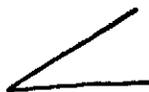
SHED



3/12



4/12



6/12



12/12

CONSTRUCTION MATERIALS

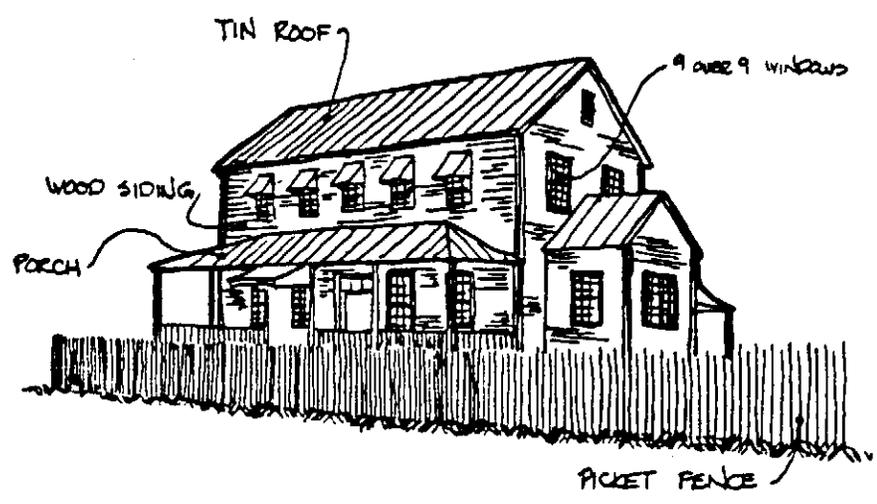
The majority of the buildings in St. Mary's historic district are frame with the exception of selected commercial or governmental structures which are constructed of brick with stucco or cast cement block. Roofs are of tin, asphalt shingle, or wooden shake shingle in the residential buildings, and asphalt shingle, tin, or build up in the commercial structures. Foundations in the older buildings are elevated brick with stucco or simple brick piers. Later buildings display concrete block or cement slab on grade.

The general tone of exterior fabric throughout the district is subtle. This is achieved primarily through the use of painted wood clapboard, generally painted white. Roof textures also reflect a subtle texture and are not brightly colored. There are some commercial buildings which have been recently altered to obtain textural changes such as the Riverfront Hotel, originally brick, now stuccoed with a shell mixture to resemble tabby.

Residential structures added to the historic district should be of wooden clapboard siding with brick or stuccoed brick foundations, and brick chimneys. Brick residential structures are not appropriate. Similarly, concrete block and stuccoed houses are also inappropriate. Alterations to existing structures should not allow the application of asbestos, metal or plastic (vinyl) siding. These modern attempts to "improve" wooden buildings alter the original lines of the structure and actually damage historic buildings by concealing water or insect damage. (See Section on Synthetic Siding)

Wood sided buildings should be painted with colors selected according to the color guidelines and should be compatible with adjacent buildings. Unpainted siding allowed to weather is not acceptable. Additionally, penetrating stains applied to wood siding are not an acceptable alternative to paint.

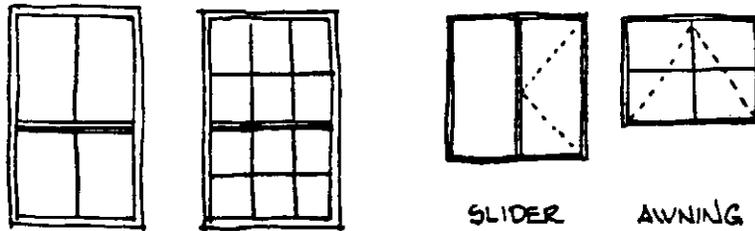
Commercial structures should be of masonry or stuccoed masonry. Textures should be generally subtle and compatible with the adjacent buildings. Painted concrete block should be prohibited. Novelty modern brick such as antiqued brick should also be avoided as should metal or plastic panelling.



FENESTRATION

Fenestration is the arrangement of windows and doors on a building. In St. Mary's a variety of different window forms exist, but they are generally vertical rather than horizontal in emphasis, and they have multiple panes of glass as opposed to large single sheets. Windows are typically double-hung and the style of the window reflects the architectural style of the building. (See section on architectural styles)

Doors in St. Mary's also are varied, again closely tied to the individual architectural style. Styles range from solid panelled doors to those with glass inserts. Door surrounds include sidelights, transom lights, and fan lights according to the individual architectural style. In some cases, doors are partially obscured from view by entrance porches.

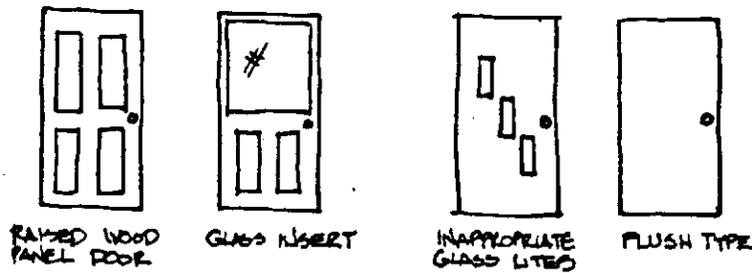


DOUBLE HUNG

SLIDER AWNING

THIS

NOT THIS



RAISED WOOD PANEL DOOR

GLASS INSERT

INAPPROPRIATE GLASS LITES

FLUSH TYPE

THIS

NOT THIS

Due to the paucity of commercial buildings in the historic district, there are few good examples of the types of windows and doors usually associated with this use. In those buildings present the first floor windows are large, with plate glass framed by painted wood or metal. In two story buildings, the second floor windows are generally vertical in emphasis and double-hung for use in an office or apartment setting. Doors in the commercial buildings are generally flush with the front of the building and they are generally glass or half glass and half wood. There are occasionally sidelights or a transom glass in the wooden door frame.

1. Windows in residential buildings should be of wood. In the case of rehabilitation of an existing structure, windows should follow the original design.

2. Window dimensions should be vertical, in keeping with the character of the district.

3. In new buildings windows should be double-hung and should employ multi-pane glass. Single pane or plate glass is not acceptable. Window panes should be six over six. Snap in mullions should be avoided.

4. Window frames and trim should be painted, preferably white.

5. Storm windows are acceptable, but they must not observe the original window. Storm windows should have painted frames to match the original window. Unpainted aluminum storm windows are not acceptable.

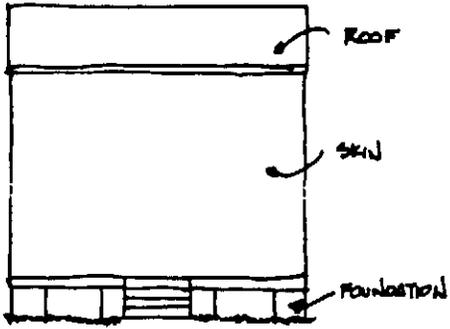
6. Doors should be of solid wood and generally panelled. Panels should not exceed six in number. Variations can be employed

where stylistically appropriate to include two glass panels in the upper portion of the door.

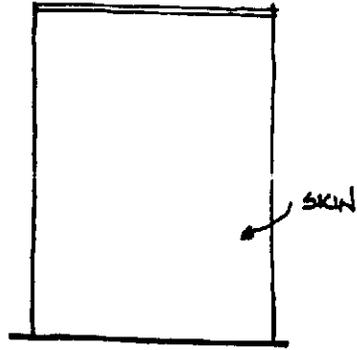
7. Sidelights, transoms, and fan lights should only be employed in styles where this treatment is found.

8. Doors should generally be painted white in coordination with the windows, however, contrasting colors are permitted provided they are in harmony with the general wall color.

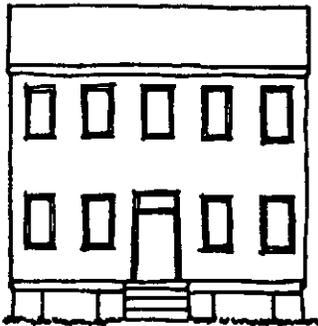
9. Storm doors are acceptable only when they do not obscure the original door. Decorative storm doors are not acceptable.



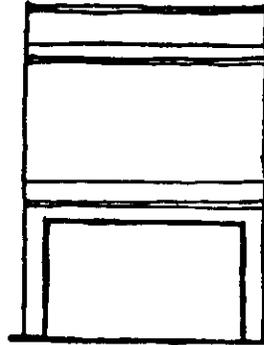
BASIC RESIDENTIAL FACADE



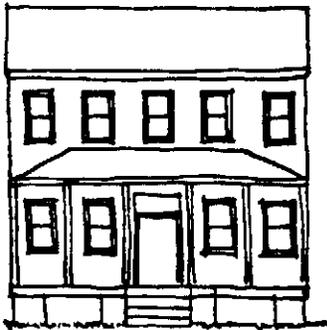
BASIC COMMERCIAL FACADE



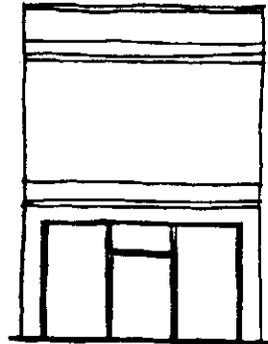
WITH FENESTRATION



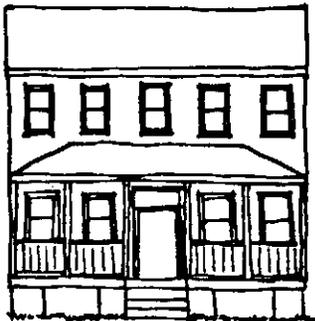
WITH CORNICES



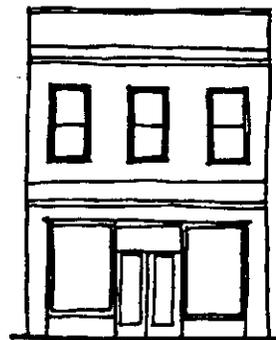
WITH PORCH



WITH STOREFRONT



WITH BALUSTRADE



WITH WINDOWS

COLOR

Color is one of the most difficult, and often controversial, design elements that are regulated by review boards. While the exterior color of a building is definitely an important contribution to a historic district's character, many people feel that it is also a matter of personal taste, and therefore an individual freedom to be staunchly defended. The actual regulation of color is not permitted by state law in Georgia, however, the following guidelines should be strongly suggested to review board applicants.

Review boards handle the issue of color in widely disparate manners. For example, some communities have very specific color palettes that building owners must choose from, while others acknowledge that paint rarely lasts more than three years, and can always be changed if necessary. Regardless of the tact taken in regard to color, there are some general rules that apply.

1. Do not use too many colors. The most effective and authentic color schemes employ a roof color, a general wall color and a trim color. A good practice, when there is any doubt, is to paint windows and other trim a neutral shade. Avoid high gloss paints.

2. The color selected for the wall of a building is very important since it represents the largest amount of space that is visible. Neutrals and muted colors should take preference over pastels. The reason for this is simple. A color that may appeal to the eye when on a color chart will look entirely different when applied over the broad surface of an entire building.

3. The roof of a building is often overlooked as part of a color scheme. To the contrary, the roof is a large visible area that has a great impact on the overall color scheme. Generally, darker neutral tones of gray will allow a wide choice of compatible building colors. Vivid roof colors on the other hand, usually complete with the more important architectural elements of a building.

In St. Mary's most of the older historic buildings are white clapboard with dark green trim and dark gray roofs. This color scheme is almost universally acceptable for buildings constructed prior to the Civil War, but is not necessarily accurate. Recent paint research in Charleston has revealed that while white was a common general wall color, the green trim work was originally a much more vivid, true green than what is commonly used today. In Williamsburg, Virginia, it was discovered that the muted, pastel shades first thought to be original were in fact much stronger colors that had faded through years of weather exposure.

The best approach to solving the color problem is to actually document the historical color of your building. This is best done through professional paint analysis and involves carefully examining the layers of paint and determining the correct original color.

If professional color analysis is not practical, there are some general guides, based on documented buildings, that are useful. In the case of St. Mary's a conservative approach should be maintained in order to reflect the modest character of the town. For example, a high style Victorian color scheme common in New York in the period would not have been found in a rural, less

sophisticated environment. Similarly, the historic district character will be enhanced by maintaining a color scheme suited to the period in which each building was constructed.

GENERAL COLOR GUIDE

COLONIAL - GEORGIAN PERIOD - Very early buildings were predominately painted white using white lead and oil. Often this was applied over a red-brown called "Spanish Brown". Details such as shutters were painted green, often a strong, bright green.

FEDERAL PERIOD - Like earlier buildings, this period also favored white wall color with white trim and green shutters. Occasionally, the white wall color gave way to a muted yellow with yellow trim and green detailing.

GREEK REVIVAL - Greek Revival colors were taken from the archeological discoveries of that period. As such, colors were selected to simulate the whites and grays of the stone work found in classical temples. Siding would routinely have been off-white with white trim and green detailing. Stucco work was often scored to resemble stone and was frequently painted light grey.

FOLK VICTORIAN - By the 1870's the new architecture of the Victorian age was reaching the post Civil War South. While southern resources were certainly limited at best, and no doubt most modest houses were still painted white, color was beginning to be used. This period is characterized by the use of richer, darker colors including greens, browns and olives. The concept of one body color and one trim color was abandoned in favor of multiple color schemes. Typically, the body of a house would be a dark drab color with a lighter shade of the same color for trim and still another color, preferably vivid, for accents. Windows and sash were dark, sometimes black.

Examples of Victorian multiple colors include:

- A. Light tan with brown trim
- B. Mustard with brown trim
- C. Grey with burnt red trim
- D. Medium brown with green trim
- E. Brown with buff trim
- F. Light olive drab with darker olive drab trim
- G. Light olive green with trim painted a darker shade of the same color. Accent areas painted a bright vermilion.

NEOCLASSICAL - By the turn of the century color choices began to swing back to the light colors of colonial times. White with green shutters again became popular. Other color groupings included yellow body with white trim and dark green shutters, gray or green body with white trim, medium brown body with slightly darker shade of brown for trim, and even a dark brown body with white trim and black sash.

PORCHES

Porches are an extremely important architectural feature common to virtually all houses in St. Mary's. Acting as a transitional element between the building and the street, porches reduce the immediate visual impact of a dwelling's scale on the surrounding area. Additionally, porches are a uniform feature that act to tie the historic area together. Put simply, most modern houses do not feature large porches across the main facade.

There are several basic elements involved in the construction of a porch:

1. The raised floor or platform - The floor of the porch is of wood resting on brick piers. The flooring is tongue and groove laid at a right angle to the building. This allows for a slope to drain water. The floor is usually painted a dark color such as green or gray.

2. The roof - The roof is an extension of the house roof in fabric and usually in style. Shed roofs and modified hip roofs are the most common.

3. Columns - Support columns seated on the porch floor and tied to the roof provide the major vertical element. Columns present in St. Mary's range from simple columns with chamfered edges to elaborate classical columns.

4. Balustrade - The enclosing elements of the porch are the balustrade and the rails. These are predominately of turned wood, but they can also be a simple square cut rail or an elaborate flat jig-sawn piece.

5. Steps - The steps are the final link to the ground

level. Usually of wood, they may also feature a hand rail to match the porch.

Porches are a major design element that add greatly to the historic district. Porches should be preserved at all costs. Not only should removal be prohibited, but enclosure should be discouraged. In rehabilitation of existing buildings, the following should be considered:

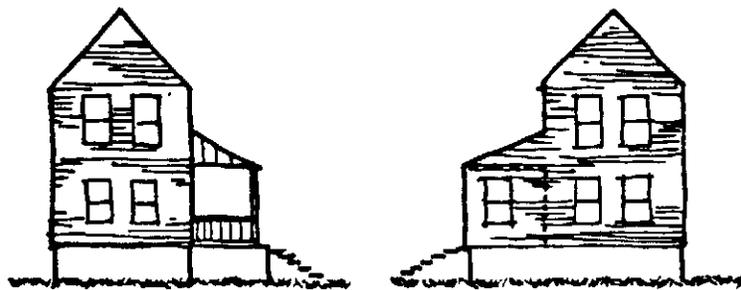
1. Retain all porches as an important design element. Severe alteration through enclosure should be discouraged as much as possible.

2. When absolutely necessary enclosure should be complete and should be a material that does not obscure the elements of the porch.

3. Porch details should be made to match the building. Replacement parts should be as close to the original as possible.

4. In new construction porches should be of wood. Brick and combinations of wood and brick are not appropriate.

5. Porches should be painted with colors sympathetic to those of the house. In many cases, the body and detail can be painted white with a dark floor and steps.



DO NOT ENCLOSE PORCH

DETAILS

There is an array of different architectural detailing in St. Marys, each a representative of the specific building style it is attached to. In residential buildings such items as porch columns, porch balustrades, window trim, cornices, brackets and shutters make up just some of the detailing present. In the commercial buildings detailing is much reduced. Commercial details include brick patterns such as corbelling, window arches, and window and door surrounds.

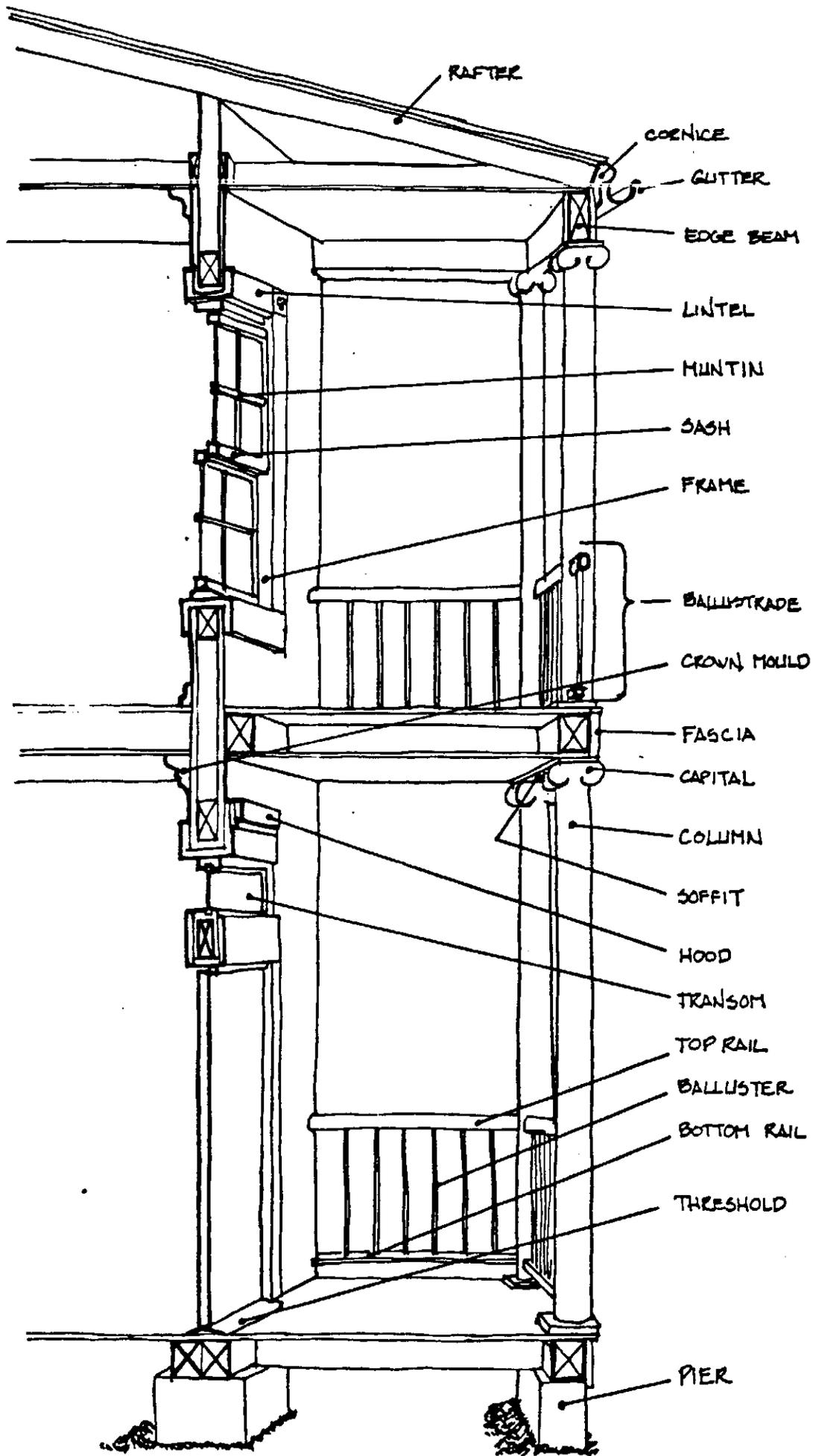
In general, details on a historic building should be carefully repaired or replaced to match the originals. If no original material remains, old photos should be sought out in an attempt to provide a clue of what the original ornamentation might have been.

In new construction care should be taken to take a restrained, conservative approach to detailing. This is particularly important in light of the fact that St. Marys has few buildings awash in decorative detailing. Trim work should be of wood whenever possible.

Care should also be taken to avoid the use of details inappropriate to the style of a particular building. In other words, it would be inappropriate to add colonial details to a Victorian house in an effort to make it look earlier than it really is.

Special attention should be given to the use of shutters. Shutters are both a decorative item and a utilitarian feature. Most of the historic buildings in St. Marys employ shutters, but it is not imperative that new construction feature them. When shutters are used they should be of wood and should be painted. They should be operable to the extent that even if not used, they

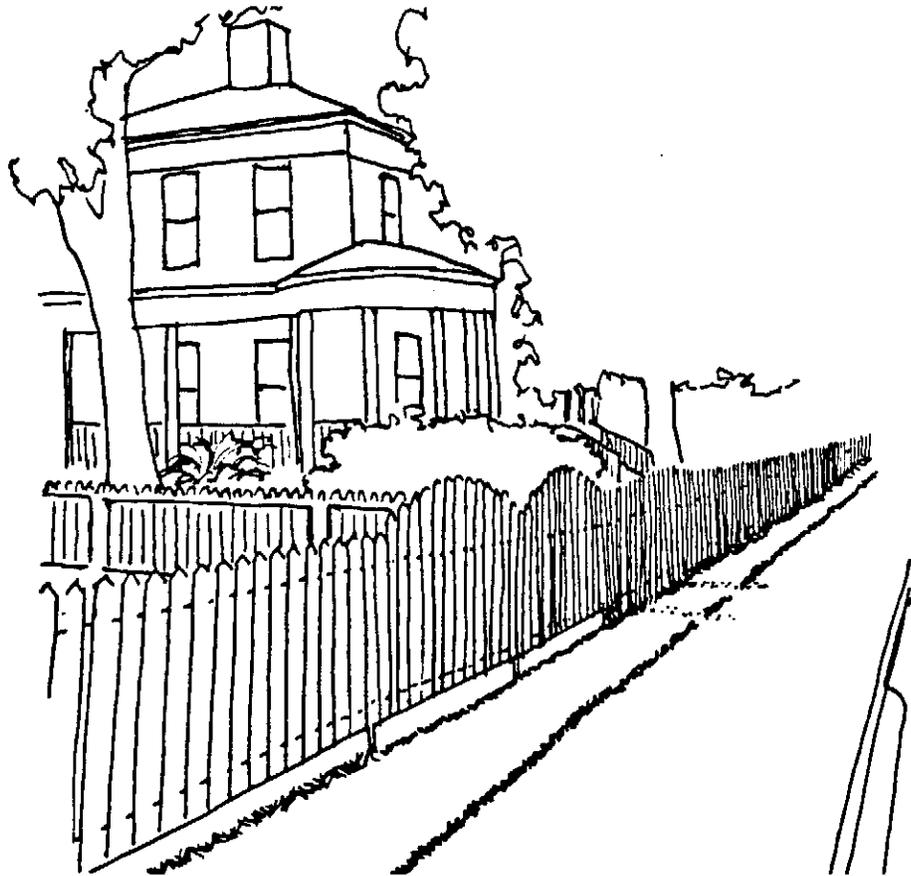
are proportionally correct and could cover the window. Shutters should be either louvered or the panelled, solid type. Installation is also important. Shutters should be mounted with space between the shutter and the building as opposed to flush mounting directly to the surface of the building.



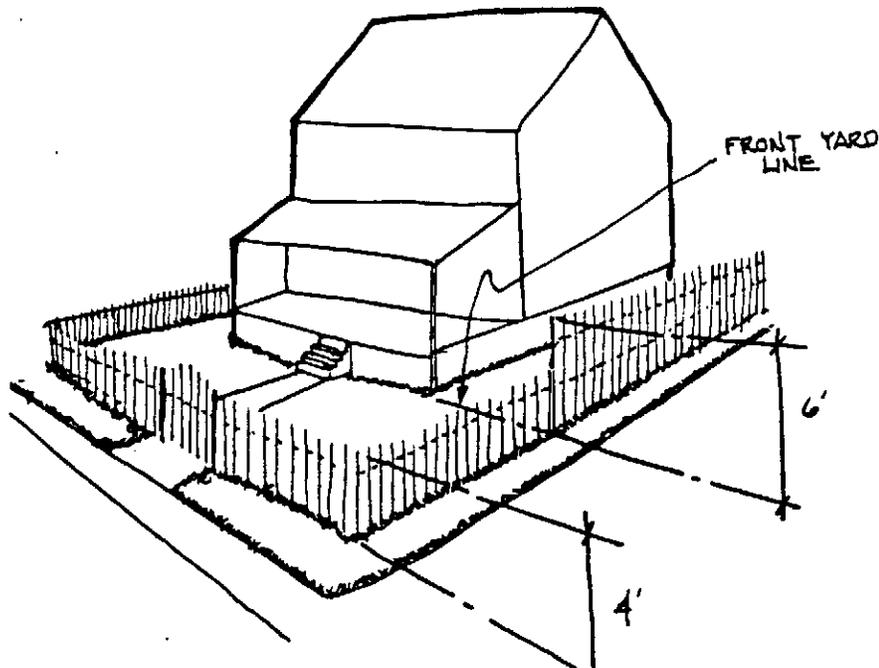
FENCING

Fences have traditionally been an important design element of St. Mary's dating well back into the nineteenth century. Early photos of the town show picket fences very similar to those in use today. These wooden fences were both utilitarian in nature, outlining property and controlling access, as well as decorative, strengthening the design elements of their respective buildings.

With the exception of one or two low concrete block walls, such as at the Bachlott Porter House, and modern chain link fences in multiple locations, picket fences are the rule. Since the use of picket fences around early Georgia buildings is widely acknowledged, particularly in rural and small town settings, this element should be retained throughout the historic district.



As a general rule, fences should be allowed on all property lines, but should not obstruct views of the building. For this reason fence heights should not exceed four feet in the front of the building and six feet in the side and rear.



In keeping with the character of the historic district, chain link fences should be prohibited as should split rail fencing. Fencing should match the fabric of the building to the extent that frame buildings should have wooden fencing and masonry commercial structures should have brick or wrought iron fencing. Caution is urged in the application of the latter since wooden picket fencing was the overwhelming dominant form in St. Mary's.

New wooden fences should be painted. Unfinished wood allowed to weather is not appropriate any more than the porch railing and other detail on a wooden house would be if not painted. Picket fences should be encouraged to reflect details from their respective buildings if at all possible. Rear wooden privacy fences are acceptable if their vertical boards have ornamental top cuts and

they are painted. Penetrating stains are not an acceptable substitute for paint.

PARKING AND DRIVEWAYS

The necessity for parking, driveways and sidewalks is modern and has no historic background generally acceptable today. In times past dirt paths and crushed shell oyster roads were in use in St. Mary's. These are of course not acceptable with modern vehicles and high volume traffic.

Sidewalks take the form of the public sidewalk along the street and the private sidewalk from the building to the street. Public sidewalks are concrete and should remain so throughout the district. Private sidewalks can be of either concrete or brick pavers. The concrete can be tinted to reflect subtle, earth tones where applicable.

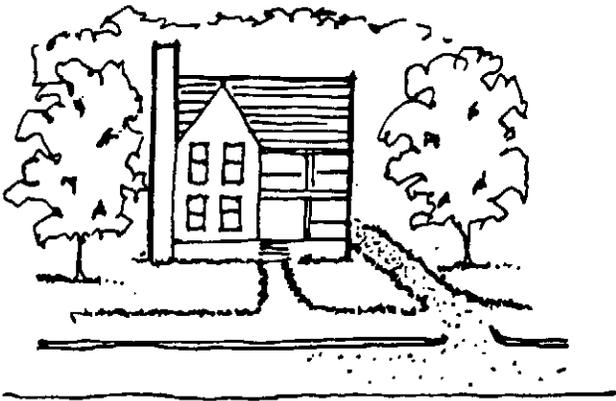
Each building in the historic district should be allowed one driveway from the street to the parking area. This should be as narrow as practical for safe vehicle operation. Driveways should be constructed of concrete, brick pavers, asphalt or crushed oyster shell. In the case of truly historic buildings, crushed oyster shell should be encouraged. Concrete and asphalt drives would be more pleasing visually if they were tinted subtle earth tones.

The number of off street parking spaces is controlled by the St. Mary's zoning ordinance (see article eight). In single family residential uses, two parking spaces of 180 square feet each are required for each house. This space must be on the same lot as the house. In the case of commercial uses, the number of parking spaces required depends on the actual business and is covered in detail in the zoning ordinance. The actual parking

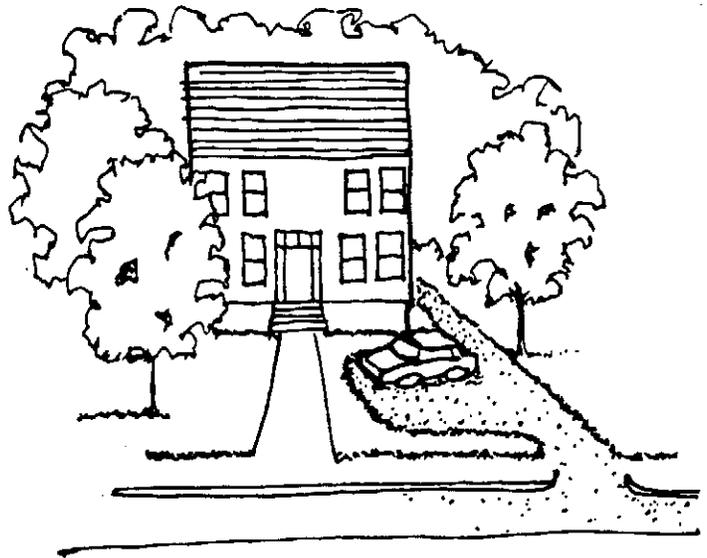
space size is again 180 square feet, but in some cases parking areas can be shared by adjacent businesses.

In residential applications parking should be encouraged in the side or rear of the house as opposed to the front yard. This will prevent unnecessary visual competition with the historic buildings. Parking should be adequately screened from view with landscaping. Parking design should also strive to preserve existing trees as much as possible.

Commercial and public parking lots should be organized and should employ divided medians that are attractively landscaped. All parking lots should be screened from view from both public right-of-ways and adjacent properties. This should be accomplished with fencing and landscaping.



THIS



NOT THIS

EXTERIOR LIGHTING

Exterior lighting through most of St. Mary's Historic District consists of street lights and lighting attached to the buildings. The street lighting is the modern mercury vapor lamps attached to telephone poles. This type of street lighting, which is frequently mounted above the surrounding tree canopy, yields a light pattern characterized by patches of light and darkness. Additionally, this type of lamp produces a cold, blueish light that is rather harsh.

Lighting associated with individual buildings includes such light sources as exterior fixtures, porch lights, spot lighting and light coming from windows.

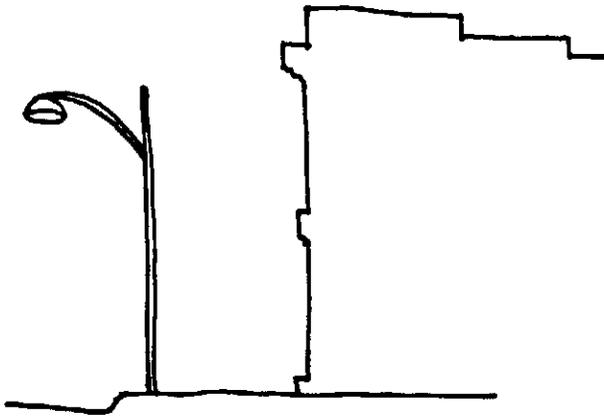
STREET LIGHTING

The present system of mercury vapor lamps should be removed throughout the historic district and replaced with historic lamp posts employing incandescent light. Lamp posts should not exceed 12 feet in height and the lamps should have clear lenses. These street lamps should have adequate illuminating power to provide the necessary light for safety, but they should not be excessively bright. A warm, generally low light is the most flattering to the historic buildings.

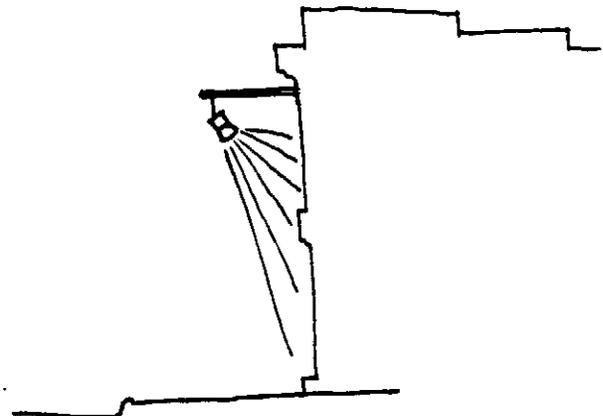
ATTACHED LIGHTING

Lights attached to buildings in the historic district should be in keeping with the period of the individual building. Lights should be either hanging from porch ceilings or attached to the building via wall brackets as next to an entrance door. These fixtures should be made of brass, cooper or painted steel with clear lenses. Fluorescent lighting should be prohibited. Direct

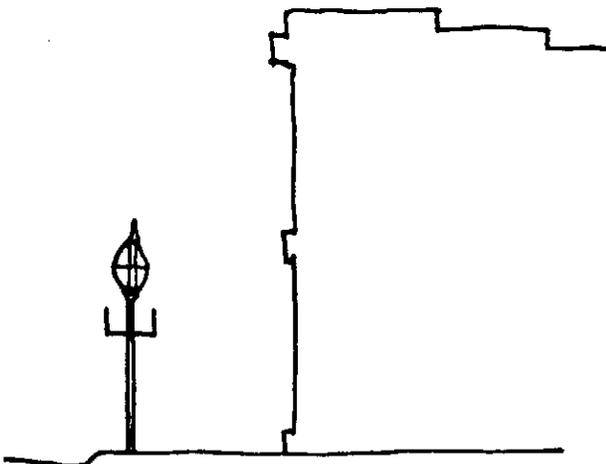
lighting of wall surfaces from detached fixtures should be discouraged, while lighting for landscaping should be subtle and hidden from view.



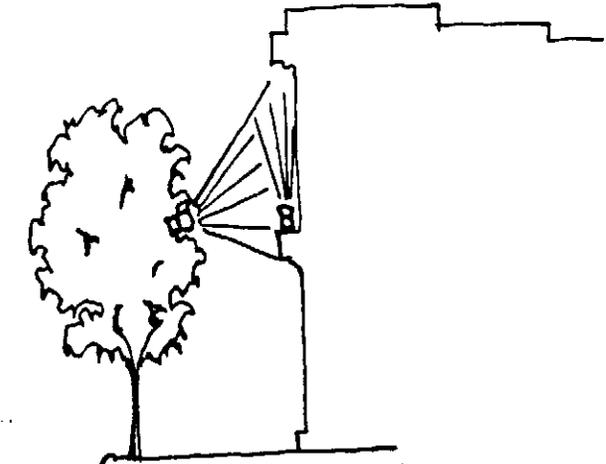
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SIGNAGE

Exterior signs are generally uncommon in St. Mary's primarily due to the residential character of most of the district. The St. Mary's zoning ordinance has a strong sign provision with specific reference to the Historic District. From a general viewpoint, this section (907) is satisfactory. The solitary exception is the section allowing roof signs in the commercial part of the Historic District. Roof signs should be discouraged throughout the historic district.



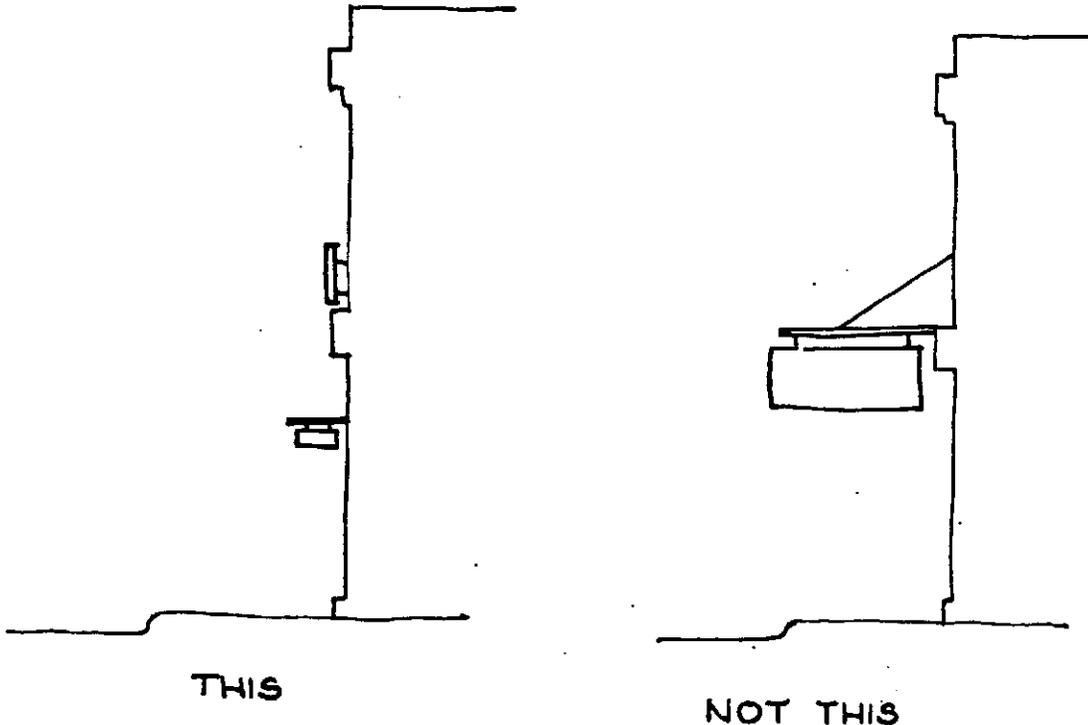
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Signs in the historic district must conform to the zoning ordinance and pass the architectural review board. In general signs should meet the following requirements:

1. Signs should be as unobtrusive as possible.
2. Signs should not visually obstruct architectural details on a building.
3. Back lighted or internally lighted signs should be prohibited.
4. Illuminated signs must be serviced by direct incandescent light from concealed fixtures.
5. Plastic letters or background should be prohibited.
6. Signs should be compatible in both color and material with the building they are associated with.
7. Sign lettering should reflect the 19th century flavor of the Historic District. Letters should be a traditional serif-type style.

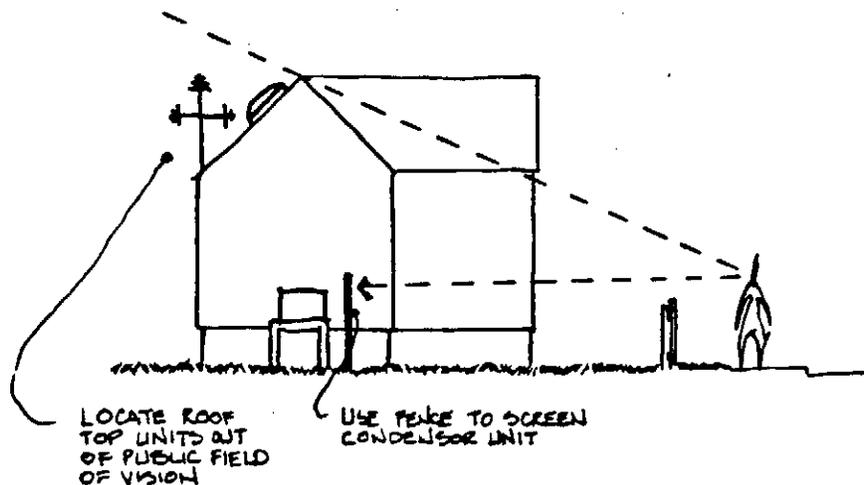


MECHANICAL EQUIPMENT

There is quite naturally, no historical background relating to the mechanical equipment associated with modern HVAC systems and exhaust fan systems. These systems are nevertheless modern necessities that are required in both new construction and rehabilitating older buildings. Placement of this equipment should be carefully located so as not to interfere with the character of the historic district.

1. Air conditioning units, solar panels, and the like should not be mounted on any roof where they will be visible from a public right-of-way.

2. No air conditioning equipment should be allowed in a front yard area. Side and rear yard installation is acceptable provided the actual equipment is screened from view with ornamental fencing or plant screening. Landscaping should be the preferred screen although fencing is acceptable provided it is compatible with the building.



3. In commercial applications, such items as exhaust fans as required by the building code should be allowed to penetrate walls and roofs as needed, but they must not be visible from a public right-of-way. Side wall installation is acceptable if the units are screened from view. Screening fabric should be compatible with the building.

SYNTHETIC SIDING

The use of vinyl or aluminum siding is not appropriate and should not be permitted in the St. Marys Historic District.

In the section on the character of St. Marys, the fact that the majority of the buildings were clapboard was a major characteristic of the district. These wooden buildings require periodic maintenance and painting which requires the expenditure of both time and money. In an attempt to eliminate this required upkeep, the application of aluminum or vinyl siding over the existing wooden fabric is often proposed.

There are several reasons why these synthetic siding materials should not be allowed:

1. They obscure the original fabric of the historic building which provided much of the building's character
2. They are in violation of standard 6 of the Secretary of Interior's Standards which advocates the repair of original fabric rather than replacement, and where absolutely necessary, replacement with material matching the original.
3. They alter the exterior appearance because they do not match the board width of the original siding and therefore present an entirely different visual effect.
4. They not only obscure the original historic fabric, but also conceal damage to the building such as water damage, wood rot or insect damage. This actually contributes to the destruction of a historic building.
5. Synthetic sidings are not maintenance free. Vinyl can crack in severe weather and aluminum will dent in response to

trauma. There is no guarantee that either will retain their color indefinitely or that their color can be changed.

6. Artificial siding is often sold as an energy conservation item. This is not true due to the fact that neither vinyl nor aluminum offers significant insulation properties. Siding with insulation attached has so little insulation that it is ineffective.

The application of synthetic siding is often condoned under the idea that it will provide a new, renovated appearance. This is an unfortunate misconception that does more harm than good. There is no substitute for the proper care and maintenance of a historic building.

DEMOLITION

The demolition of historic buildings in St. Mary's should be strongly discouraged. The present zoning ordinance addresses demolition in the historic district allowing action with the approval of the review board in two cases:

1. Demolition if the City building inspector or zoning administrator certifies that the building is a threat to public safety.

2. If the property owner shows that the historic building is incapable of earning an economic return on its value.

Public notice must be given prior to the issuance of a demolition permit depending on the historic rating:

- | | |
|----------------------------------|-----------|
| 1. Pivotal | 12 months |
| 2. Excellent | 6 months |
| 3. Notable | 4 months |
| 4. Of value as part of the scene | 2 months |

The St. Mary's zoning ordinance should be amended with respect to the demolition section as it relates to properties incapable of earning an economic return. This is subject to interpretation on the part of the owner, particularly with respect to the size of the economic return. The demolition section of the ordinance would be stronger if it required the owner to prove that no reasonable use or return on the property was possible.

The question of economic return brings up another tactic often employed by owners fundamentally opposed to preserving historic structures, that of demolition by neglect. In this case, the

owner deliberately allows his structure to fall in to serious disrepair in the hope that the City will condemn his property and recommend demolition. The City should take a very aggressive attitude toward demolition by neglect, enforcing this guideline through swift legal action. In rare instances where non-contributory or detrimental structures are proposed for demolition, the review board should look positively, on this action provided the anticipated new use is favorable and compatible with the historic district.

Streetscapes

STREETSCAPE

The streetscape of St. Mary's contributes almost as much to the character of the historic district as the buildings themselves. Indeed, the buildings make up one of the elements of the streetscape along with yards, trees, fences, sidewalks, and streets. In a sense, the streetscape can be said to contain three zones that make a transition between the public domain and private ownership. The first zone is clearly public and includes the street and sidewalk. The second zone is semi-private and acts as a buffer between the house and the street. This zone includes the porch and the yard. The transitional nature of the yard offers an opportunity to creatively express the taste of the owner to the community. The third zone is private and is the interior of the house. This area is generally out of public view and therefore can be arranged in any manner the owner desires.

Other items in the streetscape can generally be classed as street furniture. Included in this group are traffic and street signs, street lights, sidewalks, fences, trash receptacles, benches and office signs.

STREET SCAPE RECOMMENDATIONS

SIDEWALKS

1. Add plantings to simplify and unify the historic district. Remove small singular plantings and use grassing or ground cover to unify the area between the sidewalk and the street.

2. Encourage home owners to plant and maintain the property abutting street frontage.

UTILITIES

1. All overhead utilities should be placed underground to enhance the historic district and protect from storm damage.

LIGHTING

1. All street lights in the historic district should be removed and replaced with historically correct architectural street lamps throughout the historic district.

FENCING

1. Wooden picket fencing is appropriate in the historic district. All chain link, wire or other unsuitable fencing should be removed and replaced with wooden picket fencing.

Landscaping

LANDSCAPING

Landscaping is an important element that creates a link between the architecture and the streetscape. In one sense, landscaping is a creative device that bridges the gap between the private space of a building's interior and the public space of a street right-of-way. Landscaping in St. Mary's is an important part of the character of the historic district. The large oak trees found throughout the residential area create a canopy over the historic district, while other trees accent structures or delineate streets and access points.

While the general landscaping of the historic district is informal, this was not always the case. Historically, plant treatment around buildings was a great deal more formal than today, with emphasis on structured gardens even in colonial times. St. Mary's was never highly structured in its landscaping, but plantings were originally sparse by today's standards.

The character of a historic building can be heavily impacted by the type and manner of landscaping that is placed around it. One of the best ways to damage the historical character of a building is to surround it with inappropriate plant material. It is better to plant only a few native trees, than to landscape incorrectly with inappropriate plant material.

In general, the plants appropriate to landscaping St. Mary's Historic District can be arranged in three groups. The earliest houses featured native plants as well as some species brought to this country primarily from Europe. A list of plants known to be used in the South from colonial times to 1860 would be appropriately

used around houses constructed before the Civil War. The list of antebellum plants covers this period.

Victorian era houses, or generally structures erected from 1865 to 1920, would have utilized the material from the earlier period as well as some imported species introduced from other parts of the world. The Victorian plant list indicates those species commonly used in this period.

The modern period buildings, including recent government and commercial buildings, would use more familiar plant species which includes many imported species and some hybrid varieties that offer specific features such as low maintenance or a particular ability to survive in harsh or unusual conditions. Modern plant material is suggested not only to accent recent construction, but also to save the city money through the ease of availability and reduced maintenance.

Plant material should be carefully selected to accent the building with specific attention to the texture of the plant foliage and the growing characteristics of the plant. Care should also be taken to avoid obscuring a building with plantings. While the risk of this happening is lessened in buildings with elevated first floors such as Orange Hall, the ground level bay treatment should remain at least partially visible.

The historic fabric of old buildings can also be harmed by imprudent landscaping. Wood or wire frames should be used for vines and climbing species which can cause damage to old brick and stucco. Similarly, vines should not be encouraged to grow on porch railings and other wooden detail work at risk to damage

from moisture and rot. Climbing plant material can be trained on a wire framework rather than the actual wood surface.

In general, all trees should be retained and protected as much as possible. Care should be taken in selecting appropriate plant material and regular maintenance should be conducted. Additionally, automatic irrigation systems should be employed where practical to aid in plant care. Special care should be made to screen all parking lots from view with landscaping. Modern vehicles only detract from a historic district and screening does much to preserve the character of the district.

ANTEBELLUM TREES

Florida Maple, Southern Sugar M. (*Acer floridanum*) Native, fast growing, turns dull red in fall

Red Maple (*Acer rubrum*) Native, fast growing, reddish fol. fall, likes moisture

Deodar Cedar (*Cedrus deodara*) documented 1831, soft gray-green need needles

Camphortree (*Cinnamomum camphora*) documented 1786, fast growing, will renew top after a severe freeze, common in St. Mary's

Common Chinafir (*Cunninghamia lanceolata*) documented 1859, medium growing; shiny needles

Green Ash (*Fraxinus pennsylvanica*) Native, fast growing, fol. yel. in fall, tolerant of poor soil, drought, likes moisture

Ginkgo (*Ginkgo biloba*) documented 1859, slow growing, handsome fanlike leaves turn yellow fall

Eastern Redcedar (*Juniperus virginiana*) Native, slow growing, drought tolerant

Southern Magnolia (*Magnolia grandiflora*) Native, medium growing, handsome glossy foliage, fragrant flowers spring

White Oak (*Quercus alba*) Native, slow growing, handsome foliage and bark, likes moisture

Southern Red Oak (*Quercus falcata*) Native, medium growing, handsome foliage, dull red in fall, poor soil and drought tol.

Live Oak (*Quercus virginiana*) Native, medium growing, long-lived, reseeds

Eastern Redbud (*Cercis canadensis*) Native medium growing, lilac flowers in February, short-lived, reseeds

Flowering Dogwood (*Cornus florida*) Native, slow growing, handsome flowers March-April, red fruit and foliage in fall

Common (Sugar) Fig (*Ficus carica*) Colonial, fast growing, fruit in July, shade roots by mulching, top in winter

American Holly (*Ilex opaca*) Native, medium growing, red berries winter

Yaupon (*Ilex vomitoria*) Native, medium growth rate, red berries winter

Devilwood Osmanthus (*Osmanthus americanus*) Native, medium growing, purple berries

Jerusalemthorn (*Parkinsonia aculeata*) documented 1742, fast growing, yellow flowers summer, spines, plant young, stake

Shrubby Yew Podocarpus (*Podocarpus macrophyllus maki*) documented 1857, slow, excellent foliage

Pear (*Pyrus x Kieffer*) documented 1812, fast growing, grow for white flowers spring, subject to vandals and blight

Cabbage Palmetto (*Sabal palmetto*) Native, medium growing, fls. August, summer transplanting by experts

Lilac Chastetree, Spikenard (*Vitex agnus-castus*) documented 1750, medium growing, lavender flowers in June

ANTEBELLUM SHRUBS AND VINES

Wintergreen Barberry (*Berberis julianae*) documented 1800, semi-shade, medium growing, small yellow flowers, vandal resistant, do not shear

Common Floweringquince (*Chaenomeles speciosa lagenaria*) documented 1800, sun, slow growing, showy flowers early spring

True Myrtle (*Myrtus communis*) documented 1800, sun, medium growing, aromatic, white flowers spring, purple fruit

Winter Daphne (*Daphne odora*) documented 1860, semishade-shade, slow growing, fragrant flowers winter, all parts poisonous

Shrubby Yew Podocarpus (*Podocarpus macrophyllus maki*) documented 1858, sun-shade, slow growing, good drainage, berries poisonous

Compact Oriental Arborvitae (*Thuja orientalis*) documented 1859, sun, slow growing, may be sheared

Japanese Littleleaf Box (*Buxus microphylla japonica*) documented 1860, semishade-shade, slow growing, easy to root, leaves bronze in winter sun, no mulch

Red Trumpet Honeysuckle (*Lonicera sempervirens*) Native, sun-lt. shade, fast growing, red flowers summer, prune to control bare base

Winter Honeysuckle (*Lonicera fragrantissima*) documented 1845 sun, fast growing, fragrant flowers winter

English Ivy (*Hedera helix* varieties) Colonial, semishade-shade, medium to fast growing,

White Cherokee Rose (*Rosa laevigata*) Colonial, sun, fast growing, handsome, glossy foliage flowers spring

Muscadine Grape (*Vitis rotundifolia*) documented 1857, sun, fast growing, delicious fruit late summer

Crossvine (*Anisostichus (Bignonia) capreolata*) native, Sun-shade, fast growing, showy flowers spring

ANTEBELLUM FLOWERS AND GRASSES

Christmas Fern (*Polystichum acrostichoides*) Native, shade, slow growing, handsome foliage, fragile

Rosemary (*Rosmarinus officinalis*) Colonial, sun, slow growing, herb, aromatic gray foliage, grows in poor soil

Bigleaf Periwinkle (*Vinca major*) documented 1800, semishade-shade, fast growing, lavender blue flowers spring, needs control

Common Periwinkle (*Vinca minor*) Colonial, shade, medium growing, lavender blue flowers spring, likes moisture

Adamsneedle Yucca (*Yucca filamentosa*) Native, sun-semishade, slow growing, flowers showy on tall stalks summer

Common Carpetgrass (*Axonopus affinis*) documented 1832 Sun-semishade, fast growing, has naturalized in moist ground, sow seed spring, summer, pest free

Common Bermuda grass (*Cynodon dactylon*) Colonial, sun, fast growing, has naturalized, volunteers from seed, high fertility requirement

St. Augustine grass (*Stenotaphrum secundatum*) Native, sun-shade, fast growing, tolerates salt and shade; high fertility requirement, stands poor drainage

Annual Italian Ryegrass (*Lolium multiflorum*) documented 1818, sun-shade, fast, bright green foliage in winter and spring, for temporary lawn, high fertility requirement, killed by heat in June

VICTORIAN TREES

Brazilian Butiapalm (*Butia capitata*) documented 1892, slow growing, tolerant

Common Crepemyrtle (*Lagerstroemia indica*) documented 1877, fast growing, white, pink or red flowers summer, sun

Japanese Flowering Crabapple (*Malus floribunda*) documented 1862, medium growing, pink flowers spring, sun

Fortunes Windmillpalm (*Trachycarpus fortunei*) documented 1892, fast growing, shade or sun, tough, tolerant

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Shrubby Yew Podocarpus (*Podocarpus macrophyllus maki*) documented 1858, sun-shade, slow growing, good drainage, berries poisonous

Compact Oriental Arborvitae (*Thuja orientalis*) documented 1859, sun, slowing growing, may be sheared

Japanese Littleleaf Box (*Buxus microphylla japonica*) documented 1860, semishade-shade, slow growing, easy to root, leaves bronze in winter sun, no mulch

Red Trumpet Honeysuckle (*Lonicera sempervirens*) Native, sun-lt. shade, fast growing, red flowers summer, prune to control bare base

Winter Honeysuckle (*Lonicera fragrantissima*) documented 1845 sun, fast growing, fragrant flowers winter

English Ivy (*Hedera helix* varieties) Colonial, semishade-shade, medium to fast growing,

White Cherokee Rose (*Rosa laevigata*) Colonial, sun, fast growing, handsome, glossy foliage flowers spring

Muscadine Grape (*Vitis rotundifolia*) documented 1857, sun, fast growing, delicious fruit late summer

Crossvine (*Anisostichus (Bignonia) capreolata*) native, Sun-shade, fast growing, showy flowers spring

ANTEBELLUM TREES

Florida Maple, Southern Sugar M. (*Acer floridanum*) Native, fast growing, turns dull red in fall

Red Maple (*Acer rubrum*) Native, fast growing, reddish fol. fall, likes moisture

Deodar Cedar (*Cedrus deodara*) documented 1831, soft gray-green need needles

Camphortree (*Cinnamomum camphora*) documented 1786, fast growing, will renew top after a severe freeze, common in St. Mary's

Common Chinafir (*Cunninghamia lanceolata*) documented 1859, medium growing; shiny needles

Green Ash (*Fraxinus pennsylvanica*) Native, fast growing, fol. yel. in fall, tolerant of poor soil, drought, likes moisture

Ginkgo (*Ginkgo biloba*) documented 1859, slowgrowing, handsome fanlike leaves turn yellow fall

Eastern Redcedar (*Juniperus virginiana*) Native, slow growing, drought tolerant

Southern Magnolia (*Magnolia grandiflora*) Native, medium growing, handsome glossy foliage, fragrant flowers spring

White Oak (*Quercus alba*) Native, slowing growing, handsome foliage and bark, likes moisture

Southern Red Oak (*Quercus falcata*) Native, medium growing, handsome foliage, dull red in fall, poor soil and drought tol.

Live Oak (*Quercus virginiana*) Native, medium growing, long-lived, reseeds

Eastern Redbud (*Cercis canadensis*) Native medium growing, lilac flowers in February, short-lived, reseeds

Flowering Dogwood (*Cornus florida*) Native, slow growing, handsome flowers March-April, red fruit and foliage in fall

Common (Sugar) Fig (*Ficus carica*) Colonial, fast growing, fruit in July, shade roots by mulching, top in winter

American Holly (*Ilex opaca*) Native, medium growing, red berries winter

Yaupon (*Ilex vomitoria*) Native, medium growth rate, red berries winter

Devilwood Osmanthus (*Osmanthus americanus*) Native, medium growing, purple berries

Jerusalemthorn (*Parkinsonia aculeata*) documented 1742, fast growing, yellow flowers summer, spines, plant young, stake

Shrubby Yew Podocarpus (*Podocarpus macrophyllus maki*) documented 1857, slow, excellent foliage

Pear (*Pyrus x Kieffer*) documented 1812, fast growing, grow for white flowers spring, subject to vandals and blight

Cabbage Palmetto (*Sabal palmetto*) Native, medium growing, fls. August, summer transplanting by experts

Lilac Chastetree, Spikenard (*Vitex agnus-castus*) documented 1750, medium growing, lavender flowers in June

ANTEBELLUM SHRUBS AND VINES

Wintergreen Barberry (*Berberis julianae*) documented 1800, semi-shade, medium growing, small yellow flowers, vandal resistant, do not shear

Common Flowering quince (*Chaenomeles speciosa lagenaria*) documented 1800, sun, slow growing, showy flowers early spring

True Myrtle (*Myrtus communis*) documented 1800, sun, medium growing, aromatic, white flowers spring, purple fruit

Winter Daphne (*Daphne odora*) documented 1860, semishade-shade, slow growing, fragrant flowers winter, all parts poisonous

Shrubby Yew Podocarpus (*Podocarpus macrophyllus maki*) documented 1858, sun-shade, slow growing, good drainage, berries poisonous

Compact Oriental Arborvitae (*Thuja orientalis*) documented 1859, sun, slowing growing, may be sheared

Japanese Littleleaf Box (*Buxus microphylla japonica*) documented 1860, semishade-shade, slow growing, easy to root, leaves bronze in winter sun, no mulch

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Muscadine Grape (*Vitis rotundifolia*) documented 1857, sun, fast growing, delicious fruit late summer

Crossvine (*Anisostichus (Bignonia) capreolata*) native, Sun-shade, fast growing, showy flowers spring

ANTEBELLUM FLOWERS AND GRASSES

Christmas Fern (*Polystichum acrostichoides*) Native, shade, slow growing, handsome foliage, fragile

Rosemary (*Rosmarinus officinalis*) Colonial, sun, slow growing, herb, aromatic gray foliage, grows in poor soil

Bigleaf Periwinkle (*Vinca major*) documented 1800, semishade-shade, fast growing, lavender blue flowers spring, needs control

Common Periwinkle (*Vinca minor*) Colonial, shade, medium growing, lavender blue flowers spring, likes moisture

Adamsneedle Yucca (*Yucca filamentosa*) Native, sun-semishade, slow growing, flowers showy on tall stalks summer

Common Carpetgrass (*Axonopus affinis*) documented 1832 Sun-semishade, fast growing, has naturalized in moist ground, sow seed spring, summer, pest free

Common Bermuda grass (*Cynodon dactylon*) Colonial, sun, fast growing, has naturalized, volunteers from seed, high fertility requirement

St. Augustine grass (*Stenotaphrum secundatum*) Native, sun-shade, fast growing, tolerates salt and shade; high fertility requirement, stands poor drainage

Annual Italian Ryegrass (*Lolium multiflorum*) documented 1818, sun-shade, fast, bright green foliage in winter and spring, for temporary lawn, high fertility requirement, killed by heat in June

VICTORIAN TREES

Brazilian Butiapalm (*Butia capitata*) documented 1892, slow growing, tolerant

Common Crepemyrtle (*Lagerstroemia indica*) documented 1877, fast growing, white, pink or red flowers summer, sun

Japanese Flowering Crabapple (*Malus floribunda*) documented 1862, medium growing, pink flowers spring, sun

Fortunes Windmillpalm (*Trachycarpus fortunei*) documented 1892, fast growing, shade or sun, tough, tolerant

VICTORIAN SHRUBS

Hedge Bamboo (*Bambusa multiplex*) documented 1920, sun, vigorous growing, requires moisture

Thorny *Elaeagnus* (*Elaeagnus pungens*) documented 1830, sun-shade, fast growing, fragrant small flowers, few thorns, prune, easily grown

Chinese Osmanthus (*Osmanthus armatus*) documented 1902, sun-shade, medium growing, dense growth, flowers in autumn

Common Pomegranate (*Punica granatum*) documented 1877, sun, medium growing, attractive flowers in summer, pest free

Ternstroemia gymnanthera, documented 1871, light shade-shade, slow growing, dense

Sweet Viburnum (*Viburnum odoratissimum*) documented 1861, sun-shade, fast growing, glossy green leathery foliage

Japanese Aucuba (*Aucuba japonica*) documented 1871, semishade-shade, medium growing, rich shiny foliage, prefers clay soil

Common Camellia (*Camellia japonica*) documented 1871, sun-shade, medium growing, showy flowers in winter to spring, acid soil

Sasanqua Camellia (*Camellia sasanqua*) documented 1910, sun-shade, medium growing, good foliage, flowers in fall and winter, acid soil

Argentine Pampasgrass (*Cortaderia selloana*) documented 1875, sun, fast growing, handsome foliage and bloom stalks in summer

Rose of Sharon, *Shrubby* (*Hibiscus syriacus*) documented 1877, sun-semishade, fast growing, blooms in summer

Bananashrub (*Michelia fuscata*) documented 1871, sun-shade, fast growing, handsome foliage, fragrant flowers in spring, tolerant, no pests

Tea Olive, Sweet Osmanthus (*Osmanthus fragrans*) documented 1871, sun-shade, fast growing, valued for tiny fragrant flowers in spring

Tobira Pittosporum (*Pittosporum tobira*) documented 1871, sun-shade, fast growing, fragrant flowers in spring, fragile

Laurestinus Viburnum (*Viburnum tinus*) documented 1871, semishade-shade, medium growing, dense, cream flowers in winter

Glossy Abelia (*Abelia grandiflora*), documented 1871, sun-semishade, medium growing, white flowers in summer

Southern Indian Azalea clones (*Azalea (Rhododendron) indica*), documented 1871, sun-shade, fast growing, showy flowers in spring

Sago Cycas (*Cycas revoluta*) documented 1875, light shade-shade, slowing growing, large glossy fronds

Primrose Jasmine (*Jasminum mesnyi*) documented 1898, sun-shade, fast growing, yellow flowers in spring, do not shear

Pfitzer Juniper (*Juniperus x media "pfitzeriana"*) documented 1901, sun-semishade, medium growing, dense foliage, do not shear

South American Waxmallow (*Malvaviscus arborea*) sun-semishade, medium growing, red flowers in summer, stands heat, topskills winters

Tobira Pittosporum (*Pittosporum tobira "Whitespot"*) documented 1871, sun-shademedium growing, attractive variegated foliage, brittle

Tea Rose "Bridemaid Safrano" (*Rosa odorata* varieties) documented 1894, sun, medium growing, pastel colored flowers in summer, fragrant, vandal resistant

Double Reeves Spirea (*Spiraea cantoniensis*) documented 1877, sun-shade, fast growing, white flowers in spring

Sandankwa Viburnum (*Viburnum suspensum*) documented 1877, sun-shade, fast growing

Macrantha Azalea clones (*Azalea (Rhododendron) indica*) documented prior to 1900, semishade-shade, fast growing, flowers in May, moisture, mulch, acid soil

Dwarf Yaupon (*Ilex vomitoria "Stokes" (Schillings)*) documented 1940, sun-shade, slow growing, tough, wet or dry location

Parsons Juniper, (*Juniperus davurica "parsoni"*) documented 1888, sun, slow growing, ground-groundcover, do not shear

Chinese Mahonia (*Mahonia fortunei*) documented 1871, semishade-shade, fast growing, yellow flowers, tolerant

Common Pomegranate (*Punica granatum "Dwarf"*) documented 1877, sun-light shade, slow growing, red flowers and fruit in summer

Thunberg Spirea (*Spiraea thunbergi*) documented 1888, sun, medium growing, white flowers in spring, prune at ground

(Tom Thumb) American Arborvitae (*Thuja occidentalis "Globe"*) documented 1875, sun, slow growing, needs moisture, may be sheared

VICTORIAN SHRUBS AND VINES

Mountain Rose Coralvine (*Antigonon leptopus*) documented 1892, sun, fast growing, bright pink flowers in summer, topkills winters

Common Dutchmanspipe (*Aristolochia durior*) documented 1871, sun-part shade, fast growing, topkills winters

Argentine Trumpetvine (*Clytostoma callistegioides*) documented 1871, sun-semishade, fast growing, lavender flowers in spring

Climbing Fig (*Ficus pumila*) documented 1875, sun-shade, slow growing vigorous, needs shearing

Lady Banksia Rose (*Rosa banksiae lutea*) documented 1877, sun, fast growing, no thorns, buff yellow flowers in spring

Heavenly Blue Morningglory (*Ipomoea leari*) documented 1871, sun, fast growing, showy flowers in summer

Common Aspidistra (*Aspidistra elatior*) documented 1875, shade, slow growing, dry location, subject to leaf spot

Holly Fern (*Cyrtomium falcatum*) documented 1875, shade, slow growing, fragile, likes moisture

Algerian Ivy (*Hedera canariensis*) documented 1861, semishade-shade, fast growing, stands heat

Daylily (*Hemerocallis* spp.) sun-light shade, fast growing, handsome flowers in spring

Common Lantana (*Lantana camara*) documented 1892, sun, medium growing, showy bloom in summer, topkills in winter

Goldmoss Sedum (*Sedum acre*) documented 1871, sun-light shade, slow growing, small yellow flowers in spring

Chinese Starjasmine (Confederate Jasmine) (*Trachelospermum jasminoides*) documented 1872, sun-shade, medium growing, fragrant white flowers in spring

Climbing Tea Rose (*Rosa devonensis*) documented 1877 sun, medium growing, pale flowers in spring and summer

MODERN PLANT MATERIAL

LARGE TREES

Honeylocust (*Gleditsia triacanthos*) full sun, moderate growth rate, some pest problems

American Holly (*Ilex opaca*) full sun to partial shade, slow growing, attractive berries

Southern Magnolia (*Magnolia grandiflora*) full sun to partial shade, moderate growth rate

Longleaf Pine (*Pinus palustris*) full sun to partial shade, rapid growth, well drained soil, pests

Loblolly Pine (*Pinus taeda*) full sun to partial shade, rapid growth, tolerates poor soil, pests

Sycamore (*Platanus occidentalis*) full sun to partial shade, rapid growth, needs high moisture and fertility

Live Oak (*Quercus virginiana*) full sun to partial shade, slow growth rate

Willow Oak (*Quercus phellos*) full sun, moderate growth rate

Littleleaf Linden (*Tilia cordata*) full sun to partial shade, slow growth, tolerates poor soil

Japanese Zelkova (*Zelkova serrata*) full sun to partial shade, moderate growth rate

SMALL TREES

Eastern Redbud (*Cercis canadensis*) sun to partial shade, slow growth, attractive flowers, drought resistant

White Flowering Dogwood (*Cornus florida*) shade, moderate growth rate, attractive flowers

Crape-Myrtle (*Lagerstroemia indica*) Sun, moderate growth rate, attractive flowers

Carolina Laurel Cherry (*Prunus caroliniana*) Sun to partial shade, rapid growth

Japanese Cherry (*Prunus serrulatta*) sun to partial shade, moderate growth rate, pest problems

Yoshino Cherry (*Prunus yedoensis*) full sun, rapid growth, attractive

flowers, short lived

Bradford Pear (*Pyrus callervana*) sun to partial shade, rapid growth, attractive flowers

Japanese Evergreen Oak (*Quercus acuta*) full sun, moderate growth

LARGE SHRUBS

Japanese Aucuba (*Aucuba japonica*) shade, slow growing, needs heavy soils

Cleyera (*Cleyera japonica*) partial shade, moderate growth rate, hardy shrub

Elaeagnus (*Elaeagnus pungens*) full sun, rapid growth, very tolerant of poor conditions

Burford Holly (*Ilex cornuta*) sun or partial shade, rapid growth, tolerant of poor soils

Japanese Holly (*Ilex crenata*) sun or partial shade, slow growing, some pests

Lusterleaf Holly (*Ilex latifolia*) partial shade, moderate growth rate, hardy

Yaupon Holly (*Ilex vomitoria*) sun or shade, moderate growing, very tolerant, attractive berries

Pfitzer Juniper (*Juniperus chinensis*) full sun, rapid growth, some pests

Privet (*Ligustrum* spp.) sun or shade, rapid growth, very tolerant, some pests

Wax Myrtle (*Myrica cerifera*) sun to partial shade, moderate growth rate, very tolerant

Nandina (*Nandina domestica*) sun or partial shade, moderate growth rate, red berries

Fortune Tea Olive (*Osmanthus fortunei*) full sun, moderate growth rate

Photinia (*Photinia* spp.) sun, rapid growth rate, young leaves bright red

Pittosporum (*Pittosporum tobira*) full sun, moderate growth rate

Schip Laurel (*Prunus lavrocercus*) sun or shade, moderate growth rate, some pests

Scarlet Firethorn (*Pyracantha coccinea*) sun, moderate growth rate, red berries, thorns

Indian Azalea (*Rhododendron x indica*) sun or shade, moderate growing, some pests, attractive flowers

Spanish Bayonet (*Yucca aloifolia*) sun or partial shade, moderate growth rate, leaves very sharp

Mound-Lily Yucca (*Yucca gloriosa*) sun, rapid growth, leaves very sharp

SMALL SHRUBS

Satsuki Azalea (*Rhododendron x satsuki*) partial shade, moderate growth rate, attractive flowers, pests

Kurume Azalea (*Rhododendron obtusum*) partial shade, moderate growth rate, attractive flowers, pests

Dwarf Chinese Holly (*Ilex cornuta*) sun or shade, slow growing, requires little care

Dwarf Yaupon Holly (*Ilex vomitoria nana*) sun or shade, slow growing, very tolerant

Indian Hawthorn (*Raphiolepis indica*) sun or shade, slow growing, attractive flowers, very tolerant

GROUND COVERS

Bugleflower (*Ajuga reptans*) partial shade, rapid growth, for moist locations

Sargent Juniper (*Juniperis chinensis*) full sun, moderate growth rate, tolerates poor soil and heat

Shore Juniper (*Juniperis conferta*) sun, rapid growth, tolerant

Creeping Juniper (*Juniperis horizontalis*) sun, moderate growth rate, good in city applications

Lily-turf (*Liriope muscarii*) shade, rapid growth, very tolerant poor conditions

Creeping Lily-turf (*Liriope spicata*) shade, rapid growth, very tolerant

Mondo Grass (*Ophiopogon japonicus*) sun or shade, rapid growth, resistant to drought and cold

Note: Deciduous varieties of shrubs and ground covers not listed due to maintenance concerns.

Development Recommendations

DEVELOPMENT RECOMMENDATIONS

There are a number of development ideas that can add to the overall attractiveness and economic success of St. Mary's Historic District. While these concepts afford varying levels of complexity and costs, their essential thrust is the same. The most important goal should be to reestablish the link between the town and the river. The river is the reason the town sprang up in its present location, and for a great many years, the river was the source of the economic lifeblood of the town.

We recommend the following:

1. It is critical to reestablish the town's historic tie to the St. Mary's River. This is important both physically and psychologically. The river is the major amenity the town has to offer, and it should be utilized to the greatest extent possible.

2. One concrete tie to the river is to preserve the vistas afforded by the street arrangement. The original grid pattern of the town layout should be maintained with the views to the river where major streets intersect St. Mary's Street.

3. In order to capitalize on the river, activity areas should be created along the waterfront area. These areas could include:

- A. A retail seafood market
- B. A recreational marina
- C. Restaurants
- D. A park or open space area
- E. An inn
- F. Retail shops
- G. A market building

A. A retail seafood market would be an appropriate addition

to the area just east of Osborne Street adjacent to the present seafood docks. When this seafood industry is so highly visible, it is only natural that the public would be interested in obtaining fresh seafood right off the boat.

B. The area of the abandoned (boat yard) is an ideal location for a marina. There is adequate high land as well as the required depth of water for the average recreational marina catering to local power and sail craft. There are some dolphins in place and adjacent docks protruding into the river. Additionally, a minimum amount of Spartina marsh would be impacted at this site. The high land in this location, however, is within the V-Zone, and therefore should not be utilized for any residential structures or large commercial uses.

C. At the present time there is one restaurant at the foot of Osborne Street. With the introduction of more tourists and subsequent development of a marina facility, it would also be appropriate to have a restaurant at the marina and at least one other restaurant in the vicinity of the seafood docks.

D. At the extreme west end of St. Marys Street there is a small parcel of land on the south side of the street in the V-Zone. This would be an ideal park or green space location that could offer passive recreational potential to be tied in with the adjacent marina facility. Again, the V-Zone designation dictates that the erection of expensive, permanent structures is not the wise use of this property.

E. At the current time there is only one overnight facility in the historic district. According to the owners of the River Front

Inn, there are peak summer periods where it remains steadily booked. If tourism increases and the marina facility becomes a reality, it is logical that another small inn could also be successful. With the view of the river and marina as well as the convenience to the National Park Service facilities, an inn at the vacant property on the corner of Bartlett Street and St. Marys Street could be an attractive addition.

F. In association with the expansion of the National Park Service facilities and the other development, additional retail shops should be encouraged in the area on St. Mary's Street between Osborne Street and Wheeler Street. Such shops as book stores, souvenir and gift shops, antique shops, art shops, clothing stores and the like, all catering to those going to the National Seashore, would seem appropriate.

G. Perhaps one of the more ambitious ideas is that of constructing a market building near the intersection of Osborne Street and St. Marys Street. Historically there was a market building near this area. It was burned along with the remainder of the waterfront commercial and warehouse buildings during the Civil War. Since there are no landmark structures in the waterfront area, the addition of a market building with a design tied to the original design with its clock tower, would provide a focal point for the river front area. The visitor would immediately be able to get his bearings in relation to this structure and it would add to the visibility from the river. The market building itself could function as a flea market/produce market at the ground level with a local museum or administrative offices above.

4. In order to tie the concept of the activity centers together more effectively, it is suggested that the width of St. Marys Street be reduced. At the present time the street is 100 feet wide, more than ample for the volume of traffic it now handles. In the area on the river side of the street, a pedestrian walkway could be increased to extend from the seafood market area on the east to the marina and park on the west. This would allow easy walking from one activity area to another, as well as taking advantage of the river views.

5. In order to supply the additional parking requirements of development and increased tourism, a series of small, scattered parking lots is suggested off of the north side of St. Marys Street. Not only would these lots minimize the visual impact of auto parking on the historic district, it would help to eliminate on street parking along the river front. These parking lots would be conveniently located to the proposed major activity areas, and would help to improve areas that are presently vacant lots or abandoned property.

6. St. Marys is blessed with abundant trees along most of its streets. There are exceptions however, including parts of the waterfront area. In some cases older trees are in poor condition due to age or disease problems. For this reason additional street trees are suggested in selected areas.

7. The elimination of overhead power lines in the historic district would do much to improve the appearance of the entire area. While this may well be cost prohibitive, the addition of historic street lamps would serve to tie the historic district

together, reinforce the character of the older buildings, and add to the sense of history by better defining the historic area.

Recommendations and Summary

Recommendations & Summary

St. Marys, like other similar water front communities, has developed with an orientation towards the river. Once again St. Marys looks to the river as a catalyst for revitalizing the Historic District through the development potential it affords. The District is unusual in that it affects a great deal of vacant space in comparison with many business districts located within an Historic District. This offers additional opportunity for development. Controlled growth is essential to preserve the character and integrity of the Historic District. The recent influx of people associated with Kings Bay and the National Park Service Cumberland Island Visitors Center in the waterfront area have contributed to the growth potential for the District as well.

One of the most difficult problems associated with new development within a district is maintaining harmony with the existing historical structures. Complicating the procedure are the various regulatory agencies which add further design parameters, and are in some instances, are in conflict with the goal of obtaining a compatible design.

Recommendations

1. The condition of the buildings in St. Mary's Historic District is generally good. The greatest improvement could be achieved through minimal cosmetic improvements to a large number of structures. Such low budget improvements as cleaning, repainting and minor repair would produce significant immediate results and contribute to the community sense of pride about their cultural

resources.

2. The town streetscapes are marked by numbers of large trees as well as other attractive plantings. Care should be taken to retain as much of the tree cover as possible. Hardy native vegetation should be considered in areas where new plantings are anticipated. Street lighting in the Historic District, particularly along Osborne and St. Mary's Streets should be changed to a warm toned light as opposed to the blue of mercury vapor lighting. This would best be handled through the adoption of a new street lights, system employing period street lights no more than 8 feet tall. The installation of historic lighting would serve to unify the historic district as well as to set it apart from the balance of the community.

3. The historic district boundaries should be adjusted in order to concentrate the number of contributory structures that actually need the protection of the district and the attention of design guidelines. A smaller district would lighten the work load of the Historic Preservation Commission as well as reducing the restrictions currently applied to a number of now-historic properties.

4. Local code enforcement should be stressed in the Historic District both for the maintenance of historic structures and for their surrounding environment. Pride in the Town's historic resource is important. Additionally, the number of actual historic structures is low. For this reason, neglect of a building should not be permitted. The town should consider condemnation and rehabilitation of historic buildings that are allowed to deteriorate

by uncaring owners.

5. Potential development of presently vacant or under utilized property in the Historic District should be very carefully planned and orchestrated. A realistic plan and implementation schedule for waterfront development should be developed.

6. The north side of the Historic District should be developed in order to eliminate some of the currently unsightly, but potentially valuable land. The development of a marina facility along the river in this area should be carefully studied. Not only is this use a less expensive, more prudent development in a V-Zone, it also does much to enhance the historic tie to the water and its attendant aesthetic value.

7. Adequate parking should be ensured for both long term parking of local vehicles and short term visitor needs. Several scattered smaller parking areas would solve the parking problem with a minimal visual impact. Additionally, convenient parking should encourage visitors to get away from their vehicles and walk around the waterfront and commercial areas. Pedestrian interest in the Historic District and its commercial opportunities is important to increased economic benefits.

8. There is a need for an engineering analysis of existing drainage and road way systems in St. Mary's. Engineering design criteria for future development would be of great value to those interested in developing currently vacant properties.

9. A number of engineering variances should be sought from the FEMA Regulations in order to encourage realistic development in the waterfront area. These include the elimination of the

additional foot in elevation required by the town over and above the base flood elevation for each flood zone; the removal of the restriction on construction of solid breakaway walls in the V-Zone; and removal of the restriction on shear walls parallel to the direction of flooding in the V-Zone.

Secretary of Interior's Standards

The Secretary of Interior's Standards for
Historic Preservation Projects

The Secretary of Interior's Standards are the basis used by State Historic Preservation offices for the evaluation of proposed work on grant projects effecting properties on The National Register of Historic Places or located in a National Register Historic District. The Standards are also the guidelines employed by both the State Historic Preservation office and the Department of Interior to evaluate and certify rehabilitation projects that have applied for investment tax credit advantages. This ITC program is part of a program set up by the Tax Reform Act of 1976 and the Revenue Act of 1978. While the actual credit is granted by the Internal Revenue Service, the Department of Interior is responsible for the administration of the program and the certification of each individual project.

The standards themselves are generally conservative in nature with the underlying theme of preserving historic structures through rehabilitation and reuse employing the least amount of alteration to the basic historic character of each structure.

The basic standards are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building or structure and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building or structure and its environment shall not be destroyed.

The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings and structures shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building or structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building or structure shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods what will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.