

ORDINANCE NO. 2016 - 1

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF ROCKPORT,
INDIANA, APPROVING GUIDELINES OF THE HISTORIC PRESERVATION
COMMISSION OF THE CITY OF ROCKPORT, INDIANA**

WHEREAS, the Common Council of the City of Rockport, Indiana, by passage of Ordinance Number 2015-9, entitled "An Ordinance Of The Common Council Of The City Of Rockport Of Spencer County, Indiana, Creating A Historic Preservation Commission," created the Historic Preservation Commission of the City of Rockport, Indiana; and

WHEREAS, Ordinance Number 2015-9 adopted and incorporated by reference Indiana Code 36-7-11; and

WHEREAS, it is necessary for the said Historic Preservation Commission to adopt guidelines that are consistent with Indiana Code 36-7-11; and

WHEREAS, the Historic Preservation Commission of the City of Rockport, Indiana submits for approval by Common Council of the City of Rockport its Guidelines, which are attached hereto as Exhibit A; and

WHEREAS, the said Guidelines attached hereto as Exhibit A are hereby approved and accepted by the Common Council of the City of Rockport, Indiana; now therefore;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Rockport, Indiana, that the Guidelines attached hereto as Exhibit A are the approved Guidelines for the Historic District of the City of Rockport, Indiana.

Passed and adopted by the Common Council of the City of Rockport, Indiana on the 11th day of April, 2016.

Connie L. Hargis

Roxanna Decker
Roxanna Decker

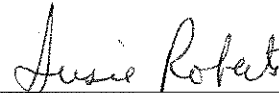
Joe Carpenter
Joe Carpenter

Common Council:

Ferman Yearby, III
Ferman Yearby, III

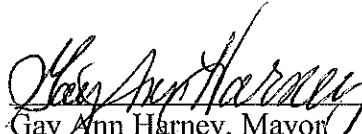
Donna Lashley
Donna Lashley

Presented by me to the Mayor of the City of Rockport, Indiana on the 11th day of April, 2016 at 5:45 o'clock p.m.



Susie Roberts,
Clerk-Treasurer

Approved and signed by me this 11th day of April, 2016 at 5:43 o'clock p.m.



Gay Ann Harney, Mayor
City of Rockport



City of Rockport Historic Preservation Commission Guidelines

Exhibit A

223 Main Street	Four S Properties, LLC
225 Main Street	Four S Properties, LLC
219 Main Street	Key Development LLC
217 Main Street	Jefferson Lindsey
215 Main Street	Joan Wetherill
207 Main Street	John Limp
200 Main Street	Spencer County
210 Walnut Street	Spencer County Public Library
130 South Third	Michael and Stacy Schulte
126 South Third	Michael and Stacy Schulte
122 South Third	Jack and Rita Robinson
302 Main Street	Eric and Donna Ayer & John and Connie Hargis
304 Main Street	Eric and Donna Ayer & John and Connie Hargis
306 Main Street	Eric and Donna Ayer & John and Connie Hargis
308 Main Street	Frank Bunch
310 Main Street	G A Corne
312 Main Street	Bob and Susan Arnold & Martin Serrin Insurance
314 Main Street	Dubois-spencer Counties Publishing Inc
318 Main Street	City of Rockport
320 Main Street	City of Rockport
400 Main Street	Rockport Properties, LLC
410 Main Street	Joshua Allen
414 Main Street	City of Rockport
115 North Third	A S H, Inc
115 North Fourth Street	Brad and Cheryl Schumacher
River Road area	Mary Ann Stoermer

CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness is the approval granted by the Rockport Historic Preservation Commission to a property owner for proposed improvements to the exterior of a structure or a site located within a Historic District. A Certificate of Appropriateness is required before a building permit is issued, although not all improvements requiring a Certificate of Appropriateness require a building permit.

A Certificate of Appropriateness is not necessary for routine maintenance or for the following actions relating to property in a Historic District:

- Replacement of trees or shrubs if the replaced item does not exceed four (4) feet at full maturity.
- Landscape maintenance, pruning of foliage, and replacement of plants with similar types and sizes of plants.
- Repair or replacement of existing sidewalks, driveway, or steps if repaired or replaced to match pre-existing style, and, in the case of steps, if not integral parts of a structure.
- Repair of areas of storm damage to a roof if the repaired surface matches the existing surface.
- Replacement of deteriorated roof shingles if the replacement shingles match the existing remaining roof shingles.
- Repair or replacement of a flat roof if the roof is not visible from the ground and the roof shape is not altered by the work.
- Replacement of gutters and downspouts if the work is not visible from the public way or if the replacement matches the existing gutters or downspouts.
- Removal of chain link, board on board, board and batten, basket weave, louver, split rail, or stockade fences.
- Installation of a single, wall-mounted mailbox near the main entrance of a structure.
- Mechanicals (air conditioners, roof fans, skylights and the like) if not visible from any public way.

GUIDELINES

1. GENERAL CONSIDERATIONS

The following guidelines are designed to help property owners formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of the RHPC. (The guidelines pertain to buildings of commercial use in the recognized district)

They apply to permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction. Generally, it is recommended that deteriorated material be repaired, or replaced with new material that duplicates the old as closely as possible.

All buildings, structures, and sites should be recognized as products of their own time.

Previous changes to a building, structure, or site and its environment may have acquired significance in their own right, and this significance should be recognized and respected.

2. PAINTING

Paint colors must be submitted to RHPC for approval. All exterior color changes must have Commission approval. Upon request the RHPC will assist in researching appropriate colors for the historic structure or district.

3. MASONRY AND MASONRY CLEANING

a. MASONRY SURFACE AND REPAINTING:

Original masonry should be retained wherever possible. When re-pointing is necessary, old mortar should be duplicated in composition, color, texture, method of application and joint profile. Upon completion, the joint should not exceed the width of the original or existing joints. The RHPC recommends consultation with the Building Inspector to discuss masonry.

b. CLEANING:

The original or early color and texture of masonry surfaces, including early signage, should be retained wherever possible and appropriate. Masonry cleaning should be undertaken only when necessary to halt deterioration or to remove graffiti and stains. Indiscriminate removal of paint from certain masonry surfaces may cause damage to the building and may change the character of the building.

c. STUCCO

Stucco should be repaired with a stucco mixture duplicating the original as closely as possible in appearance and texture.

e. PORCHES AND STEPS:

Porches and steps which are appropriate to the building and its development should be retained. Porches or additions reflecting later architectural styles are often important to the building's evolving historical integrity and, wherever possible, should be retained.

The original material and architectural features of porches and steps, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile, and brick, should be retained wherever possible. If these materials must be replaced, the new materials should match the old as closely as possible. The Commission will require all work to meet ADA requirements.

f. ROOFS:

The original roof shape and material should be preserved and maintained.

All architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, skylights, and weather vanes, should be preserved, or replaced where necessary with new material which duplicates the old.

g. COMMERCIAL SIGNS:

Signs on commercial buildings should respect the existing Sign Ordinance for the City of Rockport.

7. NEW CONSTRUCTION FOR ADDITIONS

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

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

New additions and adjacent reconstruction should be compatible in scale, building materials and texture. New additions should complement the style of the historic structure, but should also appear as products of their own age. New additions should not imitate architectural styles which pre-date that of the historic structure.

8. NEW CONSTRUCTION

When new construction occurs in historic districts, the impact of the new building or structure can be positive or detrimental to the visual cohesiveness of the area. A new building or structure that does not fit into the district can be conspicuous, intrusive, and detrimental to the visual harmony of the historic district. The importance of compatibility and context, including the concepts of massing (building shape), scale (building size),

RESOURCES

Indiana Landmarks, 340 W Washington, Indianapolis, IN 46202, 800-450-4534
www.historiclandmarks.org

Indiana Main Street, One North Capitol, #600, Indianapolis, IN 46204,
317-232-8910
www.in.gov/orca/mainstreet.htm

Indiana Division of Historic Preservation & Archeology, 402 W Washington,
Indianapolis, IN 46204, 317-232-4200,
www.in.gov/dnr/historic/

Indiana State Museum, 650 W Washington, Indianapolis, IN 46204, 317-232-1637,
www.in.gov/ism/

Ball State Center for Preservation, 650 W Minnetrista Blvd, Muncie, IN 47303
765-213-3540 X 228,
www.bsu.edu/preservation/

National Trust for Historic Preservation,
www.nationaltrust.org

National Main Street Center,
www.mainstreet.org

National Parks Service
www.nps.gov/history/hps/tps

Hip Roof: a roof having a uniformly pitched slope on all four (4) sides.

In-kind: a term used to describe the notion of replacing historic elements that have been removed from a building with something that is identical in material, size, color, texture and style to the original.

Integrity: the intact condition of a property's historical characteristics.

Keystone: the central brick or stone of an arch usually found over a window or door opening.

Light: an individual pane of glass.

Lintel: a horizontal beam over a window or door opening; a lintel may be decorative or may be used to carry the construction load above.

Mansard Roof: a roof having two (2) slopes on all four (4) sides, the lower one being steeper than the upper.

Molding: a decorative band or strip with a profile that is generally used in cornices and as trim around window and door openings.

Mullion: the vertical member that divides, and often supports, a series of windows.

Muntin: a narrow bar dividing a window into individual lights.

Oriel Window: a projecting bay window that extends from the wall and is supported by brackets.

Parapet: a low wall at the edge of a roof.

Pediment: a low-pitched gable that crowns a facade or that is used as an ornament above a door, window, or portico.

Pilaster: a shallow rectangular column which is mounted on a wall surface, often made to resemble a classical column.

Portico: a central porch, usually supported by columns and having a pediment.

Preservation: the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

Profile: the appearance of a tooled mortar joint.

PSI: pound per square inch; used to describe the amount of pressure appropriate for use when cleaning historic building materials.

Quoins: ornamental stone or brick used to accentuate the corners of buildings.

Reconstruction: the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation: the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Remodeling: the make-over of a building by removing or destroying its original features and substituting them with new materials that are modern in appearance.

Restoration: the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Ridge: the intersection of two (2) sloping sides of a roof.

Shake: a thick, rustic looking wood shingle made by splitting, rather than sawing a log.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

There are four (4) distinct but interrelated approaches to the treatment of historic properties:

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of features missing from the restoration period.

Reconstruction is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

In an effort to assist property owners in making sound historic preservation decisions that also meet their needs, the Secretary of the Interior and the National Park Service have developed a set of standards, or general principles, addressing each of these approaches. Design guidelines for the Rockport Historic Districts are based upon the Secretary of the Interior's Standards for Rehabilitation. These principles are applied by the Rockport Historic Preservation Commission to all projects that require a Certificate of Appropriateness. Additionally, owners that wish to have projects certified for federal or state historic rehabilitation tax incentives must comply with the

Secretary's Standards to qualify. The Standards are as follows:

STANDARDS FOR REHABILITATION

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

CITY OF ROCKPORT
HISTORIC PRESERVATION COMMISSION
DOWNTOWN ROCKPORT HISTORIC DISTRICT

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

If approved, a project must be initiated within one year from the date of the issuance of the COA. Please note that this is NOT a building permit. A separate building permit from the City of Rockport Plan Commission may be required prior to commencement of work on the project.

Please print or type

PROJECT NAME:

PROJECT ADDRESS:

APPLICANT:

Name:

Address:

Phone:

Alternate Phone:

E-Mail Address:

OWNER (If different from applicant)

Name:

Address:

Phone:

Alternate Phone:

E-Mail Address:

PROPERTY INFORMATION:

Existing Use of Property:

Residential

Commercial

Manufacturing

Proposed Use of Property:

Residential

Commercial

Manufacturing