

**Report on proposed Gateway Conservation District
(Highway 56 between Keith and Railroad streets / Highway 56 between 2nd and 5th streets)
October 2023**

Boundaries –

The proposed district would include the east and west gateways into the Courthouse Square Historic District and would abut that district, which was established by ordinance in March 1995. The western portion of the district would include both sides of Highway 56/McClain Avenue from Keith Street to Railroad Street. The east portion of the district would encompass both sides of Highway 56 between 2nd Street and 5th Street.

Significance –

The intent of the proposed Gateway Conservation District is to protect the integrity of the downtown by maintaining the historic character of the primary entrances into the courthouse square. These corridors are in danger of losing their distinctiveness due to demolitions and insensitive commercial development. The proposed conservation district designation would be consistent with the planned changes to the Scottsburg Unified Development Ordinance, which would also create an overlay district in this same area.

These areas include a mix of historic resources, including residential structures from the late 19th and early 20th centuries – some of which have been adapted for commercial use – as well as commercial and civic structures, most of which date to the second half of the 20th century. A number of these resources were identified as architecturally significant in the 2004 *Indiana Historic Sites and Structures Inventory* for Scott County. Included among these are the First Presbyterian Church (396 West McClain Avenue), the Levi McClain house (384 East McClain Avenue), and the homes at 385 West McClain Avenue, 625 West McClain Avenue, and 661 West McClain Avenue. Each of these was rated “notable” in the survey, meaning that they may qualify for individual listing in the National Register of Historic Places with additional research. Built in 1906, the Levi McClain house is an excellent, intact example of the Free Classic style. The home at 385 West McClain is an unusual example of the Dutch Colonial Revival style in the city, while 661 and 625 West McClain represent two different iterations of the bungalow. Although it was not included in the survey due to its relatively recent construction, the 1965 Federal Building and Post Office may also be eligible for listing in the National Register as an excellent and intact example of mid-20th century modern architecture.

In addition to these notable-rated resources, many of the other structures within the proposed conservation district were included in the 2004 survey and rated “contributing.” This rating indicates structures that may not have had the individual significance and/or integrity to qualify for a higher rating but are important to establishing and maintaining the character and continuity of an historic area. Sixteen properties within the proposed conservation district were rated “contributing,” the majority of which are early-20th century residential structures. The commercial buildings at 120 West McClain (built c.1950), 287 East McClain (c.1890/c.1953) and 435 East McClain (c.1935) were also rated contributing. Six other contributing-rated resources within the proposed district boundaries have been demolished since the time of the survey, illustrating the development pressures in the area. Within the proposed district, the remaining structures that were rated contributing are: 689, 636, 612, 560, 550 and 120 West McClain Avenue; 484, 466, 435, 432, 430, 287 and 260 East McClain Avenue.

Highway 56 is itself a historic corridor. Although it was not included in the earliest Indiana highway map, in 1919, it does appear on the next map seven years later. The route from Paoli to Salem to Scottsburg is indicated as an “authorized addition” to the state’s highway network on that 1926 map, and the section between Scottsburg and Madison had been completed by that time (but was gravel). By the 1932 map, the western portion of the highway had been constructed to Paoli, and the route was paved from Salem through to Blocher.

Public Comments

The Historic Review Board has discussed the proposed creation of a conservation district at several public meetings, beginning at its February 2023 meeting. At that meeting, several members of the public were present and gave input on the proposal. As a result of their comments, the size of the district as initially proposed was reduced, to only include the properties fronting McClain Avenue/Highway 56. A draft set of design guidelines was also prepared and made available. No further public comment has been received since that time.

Recommendation

By a 2-1 vote at its October 5, 2023 meeting, the Scottsburg Historic Review Board voted to recommend creation of the Gateway Conservation District, per the attached map. The Review Board recommends designation of the district to protect the architecturally significant resources within the district, as well as to preserve the historic character and integrity of the primary gateways to the Courthouse Square Historic District. This is consistent with the stated goal in the city’s preservation ordinance (#1995-4) to “promote the cultural, economic and general welfare of the public through the preservation and protection of structures and areas of historic and cultural interest within the City of Scottsburg.” This action would also align with the goals of the comprehensive plan for Scottsburg, most notably Goal A of protecting the city’s character and identity by guiding the location, type and quality of future development and economic growth.

Among the properties that would be included within the proposed district are, including proposed ratings in italics:

McClain Avenue, north side

690 West McClain – commercial building/liquor store, 1947 – *non-contributing*

680 West McClain – vacant lot – *non-contributing*

636 West McClain – house, dormer-front bungalow/Craftsman, 1929 (rated contributing in IHSSI) - *contributing*

612 West McClain – house, dormer-front bungalow/Craftsman, 1928 (rated contributing) - *contributing*

NE corner of Hyland and West McClain (25 N. Hyland) – parking lot – *non-contributing*

562 West McClain – parking lot – *non-contributing*

560 West McClain – house, Colonial Revival, c.1948 (rated contributing) - *contributing*

550 West McClain – house, English cottage, c.1930 (rated contributing) – *contributing*

436 West McClain – parking lot – *non-contributing*

396 West McClain – First Presbyterian Church, side-steeple/Gothic Revival, c.1890 (rated notable) - *contributing*

306 West McClain – Scottsburg Savings and Loan, 1970 – *non-contributing*

202 West McClain – US Post Office/Federal Building, contemporary, 1965 - *contributing*

120 West McClain – Coonie’s Corner/Hancock’s Drug, modern broadfront, c. 1950 (rated contributing) - *contributing*

[existing Courthouse Square Historic District]

214 East McClain – office building, contemporary, 1998 – *non-contributing*

260 East McClain – house, upright and wing, 1906 - *contributing*

288 East McClain – house, gabled ell, 1874 – *contributing*

384 East McClain – Levi McClain House, Free Classic, 1906 (rated notable) – *contributing*

430 East McClain – house, California bungalow, c.1930 (rated contributing) – *contributing*

432 East McClain – house, Queen Anne cottage, c.1900 (rated contributing) – *contributing*

466 East McClain – house, minimal traditional, c. 1950 (rated contributing) – *contributing*

484 East McClain – house, California bungalow, c.1930 (rated contributing) – *contributing*

McClain Avenue, south side

689 West McClain – house, front-gable bungalow, c. 1930 - *contributing*

661 West McClain – house, side-gable bungalow/Colonial Revival, c.1916 (rated notable) - *contributing*

625 West McClain – house, dormer-front bungalow/Craftsman, c.1925 (rated notable) - *contributing*

595 West McClain – parking lot – *non-contributing*

557 West McClain – commercial building, 1956/c.2015 – *non-contributing*

465 West McClain – Collins Funeral Home, indeterminate, 1878 – *non-contributing*

413 West McClain – apartment house, 1992 – *non-contributing*

385 West McClain – house, Dutch Colonial Revival, c.1930 (rated notable) - *contributing*

341 West McClain – commercial building, 1991 – *non-contributing*

315 West McClain – parking lot – *non-contributing*

255 West McClain – First Christian Church and education building, modern – 1975/1988 - *contributing*

161 West McClain – Fewell Monument, 1918/c.1990 – *non-contributing*

125 West McClain – bank building, neo-Colonial, 1962/c.1990 – *non-contributing*

[existing Courthouse Square Historic District]

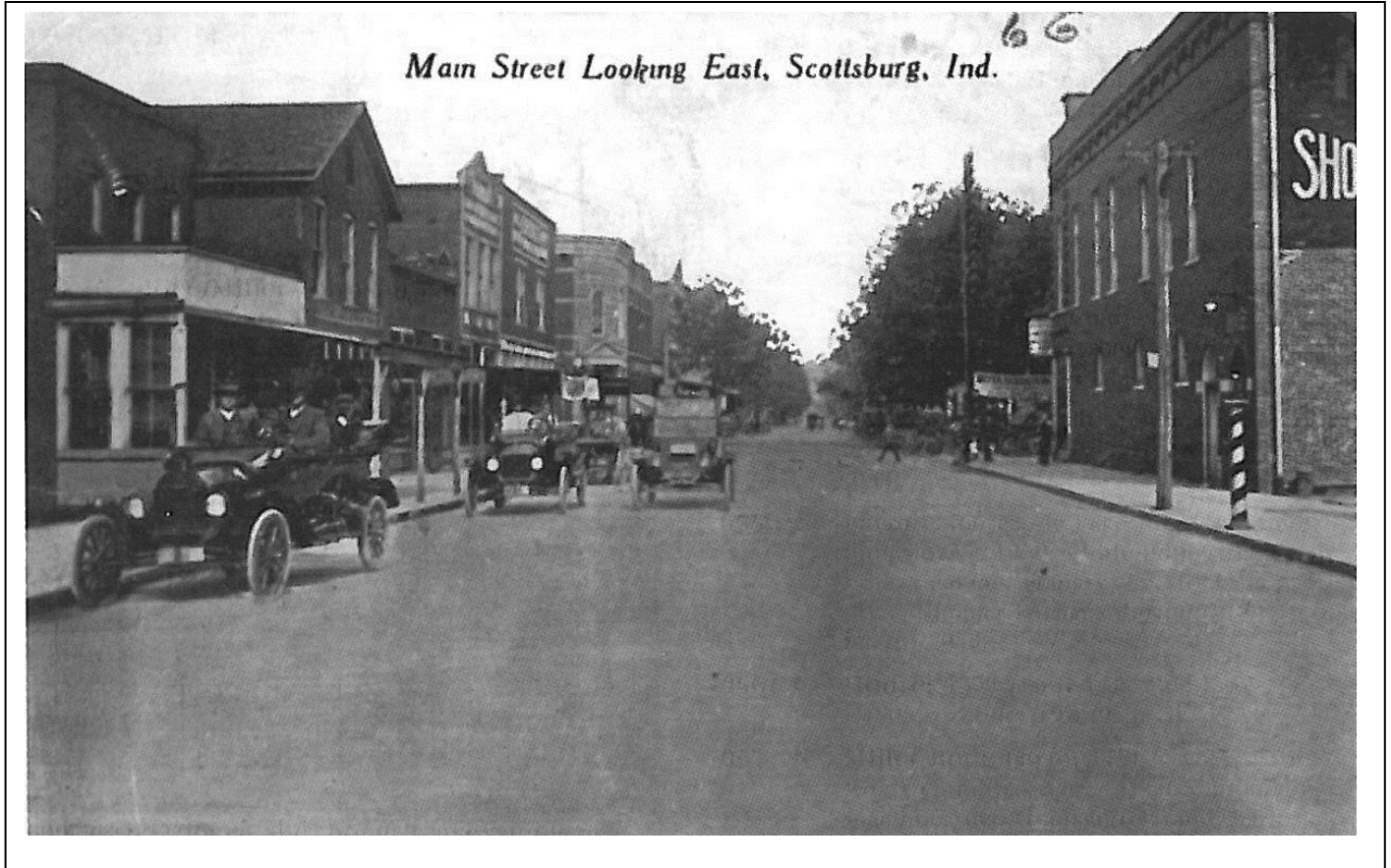
201 East McClain – parking lot – *non-contributing*

297 East McClain – commercial building, gable-front, c.1890/1953 (rated contributing) - *contributing*
parking lot between 3rd and 4th – *non-contributing*

433 East McClain – commercial building, parapet-front, c. 1935 (rated contributing) - *contributing*

445 East McClain – parking lot and pole barns – *non-contributing*

(Construction dates are taken from Indiana Historic Sites and Structures Inventory (IHSSI) where applicable, or county GIS records)



GATEWAY CONSERVATION DISTRICT

DESIGN GUIDELINES

Scottsburg, Indiana

TABLE OF CONTENTS

Introduction

Working with the Scottsburg Historic Review Board

Gateway Conservation District – Context

Design Guidelines – New Construction

Design Guidelines – New Construction – Accessory Structures

Design Guidelines – Additions

Design Guidelines – Demolition

Design Guidelines – Relocation

Adopted October 2023

The intent of the Gateway Conservation District is to protect the integrity of the downtown and its locally-designated historic district by maintaining the historic character of the primary entrances into the courthouse square. These corridors are in danger of losing their distinctiveness due to demolitions and insensitive commercial development. The Gateway Conservation District incorporates the properties on both sides of Highway 56/McClain Avenue, abutting the existing Downtown Historic District. To the west of downtown, the conservation district runs from Hazzard Avenue to the railroad tracks, and east of downtown it runs from East 2nd Street to East 5th Street.

These areas include a mix of historic resources, including residential structures from the late 19th and early 20th centuries – some adapted for commercial use – as well as commercial and civic structures, most of which date to the second half of the 20th century. A number of these resources were identified as architecturally significant in the 2004 *Indiana Historic Sites and Structures Inventory* for Scott County. Included among these are the First Presbyterian Church (396 West McClain Avenue), the Levi McClain house (384 East McClain Avenue), and the homes at 385 West McClain Avenue, 625 West McClain Avenue, and 661 West McClain Avenue. Each of these was rated “notable” in the survey, meaning that they may qualify for individual listing in the National Register of Historic Places with additional research. Built in 1906, the Levi McClain house is an excellent, intact example of the Free Classic style. The home at 385 West McClain is an unusual example of the Dutch Colonial Revival style in the city, while 661 and 625 West McClain represent two different iterations of the bungalow. Although it was not included in the survey due to its relatively recent construction, the 1965 Federal Building and Post Office may also be eligible for listing in the National Register as an excellent and intact example of mid-20th century modern architecture.

In addition to these notable-rated resources, many of the other structures within the proposed conservation district were included in the 2004 survey and rated “contributing.” This rating indicates structures that may not have had the individual significance and/or integrity to qualify for a higher rating but are important to establishing and maintaining the character and continuity of an historic area. Sixteen properties within the proposed conservation district were rated “contributing,” the majority of which are early-20th century residential structures. The commercial buildings at 120 West McClain (built c.1950), 287 East McClain (c.1890/c.1953) and 435 East McClain (c.1935) were also rated contributing. Six other contributing-rated resources within the proposed district boundaries have been demolished since the time of the survey, illustrating the development pressures in the area. Within the proposed district, the remaining structures that were rated contributing are: 689, 636, 612, 560, 550 and 120 West McClain Avenue; 484, 466, 435, 432, 430, 287 and 260 East McClain Avenue.

Highway 56 is itself a historic corridor. Although it was not included in the earliest Indiana highway map from 1919, it does appear on the next map seven years later. The route from Paoli to Salem to Scottsburg is indicated as an “authorized addition” to the state’s highway network on that 1926 map, and the section between Scottsburg and Madison had been completed by that time but was gravel. By the 1932 map, the western portion of the highway had been constructed to Paoli, and the route was paved from Salem through to Blocher.

Working with the Historic Review Board

What is the Scottsburg Historic Review Board?

The Scottsburg Historic Review Board (SHRB) was created by Ordinance 1995-4, signed into law by Mayor William H. Graham on March 6, 1995. The boundaries of the Downtown Historic District were established through a separate ordinance the following year, and the Gateway Conservation District was established in 2023. The intent of these ordinances is to promote the cultural, economic and general welfare of the public through the preservation of structures and areas of historic and cultural importance within the City of Scottsburg.

Our entire community benefits from the preservation and revitalization of Scottsburg's historic commercial core. For this reason, the Historic Review Board is designed to assist owners who are contemplating alterations, demolition, or new construction. The goal is to ensure the preservation and enhancement of the visual qualities of the historic district that are valuable to the community.

How does the Review Board operate?

The SHRB is a five-member, volunteer body of community residents. Members are appointed by the Mayor, subject to approval by the City Council. All members must have a demonstrated personal or professional interest in historic preservation. Regular meetings of the SHRB are held on the first Thursday of each month, at 6:00 PM in the City Council chambers, unless there is no business pending. The public is welcome to attend and provide comment on work being proposed.

How does the application process work?

Within the Gateway Conservation District, any project involving new construction (including additions), demolition, or moving of any structure must be reviewed and approved in advance by the SHRB. Approval is granted in the form of a Certificate of Appropriateness (COA). COA application forms may be downloaded from the city's website at http://www.cityofscottsburg.com/?page_id=961 or obtained at the office of the mayor or the Planning Department at Scottsburg City Hall.

Applications must be submitted at least a week in advance of a meeting to be placed on the agenda for that meeting. Applicants should plan to attend the meeting at which their application will be reviewed, to present their project and answer any questions that the SHRB may have. Each application will be evaluated on its consistency with the adopted design guidelines for the district, which are also available at the website address above.

Per state regulations, a conservation district remains in place for a three year period following its adoption. At the conclusion of that time, property owners within the district have the opportunity to decide whether they would like to remain as a conservation district or become a historic district, where all exterior alterations would be subject to review.

Gateway Conservation District - Context

The existing character of the McClain Avenue corridor on either side of the downtown square is a key consideration in these guidelines. The area west of downtown generally consists of early to mid-20th century homes set on small lots. Commercial infill has replaced some earlier structures closer to the square, providing what is now considered some notable mid-century resources. The area east of downtown includes some earlier, late 19th-century homes as well as some commercial development.

Both east and west of downtown the street is primarily pedestrian-oriented, with many of the commercial buildings set relatively close to the sidewalk, and parking to the rear or side of the business. The buildings are primarily 1½ or two stories and most are brick or frame, although many of the frame buildings have now had artificial siding applied.

Residential styles/forms found in the district include -

Gabled ell – This form was common in both rural and urban settings from the mid-19th century well into the 20th. This form features a front-facing gable roof, with a side extension that forms an L-shaped footprint. Details from a variety of architectural styles could be applied.

Gabled ell (right) and upright and wing (left) in the 200 block of East McClain Avenue.



Upright and wing – This term describes a house with a T-shaped plan, with the main portion of the house two stories in height and the wing shorter. As with the gabled ell form, details of a variety of architectural styles may be applied.

Free Classic – This is a variation of the Queen Anne style popular during the first decade of the 20th century. It features an asymmetric form and complex roofline similar to the Queen Anne, but has more formal, classical details such as classical columns, Palladian windows, or a pedimented entry.

Bungalow – This was the dominant house form for residential architecture in the 1920s and 30s. These are typically 1 or 1 ½ story homes with simple detailing and massing, with wide, overhanging eaves and an integrated front porch. There are several subtypes of bungalows, including dormer-front bungalows, western bungalows (characterized by a hipped roof) and California bungalows (gable-front, with a gabled or hipped front porch roof).



Above: the Levi McClain House is a fine example of the Free Classic style.

Above right: Both of these homes, in the 600 block of West McClain, are examples of dormer-front bungalows.

Right: These two homes – also in the 600 block – are also examples of the bungalow style. The house at the left in the photo also has some elements of the Colonial Revival style.



Colonial Revival / Dutch Colonial Revival –

This style gained popularity following the celebration of the US centennial, looking back at America’s built heritage rather than European models. Remained popular through the mid-20th century. Typical features include symmetry, entrances with fanlights and sidelights, and pedimented dormer windows. Dutch Colonial Revival is subtype, distinguished by its barn-like gambrel roof (below left photo).



English cottage – The English cottage reached its high point in popularity during 1920s and 30s, along with other eclectic revival styles. It is characterized by very steep gabled roofs – often with multiple gables, picturesque chimneys, and facades with stone veneer or simulated half timbering (photo above right).

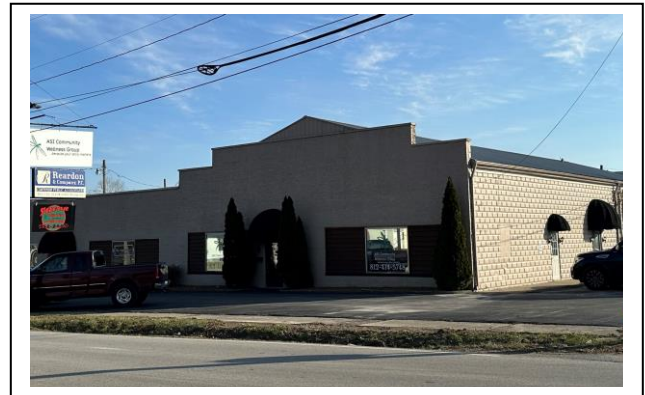
Minimal traditional – Prevalent from the 1930s through the 50s, these may appear similar to older vernacular forms. These one or 1½ story homes typically have a boxy form, with side-gabled roof and often with a front-facing cross gable. The homes may have a small porch but little or no ornamentation.



Although it has been modified with replacement windows and artificial siding, this house in the 400 block of East McClain would be characterized as minimal traditional.

Commercial styles/forms found in the district include -

Gable front – This form was used in the mid-19th and early 20th century, and is characterized by its front-facing gable roof. In commercial examples, the primary entrance is typically found on this elevation, and is flanked by display windows. A perpendicular wing is often found at the rear to provide additional square footage.



Left: This building in the 200 block of East McClain is an example of the gable front commercial form.

Right: A stepped parapet wall – as seen on this building on East McClain Avenue – helps to provide additional architectural interest to an otherwise simple form.

Parapet front – This was a very common building form in the late 19th and early 20th century, with several examples seen on the courthouse square as well as in the gateway to downtown. These buildings are characterized by the use of a low wall – or parapet – to hide the roof. Parapet front commercial buildings are typically one story and may have decorative brickwork.



Modern broadfront - This type was both a neighborhood and a central business district building, although in the business districts it was frequently built on a side street. The broadfront embraced two stores or one wide store within one span. Steel beams and columns made this possible. It was most often a low one-story structure that could be twice as deep as it was wide.

The low profile and wide storefront spans distinguish this a modern broadfront building.

Contemporary - This covers a wide range of mid- and late-20th century commercial buildings, generally characterized by their simplicity and lack of ornament. Many also display a boxy form, and others – such as the First Christian Church – may adapt older forms and styles in new ways.



Although obviously very different in design, both the 1965 Post Office building (left) and the 1975 First Christian Church (below) are noteworthy contemporary buildings.

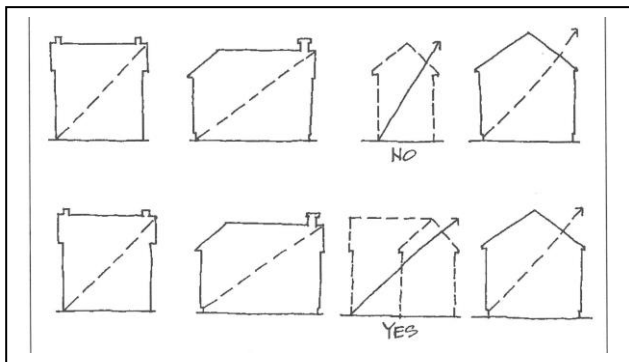
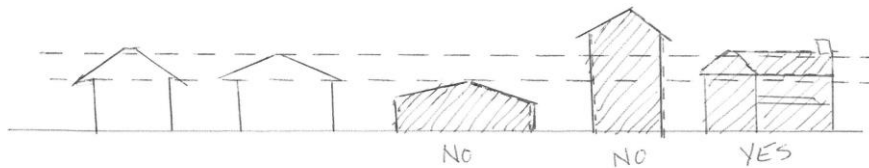


New Construction

When new construction occurs in the conservation district, 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 siting, massing (building shape), scale (building size), materials and architectural features, should not be underestimated. The common linkages between buildings and settings that give an historic area its character are very important. New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. Keep in mind that, while a new building should be able to be identified as new, compatibility is more important than differentiation.

Ordinance 1995-4, which created the Scottsburg Historic Review Board, set forth several visual compatibility factors for new construction in the historic district. These general factors should also be considered when designing a new building in the conservation district, in addition to the design guidelines.

Height – The height of proposed buildings must be visually compatible with adjacent buildings.

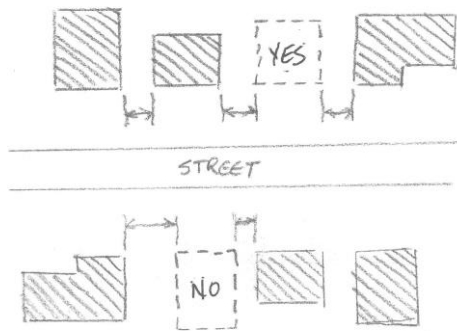


Proportion of building's front facade – The relationship of the width of a building to the height of the front elevation must be visually compatible to buildings, squares and places to which it is visually related.



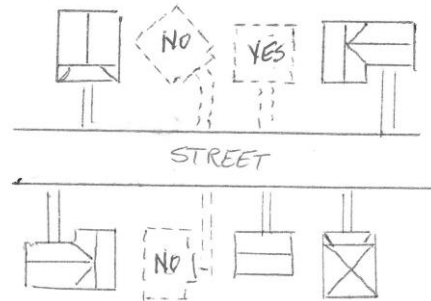
Proportion of openings within the facility. – The relationship of the width of windows to the height of windows in a building must be visually compatible with buildings, squares and places to which it is visually related.

Rhythm of solids to voids in front facades. – The relationship of solids to voids in the front façade of a building must be visually compatible to the buildings, squares and places to which it is visually related.



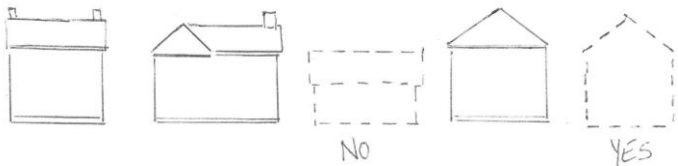
Rhythm of spacing on buildings on streets. – The relationship of a building to the open space between it and adjoining buildings must be visually compatible to the buildings, squares and places to which it is visually related.

Rhythm of entrances and porch projections.
 – The relationship of entrances and porch projections to sidewalks of a building must be visually compatible to the buildings, squares and places to which it is visually related.

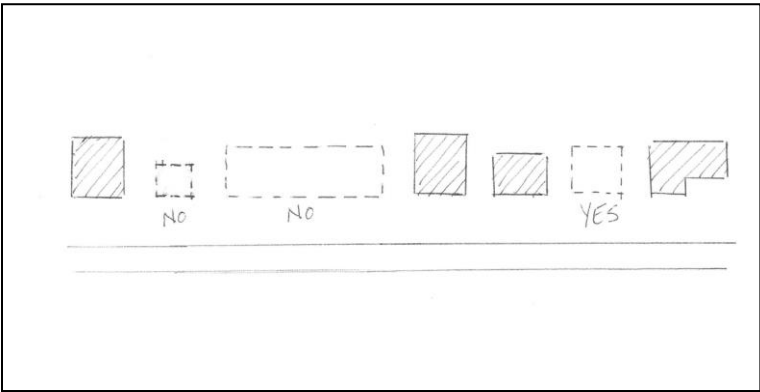


Relationship of materials, texture and color. – The relationship of the materials, texture and color of the façade of a building must be visually compatible with the predominant materials used in the buildings to which it is visually related.

Roof shapes. - The roof shape of a building must be visually compatible with the buildings to which it is visually related.

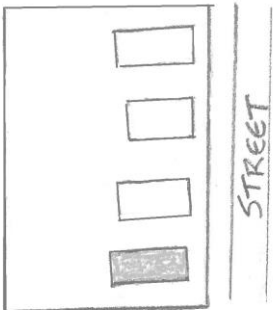


Walls of continuity. - Appurtenances of a building, such as walls, wrought iron fences, evergreen landscape masses, and building facades must form cohesive walls of enclosure along the street, if necessary to ensure visual compatibility of the building to the buildings, squares and places to which it is visually related.

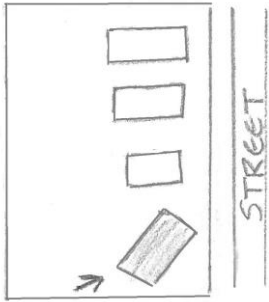


Scale of a building. - The size of a building and the building mass of a building in relation to open spaces, windows, door openings, porches and balconies must be visually compatible with the buildings, squares and places to which it is visually related.

Directional expression of front elevations. - A building must be visually compatible with the buildings, squares and places to which it is visually related in its directional character, including vertical character, horizontal character, or non-directional character.

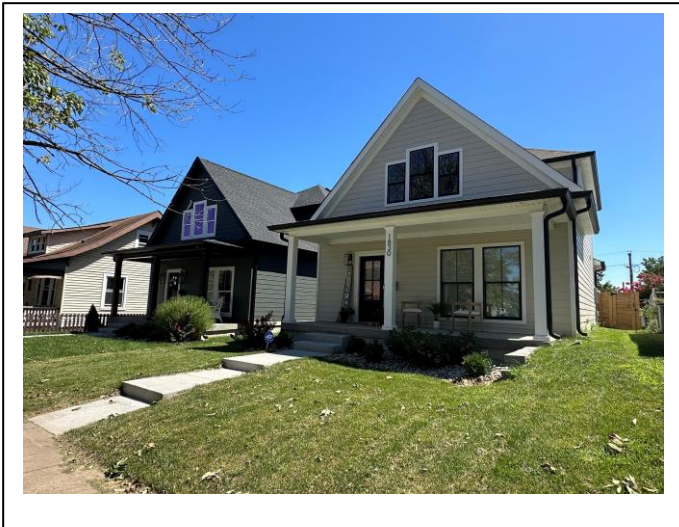


Appropriate orientation



Inappropriate, angled orientation

New construction



In New Albany, these two new homes were designed to fit with the scale, setback and general character of the surrounding historic neighborhood.

NC1 New construction should be designed in a manner representative of its own time, rather than as an imitation of some historic design. New design should be compatible with and enhance the nature and character of the historic district, not mimic historic buildings. Avoid replicating styles of older periods.

NC2 New construction should relate to the scale of surrounding historic buildings. Avoid new buildings that violate the scale of the neighborhood in height, width, proportion or massing.

NC3 New construction should relate in overall height and width to that of adjacent and surrounding structures. It should generally average the height and width of adjoining buildings, as well as those across the street (if applicable). Avoid new construction that varies too greatly in height or width from historic buildings in the vicinity.

NC4 New construction should incorporate similar massing to that found in surrounding historic buildings. Avoid monolithic forms that are not relieved by variations in massing.

NC5 New construction should conform to the established setback of buildings adjacent to and surrounding the site. Avoid violating the existing average setback by placing buildings in front of or behind the existing setback.

NC6 The roof forms of new construction should relate to the shape of roofs on surrounding historic buildings. Consider using roof materials and colors found in the vicinity to make the new building more compatible. Avoid introducing roof shapes not already found in the district.

NC7 New construction should reflect the rhythm and ratio of openings (window and door) to wall surface found in adjacent and surrounding historic buildings. Carefully consider the placement of openings on the façade of new structures. Avoid façade patterns that are incompatible with the rhythm of openings established by surrounding structures, or have markedly different solid-to-void ratios.

NC8 The entries used in new construction should reflect the sense of entry found in surrounding historic buildings. Entrances and porch projections should maintain the rhythm established by surrounding buildings. Avoid facades that do not have a strong sense of entry.

NC9 New buildings should maintain the rhythm of spacing of existing buildings on a street. The relationship of a building to open space between it and other buildings should be visually compatible with its surroundings.

NC10 New buildings should reflect the orientation of surrounding historic buildings. Avoid siting new buildings at odd angles on a lot unless the surrounding area is characterized by such siting.

NC11 New materials should be of the same quality as those used on surrounding buildings. New buildings should be faced with traditional building materials found in the district such as brick and limestone, or natural wood siding. The colors and textures used on new buildings should also reflect colors and textures found on nearby historic buildings.

NC12 New construction should utilize floor-to-floor heights similar to those found in adjacent structures. In commercial buildings, maintain the distinction between first and other floors. First floors traditionally were much more open than the levels above, often with large glass display windows (see 'Storefronts' section of the *Design Guidelines* for more on traditional storefronts).

NC13 Ornamentation that contributes to the rhythm and alignment of the surrounding range of buildings should be considered.

NC14 Respect historic viewsheds. A viewshed is the area visible in all directions from a fixed point.

The following supporting materials should be submitted with a COA application for new construction of a primary or secondary structure or an addition:

- ✧ Site plan indicating where the new construction or addition would be located relative to existing structures, driveways and major landscaping.
- ✧ Elevations of the proposed new building or addition.
- ✧ Descriptions and/or samples of materials to be used.
- ✧ Photographs showing a view of the street with the building site and adjacent properties.
- ✧ Any additional supporting documentation that may be necessary for the Review Board to make an informed decision.

New construction – accessory structures

An accessory structure is defined as any structure detached from the primary structure but located on the same parcel, and typically incidental and subordinate to that main structure. Sheds and detached garages are two types of accessory structures typically seen in the conservation district. Within the Gateway Conservation District, the construction of any new accessory structure greater than 50 square feet is subject to review and approval by the Scottsburg Historic Review Board.

When designing a new accessory structure, this new structure should relate to the context of its surroundings, most importantly to the primary structure on the lot where it would be built. The guidelines related to new construction of primary buildings generally also apply here, in addition to the following guidelines specific to accessory buildings.

NA1 Accessory buildings should be located behind the existing primary building unless there is a historic precedent otherwise. Generally, accessory buildings should be secondary in nature and garages should be oriented to alleys. Where no alleys exist, site new accessory structures to the rear of the property behind the primary structure, with access through the side yard.

NA2 The setback of a new accessory structure should relate to the setback pattern established by existing accessory structures in the vicinity.

NA3 The scale, height and massing of a new accessory structure should be subordinate to the existing building and not overpower it. If the roof shape of the primary structure is a character-defining feature, consider reflecting that roof shape in the new accessory structure.

NA4 Materials used for new accessory structures should reflect the utilitarian function of the building and the materials used on nearby structures. Wood siding (clapboard or board and batten), brick, concrete block and stucco are all materials traditionally used on accessory structures.

This Jeffersonville “she shed” is appropriately sited in a back yard – out of sight from the main thoroughfare – and was designed to complement the Queen Anne style and frame construction of the primary structure.



Additions

There may come a time when additional space is necessary in an historic building. Additions to historic buildings are not discouraged, however, they should be constructed in a manner that does not damage or destroy historic materials or features, nor should it affect the character of the original building. For example, one can minimize the effects on the historic materials and features of a building by constructing the addition on a secondary or rear façade, reducing the size of the addition, or linking the addition via a connector.

Guidelines - Additions:

Ad1 Additions should be constructed so as to minimize the damage, destruction or effects on the historic materials and elements of the original building and its site. An addition should be designed so that it could be removed from the original building in the future without substantial loss of historic fabric.



The addition to the historic Carnegie Library is appropriately sited to the rear of the original building. The proportions and detailing of the windows help to tie the new portion of the building to the old, as does the cornice element.

Ad2 Distinctions should be apparent between an addition and the original building. Changes in setback, materials, or details can help to do that.

Ad3 The addition should be related in form, height and proportion to the original building. It should also be compatible with the original building in materials and scale.

Ad4 Generally, additions should be attached to secondary elevations and set back from the front façade, so as not to damage, destroy or obscure character-defining features.

Ad5 An addition should be subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.

Ad6 Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.

Ad7 Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.

Ad8 Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a primary façade into a secondary façade.

Ad9 The massing of an addition should be similar to that of surrounding historic buildings. Avoid an oversized, boxy shape.

Ad10 Additions should have the same relationship of solids to voids (walls to openings) as the historic portion of the building. Openings in wall surfaces such as windows and doors should relate to those in the main building in size, scale and configuration.

Ad11 If the proposed addition is intended to restore a portion of a historic building that has been removed, the new addition should be based on historic documentation, such as plans or photographs, rather than conjecture.

Ad12 Before removing an existing addition, consider its architectural significance and weigh its contribution to the historic building's character. Generally, additions and alterations that are at least fifty years old have acquired significance and should be evaluated to determine the merits of their preservation.

Ad13 Additions should be engineered to avoid damage to the historic building in the event of collapse or other catastrophe.

The addition is inappropriately situated on the front of this Jeffersonville house and dwarfs the scale of that original home. The flat roof and shape and size of the windows also have little connection to the historic property to the rear.



Demolition

Demolition refers to the substantial deterioration or complete or substantial removal or destruction of any structure. The loss of a historic building that contributes to the district will negatively impact the visual quality and cohesiveness of the area. The goal of the Historic Review Board is to preserve what is important to the education, culture, traditions and economic values of Scottsburg.

Demolition is permanent and irreversible. The loss of a historic building that contributes to the district will negatively impact the visual quality and cohesiveness of the entire area, much as a missing tooth affects a smile. Owners of historic properties should exhaust all other possible options prior to considering demolition.

Guidelines - Demolition:

De1 Any partial or complete demolition of primary or accessory structures within the Gateway Conservation District must be reviewed by the Scottsburg Historic Review Board. Work with the Review Board to identify alternatives to demolition.

De2 If demolition is warranted, document the historic resource and its setting prior to demolition, through photographs and drawings.

De3 Identify architectural features and building materials that can be salvaged and reused.

De4 Minimize the amount of ground-disturbing activity associated with demolition, to avoid damaging adjacent structures, archaeological resources, site features or landscape elements.

De5 Leave the site cleaned, graded and seeded after demolition, if new construction is not planned. Re-establish the street wall through the use of low walls, fences or vegetation.



Built in 1906 on the southwest corner of the courthouse square, the Italianate-style F.M. Garriott Building was demolished following a devastating fire in December 2012.

A new building was constructed on the site in 2022-23, helping to re-establish the street wall on this key corner lot.

De6 If the Board denies a COA for demolition, a demolition permit may be issued by other agencies and demolition may occur only after:

A. A property owner has demonstrated to the Board

1. that a building or structure is incapable of earning an economic return on its value, as appraised by a licensed real estate appraiser;
2. and the property owner has filed documented evidence that a good faith effort is being made to sell or otherwise dispose of the property at fair market value to any public or private person or agency that gives reasonable assurance of its willingness to preserve and restore such property.

B. Notice of proposed demolition is given for a period fixed by the Board for no less than 60 days and no more than one year on the proposed demolition premises and notice is published in a newspaper at least three times before demolition, with the first publication not more than 15 days after the application for the permit to demolish is filed, and the final publication at least 15 days before the date of the permit.

The following supporting materials should be submitted with a COA application for demolition of a structure:

- ✧ Photos of the building – these should include streetscape views showing the building’s setting, as well as detail photos clearly showing existing conditions.
- ✧ Details on what is planned for the site after demolition.
- ✧ Specifics on any efforts that have been made to rehabilitate or sell the property.

When a proposal for demolition is submitted, the Review Board will consider the following criteria in evaluating the request:

1. Effect of the demolition on the character of the Conservation District and the Historic District.
2. State of deterioration, disrepair and structural stability of the structure. The condition of the building resulting from neglect will not be considered grounds for demolition.
3. Balance of the public interest in preserving the structure or the integrity of the conservation district with the interest of the building owner in the use and utilization of the structure.
4. Possible alternatives to demolition.

The Review Board will also weigh - and may approve demolition - in the case that demolition is necessary to allow development which, in the Commission’s opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.

Relocation

Movement of any primary or secondary structure greater than fifty square feet into, out of or within the conservation district is subject to review by the Scottsburg Historic Review Board. Relocation is generally not a recommended preservation strategy for primary structures since a building's original location and relationship to its surroundings is an important part of its historic context. The moving of a historic structure should only be done as a last resort to save a building. It may also be considered when the move is necessary to accomplish development that is so critical to the area's revitalization that altering the historic context is justified.

Guidelines - Relocation:

Re1 Relocation should be considered only as a last resort, if a building would be lost if kept in its current location.

Re2 Document the building on its original site prior to relocation, through photographs and drawings.

Re3 Work only with movers experienced in relocating historic buildings.



When the 1872 JM & I Railroad depot was moved in the mid-1990s, a new location was chosen that maintained its relationship to the railroad tracks.



Re4 Secure the structure to minimize damage during the move and vandalism before or after.

Re5 The building's new site should correspond proportionally to the size of the structure.

Re6 The moved building should be sited in a new location where its shape, mass and scale are compatible with the existing structures in the block.

Re7 The structure should be positioned on its new lot in such a manner that its orientation to the street, setback and lot coverage is compatible with the existing structures around it.

Re8 A building should be moved as a single unit whenever possible, to prevent loss of historic building materials. Partial or total disassembly is acceptable only when absolutely necessary.

Re9 A relocated outbuilding should be sited to maintain the lot location, orientation, setback, and relationship to primary structures found in surrounding properties.

Re10 Nothing included in these guidelines relieves the applicant of the responsibility of obtaining all relevant and necessary permits prior to moving a building.

The following supporting materials should be submitted with a COA application for moving a structure:

- ✧ Site plan showing proposed new location relative to existing structures.
- ✧ Specifics on how the move would be accomplished - will any disassembly be required, or will it be moved in one piece?
- ✧ Photographs showing the building in its existing location and the proposed new location. Photos should include surrounding buildings to give a clear idea of the setting in both locations.