

# Regulations for the South Hampton Historic Districts

**These regulations are an integral part of property ownership in the South Hampton Historic Districts. To maintain the integrity of the Districts these regulations should pass to any new owners at the time of transfer of deeds**

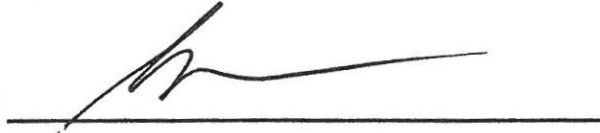
**Revised: October 2011**

**\$25.00 per book**

# SOUTH HAMPTON HISTORIC DISTRICT REGULATIONS

These regulations have been approved by the members of the South Hampton Board of Selectmen at a meeting on February 13, 2012.

Greg Williams



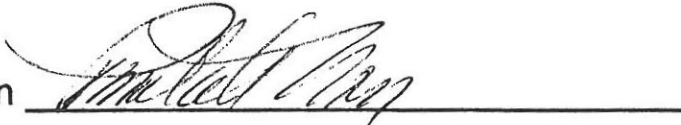
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Ron Preston



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Pam Noon



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## SOUTH HAMPTON HISTORIC DISTRICT REGULATIONS

These regulations were revised and approved by the members of  
the South Hampton Historic District at a meeting on  
October 5, 2011

Pamela Noon *Pamela Noon*  
David Riecks *David Riecks*  
Zachary Cronin *Zachary Cronin*  
Paul Kapela *Paul Kapela*  
Rosemarie Taylor *Rose Marie Taylor*  
Frances Harper *Frances Harper*

# Regulations for the South Hampton Historic Districts

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## South Hampton Historic District Regulations

### Section I: Introductory Statement

Because of exceptional unity of architectural design present in South Hampton, it shall be the duty of the Historic District Commission as empowered by the Town by votes of March 5, 1974, to preserve and perpetuate these elements of our historic districts. The majority of the buildings within the districts were built between circa 1700 and 1833. Since the usual impact of the buildings from this period is weakened by buildings of another era of style, the Commission requires that exterior changes and new construction, whether of additions or separate buildings, conform as much as possible to the architectural and land usage standards outlined below.

These regulations below do not purport to foresee all possible proposed changes. All unique situations will have to be evaluated by the Commission and the decisions concerning them will have to be made with these regulations in mind.

These regulations shall be applied to structures in all Historic Districts in South Hampton.

**Period Buildings:** to all additions and exterior changes, visible from the road. A period building, for the purpose of these regulations is any building that exists within all districts that were built within the districts between 1700 and 1833.

**Non-Period Buildings:** to all additions and exterior changes; applications will be considered individually with emphasis primarily placed upon harmony with the existing portion of the structure and secondary emphasis placed upon conformity with period buildings. A non-period building is an existing structure within the districts that was built after 1833. Non-period buildings shall be maintained consistent with their original concepts.

**New Construction:** to the exterior portions of any new structure which is proposed to be built within the historic districts of South Hampton.

### Section II: Regulations for Architectural Detail and Use of Premises within the South Hampton Historic Districts.

#### Structures:

**Restrictions:** No Prefabricated structures are allowed to be built in a Historical District

Revised: 10/05/11

**Siting:** All proposed structures shall be sited parallel or perpendicular to at least one of the public right-of-ways and/or parallel or perpendicular to the existing buildings. Period siting shall also be considered.

**Color:** Exterior color shall be consistent with those colors used during the 1700-1833 period. Proposed color schemes must be submitted to the Commission for approval before work is started on any structure. Natural colored wood shingles are acceptable as vertical siding and when used on any structure as a wood shingle for roofs.

**Roofs:** Rooflines, including overhang, shall be of gable or hip construction. Roof pitch necessary to make a building look consistent with the 1700-1833 period will vary depending on the type of house proposed and shall be consistent with the houses of the same style built within the districts during 1700-1833. Roof surfaces shall be of natural wood or composition shingles, and of uniform tone. Roof flashing shall match the roofing material in color as closely as possible and be lead or copper. No bow or gambrel roof lines shall be permitted within the districts. (See attached roofline drawings on Appendix 4a)

**Windows:** Arrangements of windows shall be compatible with that of period buildings within the Districts, i.e. Windows are generally the same size on the same floor level and generally symmetrical depending on type of structure. If varying in size, they are generally larger on the lower level of the building (See attached drawings Appendix 3B). Windows shall have individual small panes and have proportions similar to those existing in period buildings within their District. Permanent wood muntins are required, providing that they meet with all the building codes. Wood and glass storm are preferable. Storm windows of aluminum or other metals are acceptable as long as they are white anodized if the trim is white or painted the same color as the window trim. (See Attached drawing, page 12, appendix 5a)

**Shutters:** If proposed, shutters shall be wooden slatted, hinged and shall be functional and of proper size. Shutters shall not be nailed or screwed to the building. Removal of shutters is permissible. Solid covering of windows and doors is permissible only to protect a building after a fire or during construction for no more than one year. (See attached drawing page 13, Appendix 5b)

**Doors:** Size and style of all entrance doors shall conform to period houses within the Districts and shall be constructed of wood and shall be of suitable colors as prescribed in Section 3. Storm door design shall be as unobtrusive as possible and conforming with the period of the house. If storm doors are aluminum or other metals, use of the color white is preferable if the house trim is white. If not, storm doors shall be the same color as the door trim. (See attached drawing, page 14, Appendix 5c)

**Chimneys:** Chimneys shall be red brick or red brick-faced designed in proportion to the structure. (See attached drawings, page 16, Appendix 6)

**Foundations:** Foundations shall be no more than 8" showing between ground level and exterior siding. Granite is preferred. Finished parged concrete and concrete block are acceptable but finished foundation must appear to be granite in color and surface. Painted foundations are not acceptable. There shall be no basement windows visible from the street.

**Garages:** Garages shall relate architecturally to the houses they serve. Where possible, automatic garage doors should be placed in the least conspicuous location. Garage doors shall be of the flush flat panel type. No glass or raised panels are allowed.

**Other – Structural Features:**

**Fences and Walls:** Fences shall be no higher than 4 feet and shall be of wood construction, cut or natural stone and chain, or wrought iron. Stonewalls may be used along roadways and property boundaries. Stonewalls shall be laid dry, generally of fieldstone, to follow the contour of the land and be keeping with the historic districts. Rail fences may be used on side or back property lines. Livestock fences are permitted in the District and will be considered upon application. (See attachment, page 17, Appendix 7)

- Existing stone walls along roadways and property boundaries within the districts may not be breached, moved or demolished without the approval of the Historic District Commission.

**Antennas:** All replacement and new UHF and VHF radio and television antennas shall be placed inside the attic of the house, barn, garage or other outbuildings. No satellite television antennas, ham radio and CB radio antennas shall be allowed.

- In the event that the applicant does not have cable television service and can demonstrate to the Historic District Commission that the use of internal antenna with booster systems does not enable reception of the majority of the television production stations originating in New Hampshire, the Historic District Commission may allow an appropriate outside antenna after review.

**Signs:** Signs shall not exceed a maximum of 4 square feet in size. Signs shall be made of wood with the lettering appropriate to the era of the building identified. All signs shall be designed and hung in a manner consistent with the 1700-1833 periods and as considered by the Commission. No placement of signs will be permitted without the History District Commission's prior approval.

**Outdoor Lighting:** White incandescent lighting is preferred. Lighting fixtures shall be of colonial style and in appropriate proportions to post and/or building size. Area light is not appropriate, but will be considered.

**Steps, Walks and Patios:** Exterior steps shall be of stone, brick or wood. Stone is preferred. Patios shall be of stone or brick and at ground level if possible. Walkways of stone or brick are preferred.

**Landscaping:** Where change of existing ground level is required for installation of foundations, septic systems and other in ground installations, an elevation drawing shall be submitted drawn to scale. This drawing should show the locations of buildings relative to the terrain, slopes, boundaries and roads at the proposed site. This drawing shall show the existing elevation and the proposed finished ground elevations. No septic system shall be located between the buildings and the road if elevated above the proposed finished ground elevation. Sewage vents shall be screened with evergreen shrubs or trees.

**Recreation Facilities:** Recreational facilities (tennis courts, swimming pools, etc) will be considered upon application with primary consideration given to the visual impact, landscaping, type of fencing, height of fencing, and compatibility to adjacent buildings with these facilities.

**Driveways:** Gravel or crushed rock driveways are required. A driveway permit issued in accordance with the town zoning ordinances must accompany all new application for residences.

- The Historic District Commission will consider application for asphalt paving. Considerations will include, the topography of the site, maintenance problems incurred by owner, the visual impact, the total square yards requested and the width of the driveway.

**Solar Panels:** No solar panels visible from the street will be allowed.

**Temporary Structures:** No temporary structures of any kind or material are allowed to be constructed in the Historic District that are visible from the street

#### **Other Requirements:**

**Utility Services:** All Utility services are required to be put under ground. All utility companies licensed in the state of New Hampshire who plan to move or add structures and equipment shall submit to the South Hampton Historic District Commission all plans for the certificate of approval at least sixty days in advance of the scheduled meeting or a special meeting for that purpose.

**Tree Cutting:** Except for woodlots, trees within 10 feet of the edge of the paved road in a Historic District shall not be cut without the approval of the Historic District Commission.

**Sketches and Drawings:** Applicant must submit a plot plan prepared by a registered engineer, with the graphic scale of 1 inch = 20 feet. The plot plans will FOOTPRINT a total layout of all structures to be constructed on each lot. The plot plan will have a benchmark elevation and top of foundation elevation. All finish topography lines in



relation to the top of the foundation are to be clearly indicated. A sketch or architectural drawing shall accompany all requests for certificates of approval. It should show scale, existing and proposed elevations, and all sides of any new structure and all sides to any additions to any existing structures. Sketches or drawings should show dimensions of all exteriors and list all materials to be used. Two copies of all sketches, drawings and additional information shall be submitted to the Historic District Commission at least ten days in advance of a scheduled meeting and ten days in advance of any specially convened meeting. One copy of these sketches to be retained by the South Hampton Historic District Commission for its permanent record and will be on file in the South Hampton Town Offices.

**Relocation:** Buildings shall be retained on their present sites. Relocation within the district shall be considered only as an alternative to demolition. Removal from the district will be considered on an individual basis.

**Demolition:** The Historic District Commission shall consider application for Certificate of Approval for the demolition of any structures that have deteriorated to an advance state or that have been destroyed by fire. Approval shall be granted based upon the structural instability or deteriorative state of the building and significance of the structure to the district.

### **Section III: Definitions**

**Structure:** The term structure shall include anything that is built or constructed. The term shall not include any man-made stone markers, tombstones, crypts authorized by any private cemetery association or any private cemetery within the districts.

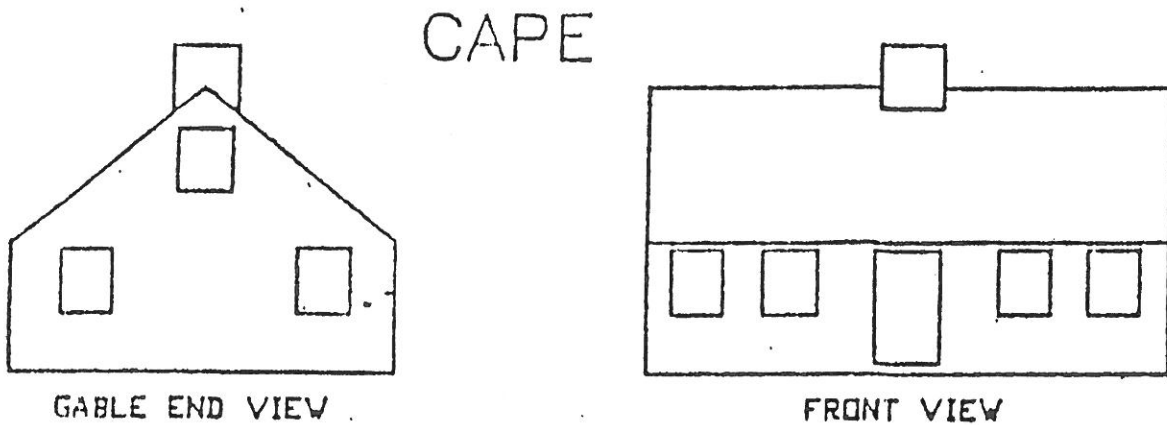
**Outbuildings:** Any structure not used for residential purposes, such as a shed, barn or garage whether or not attached to the house.

## Appendix

The following addenda are meant as visual aids to the Commission Regulations. They are intended to serve as guidelines. Their purpose is to clarify and define language contained in the Regulations. Reference to the Regulations should be made for specific rules and procedures.

**FIG 3a: Cape**

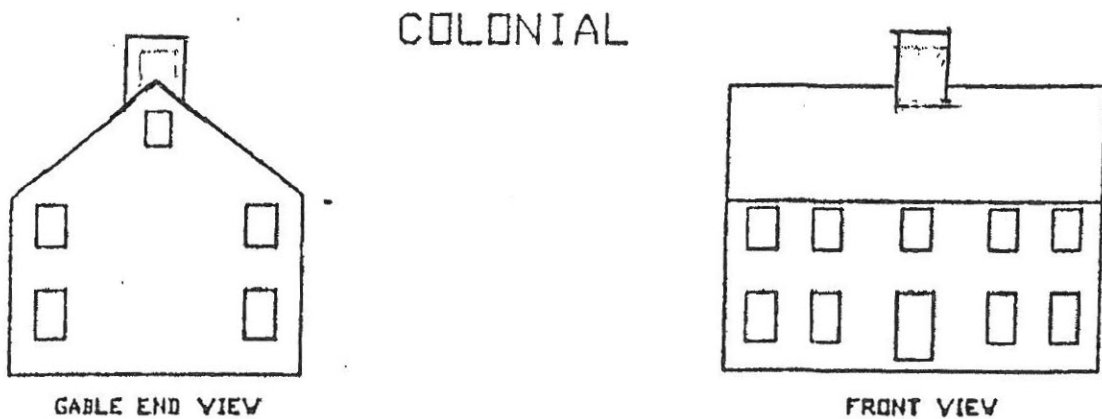
- One story Cape
- Story height shall be 7'9", finished floor to finished ceiling
- Somewhere around 30'X 40' or proportionately smaller or larger
- Roof slope is 8/12
- Door Casings, corner boards, windows, and eaves are usually simple- the older, the simpler. The roofline is usually no more than a drip edge, cornice moulding and fascia board.
- Chimney is centered and leaves the roof at ridgeline
- The cape roof is never hipped.



**Fig 3b: Two Story**

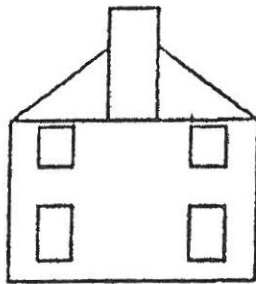
**Colonials**

- Somewhere around 30'X 40' or proportionately smaller or larger
- Story height is 7'9" from finished floor to finished ceiling and second story is 7'X6" from finished floor to finished ceiling.
- Roof slope is always 8/12
- Front view normally has door centered, with two windows on either side and five windows on the second story ( same width as lower; often shorter) centered over first story windows/door.
- Gable end usually has two windows on the first and second story and one or two in the attic.
- Colonials are more likely to have windows with the more, but smaller, panes (i.e. most original 12/12 or 8/12 are to be found on colonials)
- Door treatments may be more elaborate than those of capes, but windows, corner boards, and eaves are simple – the older the simpler. The roofline is usually no more than a drip edge, cornice moulding and fascia board.



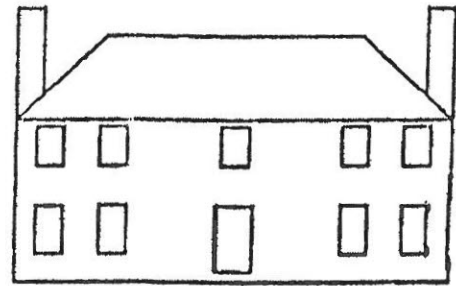
**Federals:**

- Roof slopes were 7/12 to 8/12
- Double chimneys were common ( see examples on Appendix Fig 3b.)
- Windows were usually 6/6 or a combination of 9/6 or 6/6
- Stylish features such as fan lights, side lights, lights over the doors, pilasters, elaborate moulding work, swags, urns, pediments and carvings such as rosettes, are likely to be found in door treatments. Window casing are often dressed up with elaborate caps and were usually back banded.

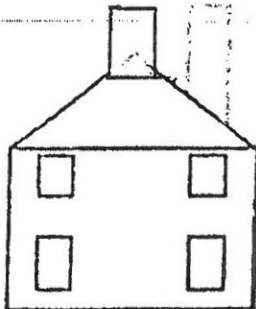


GABLE END VIEW

FEDERAL

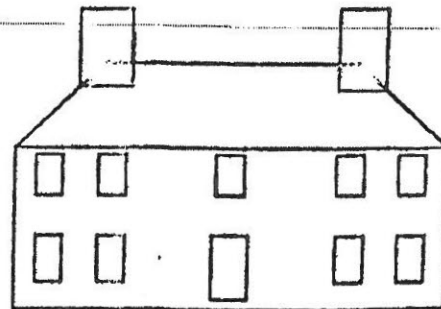


FRONT VIEW



GABLE END VIEW

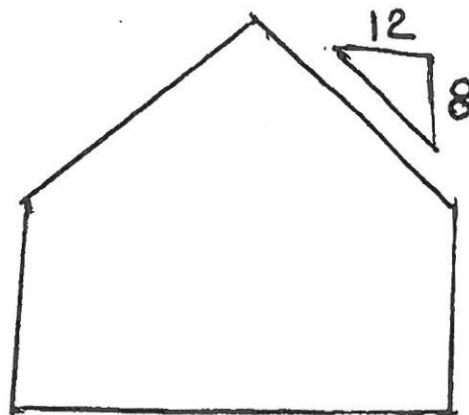
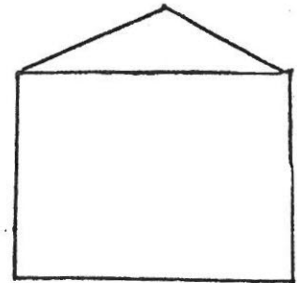
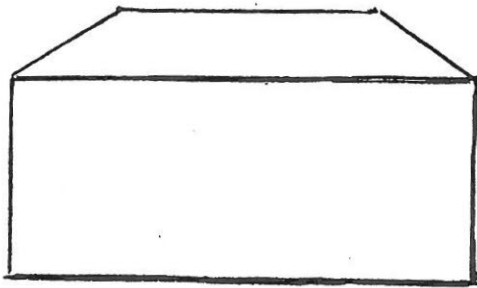
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FRONT VIEW

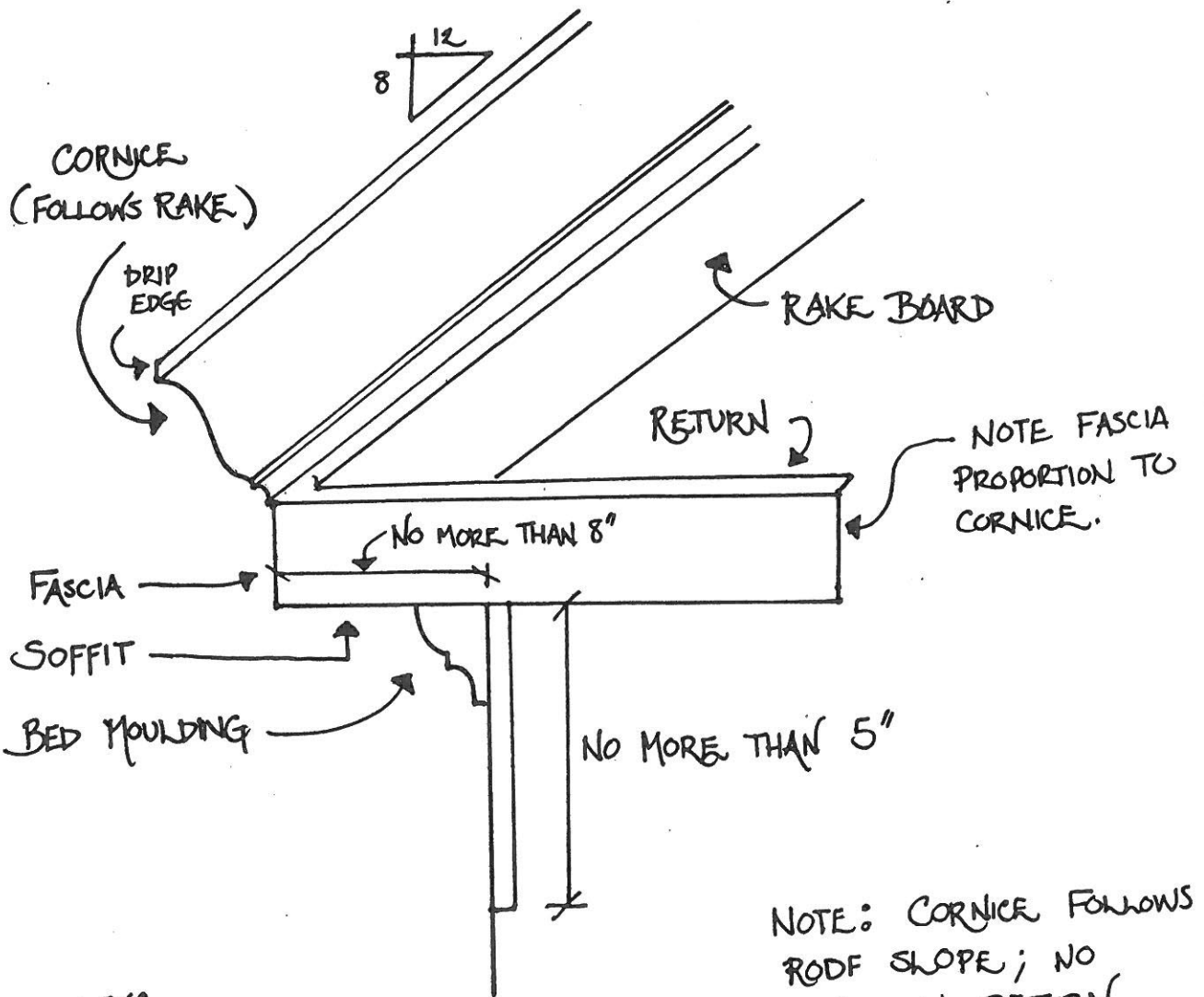
**Fig 4a: Hipped Roof**

**Roof Pitch and Roof Slope:** These terms are often confused. Roof pitch is the total rise of a roof divided by the total span. Roof slope is the inches of rise divided by 12". For example, a 7/12 slope is one which rises 7" for every 12" of run. The Commission documents use roof slope.



**Other Roofing Information:**

- All visible corner boards will be a minimum of 6 inches in width.
- All fascia boards must not exceed 5 inches in width below the soffit.
- The soffit is not to project more than 8 inches beyond the building line.
- No aluminum flashings or drip edging to visible elevations will be allowed.
- Visible Ridge vents are not allowed. A wooden shingle eave drip starter course is required in lieu of metal.
- Eave window casings must abut the fascia board.



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**Fig 5a: Windows**

**Windows:** Since windows are usually 'double-hung', they are designated by a fraction, indicating how many panes, or 'lites', are above and how many below. A 6/6 window has six panes over six. For instance, in this area, it is highly unusual for there to be fewer panes over, i.e. 6/9 or 8/12. Windows should be symmetrically placed whenever possible. Likewise, upper windows should be placed directly over lower whenever possible. If lower windows are unbalanced, 9/6 or 12/8 for instance, uppers will often be smaller by one pane (i.e. 6/6 or 8/8 respectively). Casings were plain, flat boards, or they were back banded or capped. Overall size of windows was dictated by pane size – around 7" x 9" for 6/6 windows, or 6"x8" for 12/12 configurations. Panes should not exceed 9"x11" generally speaking. Bow, bay, and large windows were not used in this area.

Windows in berthing or sleeping areas shall not exceed nor be less than the dimensions of an Andersen window unit # 2852. Window units larger than this size are not allowed on the visible sides of the structure.

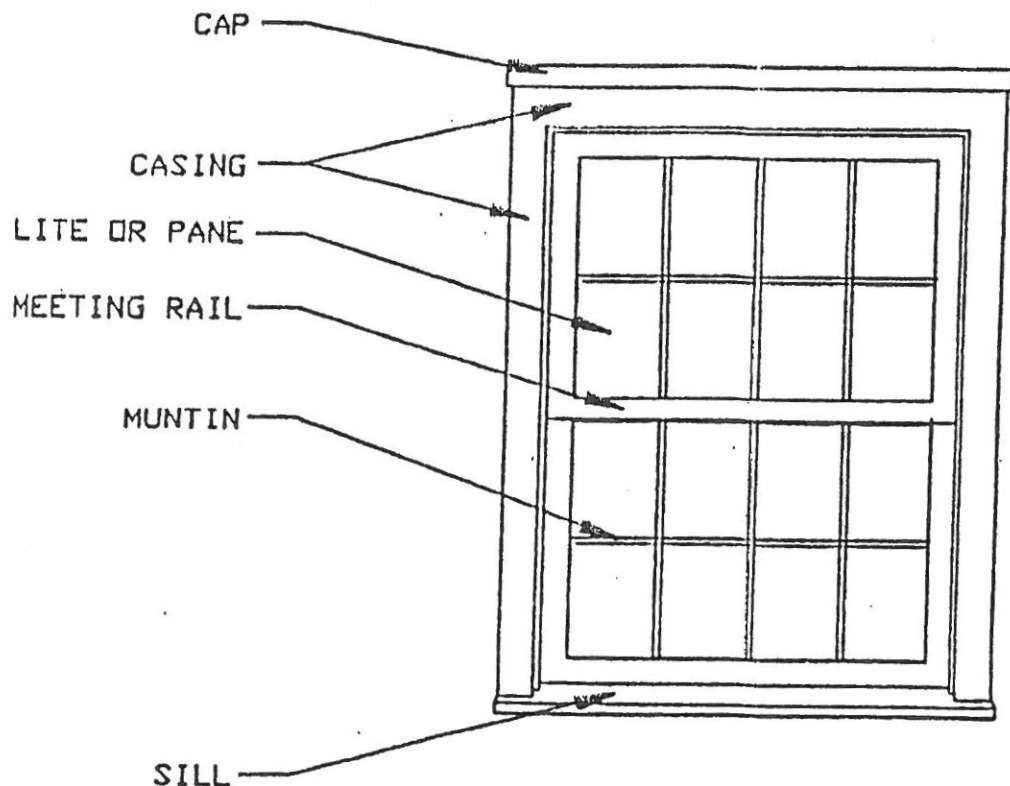
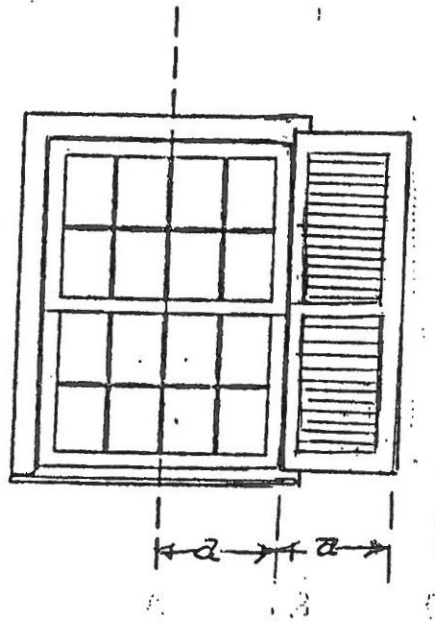


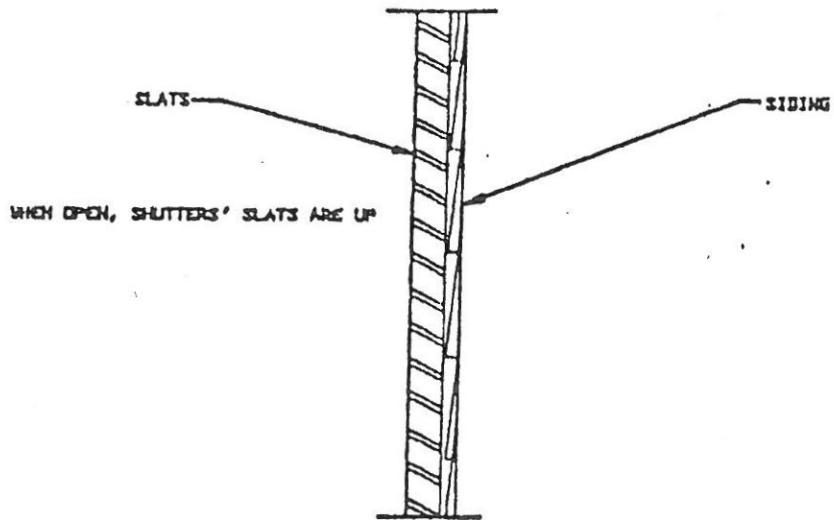


Fig 5b: Shutters

Shutters to be attached to casing, not siding.



SHUTTER ATTACHED TO CASING NOT SIDING



**Fig 5c: Panel Door**

Doors shall be wooden and paneled (from 4 to 6 panels are possible). The rails and stiles may be molded, or “stuck” and the panels may be raised. A wide variety of door treatments are possible. The Commission will review door treatments to include casements, lights above and/or to the side of the door, pilasters, pediments, architraves, and exterior lighting on case-by-case basis.

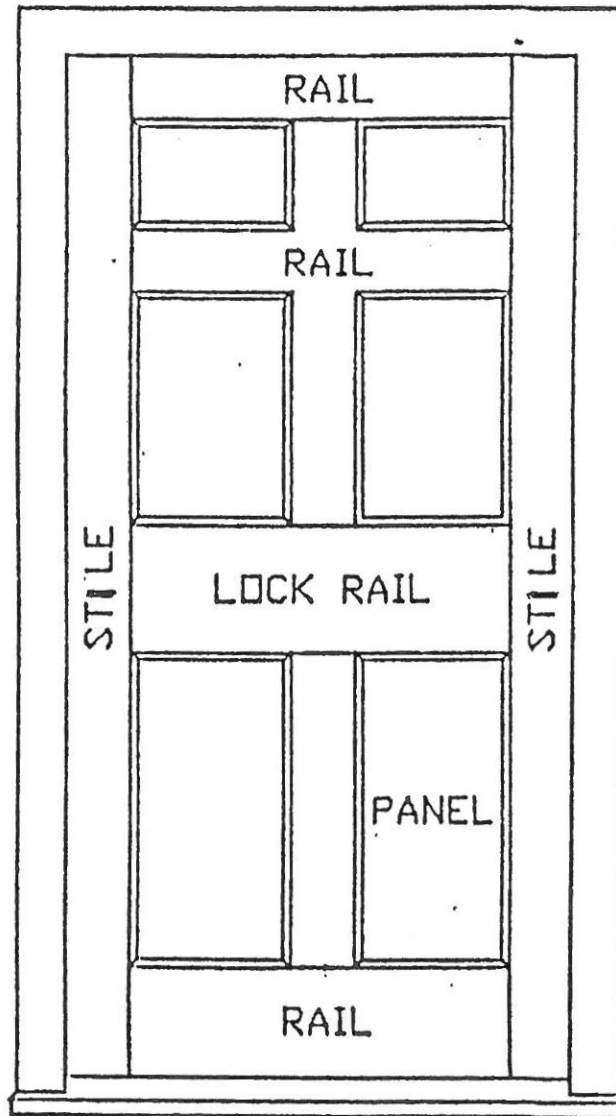
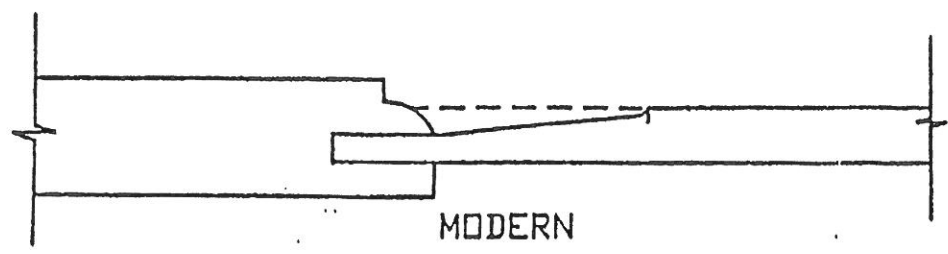
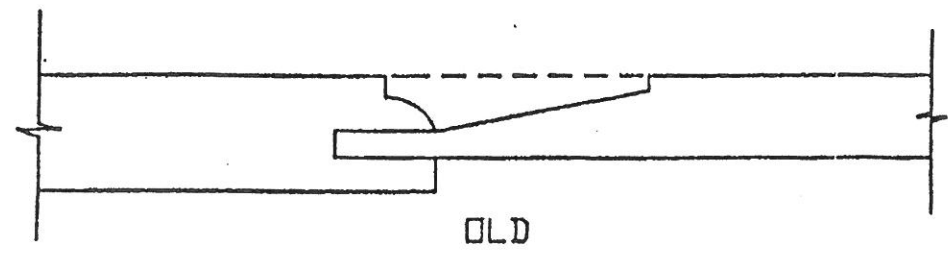
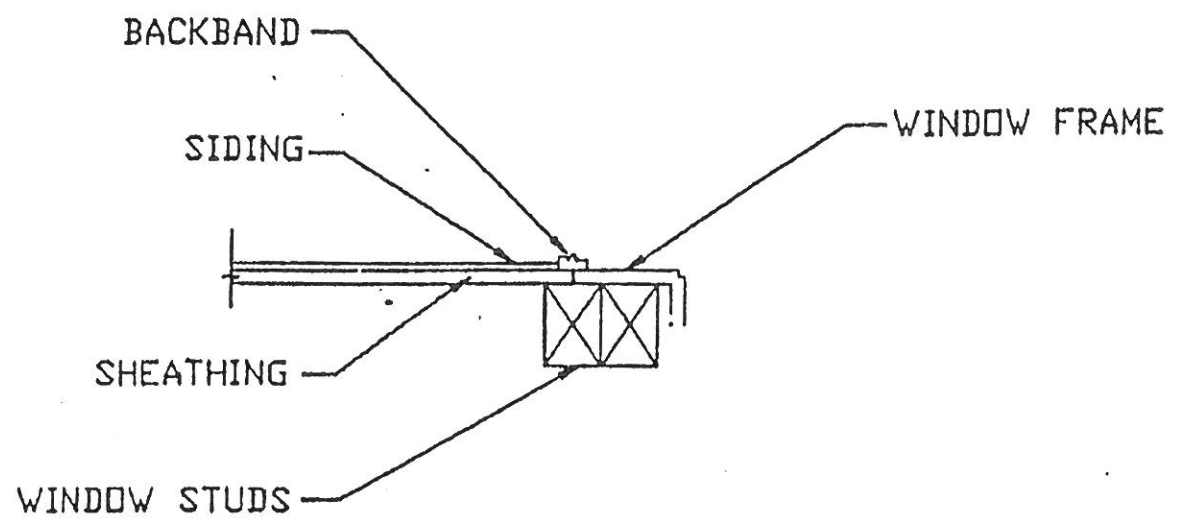


Fig 5d: Window and Doors

- It looks better to sink in the windows by nailing them directly to the studs, sheathing up to them, and spanning the joint between sheathing and casing with a back band.
- Doors made in the old days had panels raised to the same level as the rails and stiles they held them. Modern Manufactured doors commonly have their panels sunk into the door



**Fig 6: Chimneys**

**Chimneys** : Typical placement for this area are shown. It was usual to decorate chimneys with brick patterns or corbelling. Since chimneys normally had more than one flue, replacements or new single centered chimneys should not be much less than about 43" square. However, great variety of size, design and placement is possible. Outside chimneys are not allowed or accepted. Chimneys emerging from the ridgeline, as in the examples, should not be less than ~~5~~6" from the ridge. ( See Appendix Fig 3a. Federal, for other placement possibilities.

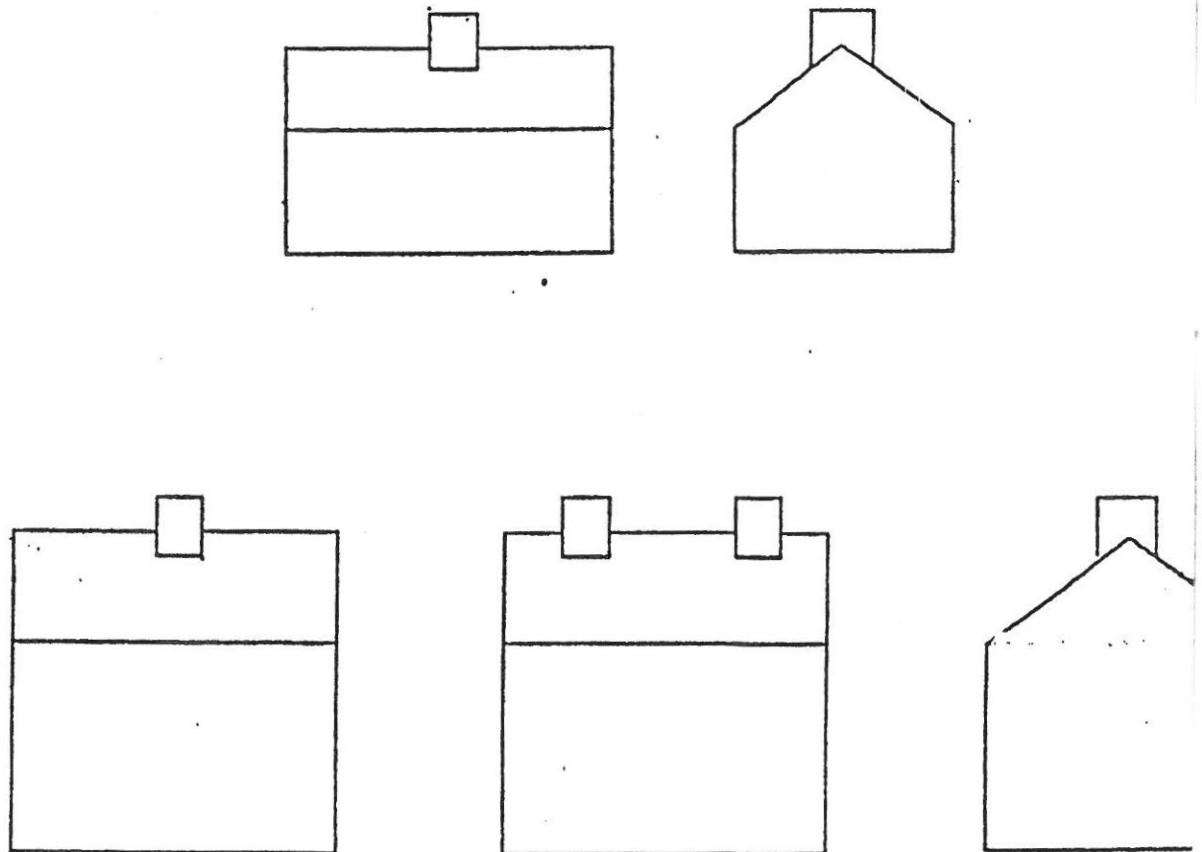
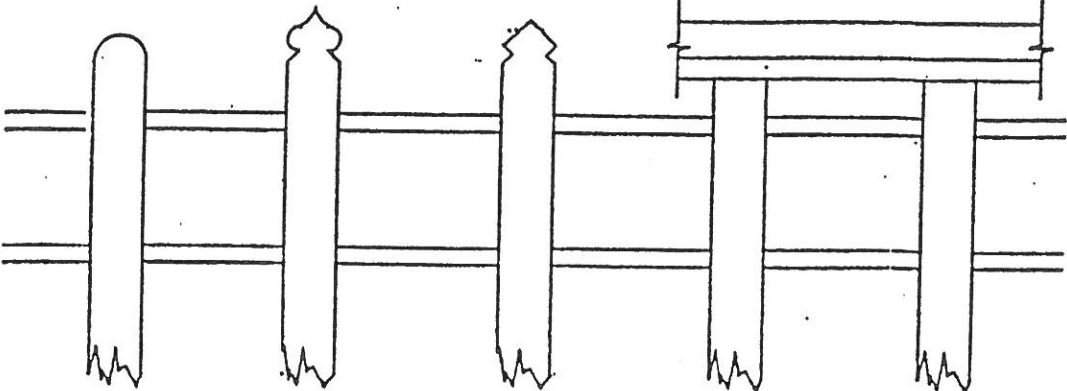


Fig 7: Fences



side  
view

