

TABLE OF CONTENTS

I. INTRODUCTION

- 1 Background
- 3 Purpose of the Guidelines
- 3 Organization of the Guidelines
- 4 Using the Guidelines
- 5 Property Owner and Commission Responsibilities

II. PROCEDURES

- 8 Historic Lancaster Commission
- 9 When a Certificate of Appropriateness is Not Required
- 9 Administrative Approvals
- 10 Economic Hardship or Unusual and Compelling Circumstances
- 10 Denial of a Certificate of Appropriateness
- 10 Enforcement
- 11 Obtaining a Certificate of Appropriateness
- 12 Historic Lancaster District and Map

III. LANCASTER HISTORY AND ARCHITECTURE

- 14 History
- 17 Architectural Styles
- 31 Building Types

IV. DESIGN GUIDELINES FOR REHABILITATION

- 38 The Secretary of the Interior's Standards for Rehabilitation
- 39 General Rehabilitation Advice
- 40 Using Substitute Materials
- 41 Foundations
- 43 Masonry
- 48 Wood Siding and Trim
- 51 Roofs
- 55 Gutters and Downspouts
- 57 Windows
- 63 Doors and Entrances
- 68 Porches and Stoops
- 71 Storefronts
- 74 Signage
- 77 Awnings
- 79 Commercial Cornices, Parapets and Upper Facades
- 81 Adaptive Use
- 82 Access for the Disabled
- 84 Color
- 87 Historic Garages and Outbuildings
- 89 Historic Landscape Features

V. DESIGN GUIDELINES FOR NEW CONSTRUCTION

- 93 New Buildings and Additions
- 95 Other Garage Considerations
- 96 Other Addition Considerations
- 98 New Site Considerations
- 99 Fencing Considerations
- 100 Lighting Considerations
- 101 Parking Considerations

APPENDIX

- 103 Glossary of Terms
- 106 Bibliography
- 107 Street Address Ranges
- 109 Sources of Assistance
- 111 National Register Fact Sheet
- 113 National Register Historic District Map
- 114 Incentive Program Discussion
- 115 Tax Credit Fact Sheet
- 117 Applications
- 117 Tax Abatement Application
- 118 Certificate of Appropriateness Application