



# Delaware County Design Guidelines: A Template for Municipalities



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Delaware County Planning Department  
Media, PA  
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This document has been prepared by staff of the Historic Preservation section of the Delaware County Planning Department to assist municipal governments and historical organizations. It is meant as a template that can be divided and adapted to fit local needs. These design guidelines have been organized into three main sections: Rehabilitation, Streetscape, and New Construction / Infill. Those sections are organized by architectural features. This organization allows the public to determine what activities to include in their guidelines and choose what types of features are primarily found in the area the guidelines are covering.

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# Delaware County Design Guidelines

## INTRODUCTION

These design guidelines have been organized into three main groupings:

- Rehabilitation
- Streetscape
- New Construction / Infill

Rehabilitation includes all guidelines that would be pertinent to changes made to existing buildings. They are organized by building feature, and are in order from the top of a structure to ground level.

The next section of the guidelines is Streetscape, and deals with elements of individual buildings that have a great impact on the overall block, or image of a street. In being more informed as to preferred manners of restoring a particular feature of your property, you will be able to reinforce the individual character of your home, while also creating a unified sense of character for the entire neighborhood. Both of these goals can maintain and raise quality of life.

The last category of guidelines refers to New Construction/Infill of residential buildings in your neighborhood. This addresses how new construction of an addition or an entire building can respect the overall historic character of a given neighborhood, while still adding a flavor of its own.

Note the insignia of a house on the upper right hand corner on design guideline pages. All the Rehabilitation Guidelines have been broken down into four categories - **Roof, Walls, Site, and Entry**. Each page will have a house insignia on it with the appropriate category highlighted in black. This way it may be easier to flip through this design guideline manual and find a particular element, or to become familiar with all the guidelines offered regarding a single zone of your building, allowing one to make pro-active decisions.



ROOFS



WALLS



SITE



ENTRANCES



OVERALL

# REHABILITATION GUIDELINES

The Rehabilitation Guidelines comprises a full array of directives for building owners when considering how to accomplish desired changes to their buildings, while being good stewards of the wonderful overall character of their neighborhood. These guidelines or principles have been compiled to help retain the overall streetscape and specific historical flavor of the architecture. The more care that is taken to retain the character-defining features and patterns evident throughout the neighborhood, the more likely property values will be retained or rise, and the strong sense of neighborhood identity will continue.





► A variety of roof types are found throughout various neighborhoods. This feature contributes to the overall historic character of the neighborhood's housing stock.

## GUIDELINES

### 1. ROOF FORM

- 1.1 Retain the original roof form, slope, height, massing, and when possible finishes and ornamentation. Changing the shape of the roof damages the visual integrity of the entire structure.
- 1.2 Preserve the depth of eaves and length of overhangs.
- 1.3 Missing or damaged roof elements, commonly seen on cornices, brackets, and trim, should be replaced in-kind in terms of dimensions, finishes, and textures. All new elements should be based on historic or physical evidence where available.



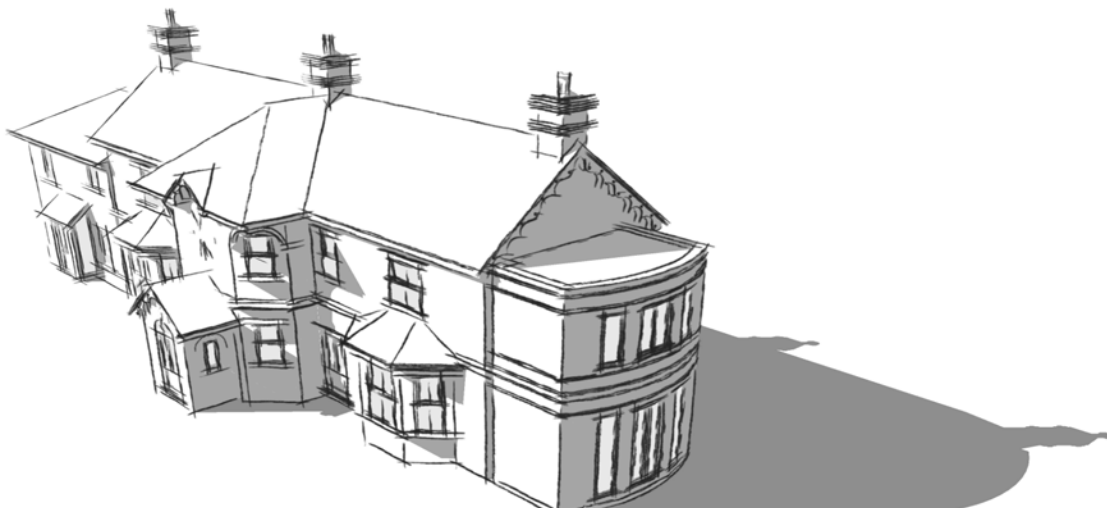
*Hipped roof with cross-gable and turret*



*Wide eaves on roof line and multiple dormers*



*Gambrel roof*





## 2. ROOFING MATERIALS

- 2.1 Whenever possible maintain and repair historic roofing materials. If materials must be replaced, preserve the character of historic materials by matching in-kind the type, scale, profile, shape, color, and texture of historic materials.
- 2.2 On roofs not visible from public view, replacement materials need not match historic materials.



*Roof cornices highlight these row of twins.*



*Note Original Slate Roof*

## 3. ROOF FEATURES

- 3.1 Existing features such as dormers and chimneys should be preserved and maintained as character-defining features and should not be enlarged, altered, or removed from the façade.
- 3.2 New chimneys, dormers, or other roof features should only be added in rare instances and only if they are in character with the house. They should be located so that they are not visible from the street façade. Existing chimneys no longer in use or in poor condition should be removed if not visible from street.
- 3.3 Where new dormers are appropriate, they should be compatible in size, scale, and style to existing dormers on the house or surrounding houses.
- 3.4 Removing or shortening chimneys is not appropriate.



*Removing dormers detracts from original character*





*Stick style house with solar panels on the roof*



## ROOFS

### GO-GREEN

The use of energy efficient mechanisms such as solar collectors are encouraged, but should be in a manner that complements the existing roofline and does not interfere with the view shed of the house. Flat panels that match the profile of the roof and are located on a rear-facing elevation are most appropriate. If panels cannot be flat, angled panels as flush as possible. Where possible, place panels away from the roof's ridge.

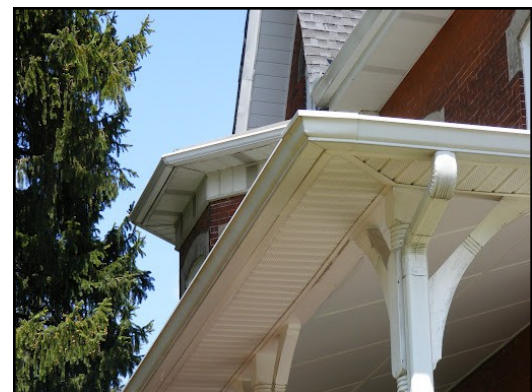
(See Mechanical and Utilities section of this guide for additional information.)

## 4. GUTTER SYSTEM

- 4.1 Install new gutters and downspouts in a manner that does not obscure or damage historic architectural elements. If gutters are eave-hung, integrate them into the cornice. Locate downspouts at defined vertical lines and corners.
- 4.2 Paint gutters and downspouts to match the house and its trim.
- 4.3 Do not replace built-in gutter systems with modern exposed gutters.
- 4.4 Use gutters that have a profile historically appropriate for the period of the house. Box and half-round gutters are most historically appropriate.
- 4.5 Downspouts should lead to a splash block, or be directed away from the foundation to minimize water penetration. Water can also be captured in rain barrels constructed at the end of a spout.
- 4.6 When possible, replace with existing material. If vinyl or PVC gutters and downspouts are most easily acquirable, maintaining original design is critical.



*Box and half-round gutters*







- Exterior walls comprise a great portion of the house and are a major element that defines a house. Original wall material was often chosen for its ability to endure and to create a particular appearance for a neighborhood. The modern practice of encasing original material is not only visually undesirable but may also lead to structural damage that goes unseen, often true with aluminum and vinyl sidings.

### PAINT

Chosen paint pallets have a great affect on the historic character and appearance of a structure. For more information on paint pallets see the Streetscape Design section.



*Modern cladding removed to expose moisture damage on original wall*

## GUIDELINES

### 1. HISTORIC WALL FINISHES

- 1.1 Maintain and repair historic wall claddings, such as wood, stone, or brick. When repairs are necessary, do so with in-kind materials, finishes, and workmanship. If not possible, use material that replicates the existing material in color, texture, and profile.
- 1.2 When doing repairs, use professionals with experience in historic material and workmanship.
- 1.3 When cleaning wall claddings, always use the gentlest means possible. Refer to Delaware County Planning Department's Maintenance Guide "Maintaining Your Historic Home: A Practical Guide for Homeowners." (see appendix)
- 1.4 Retain the visibility of existing materials. Do not apply modern claddings over historic materials.
- 1.5 Removing modern coverings applied over historic materials is encouraged.

### 2. HISTORIC MASONRY

- 2.1 Maintain and repair masonry using the gentlest means possible. Never use damaging methods such as abrasive chemicals or sandblasting.
- 2.2 Masonry that was historically unpainted should remain unpainted. If the masonry was historically painted, it should continue to be painted.
- 2.3 Do not apply waterproof coatings that change the appearance of masonry. Not only does it change the appearance, but waterproofing can cause other unseen problems.
- 2.4 Walls may contain masonry elements, such as window surrounds, accent courses and tables, and decorative accents. Retain these historic character-defining elements.
- 2.5 Repairs or replacements should be done with in-kind materials that match in terms of dimensions, texture, composition, strength, and finish.
- 2.6 Re-pointing should only occur when mortar is deteriorated or missing. When re-pointing, use a mortar that is softer than the surrounding masonry. Modern mortars with high concentrates of Portland cement are not appropriate.
- 2.7 Re-pointed mortar should match existing joints in size, depth, profile, color, and composition. Respect the craftsmanship of the original pointing, avoiding unattractive thick mortar that covers portions of the masonry face.
- 2.8 Stucco, cement, or acrylic coatings should not be applied to cover existing brick surfaces.



Row of Brick Homes



Wood Clapboard House

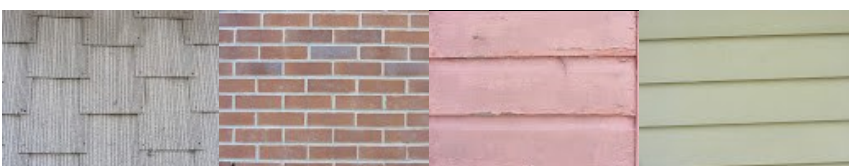
### 3. HISTORIC WOOD ELEMENTS

- 3.1 Maintain and repair historic wood claddings, including shingles and wood clapboard.
- 3.2 Do not unnecessarily remove historic wood claddings.
- 3.3 Repair using the most unobtrusive means possible. When possible, fill deteriorated or missing portions instead of replacing the material. For example, use consolidates, epoxies, or other accepted material.
- 3.4 Only replace historic wood components when necessary. If materials are severely deteriorated, only replace the affected area, using methods like Dutchman repairs.
- 3.5 Maintain paint finishes on historic wood elements. If paint must be removed, do not use butane torches, high pressure washing, or sandblasting to remove coatings as this will deteriorate the wood underneath.
- 3.6 If wood claddings must be replaced, use a composite material such as cement fiber board that can replicate historic wood clapboard. Vinyl siding is never an appropriate replacement.



### 4. HISTORIC STUCCO

- 4.1 When possible, repair original stucco instead of applying new.
- 4.2 Maintain the color, texture, and finish of historic stucco when repairing.
- 4.3 If stucco needs to be reapplied, try to replicate historic appearance.
- 4.4 Covering historic stucco with artificial material is not only historically inaccurate, but can also lead to additional structural complications.
- 4.5 Do not stucco other materials or surfaces that were not originally covered with stucco.





- Trim materials, no matter their composition, should be maintained as character-defining features. Common trim locations included cornices, eaves, windows, doors, porches, and where different surface materials come together. Wood is the most common trim material as it could be cut, shaped, and molded into an almost infinite number of applications and designs. In some instances, brick or thin veneers of stone were also used as decorative trim materials, especially around window and door openings.

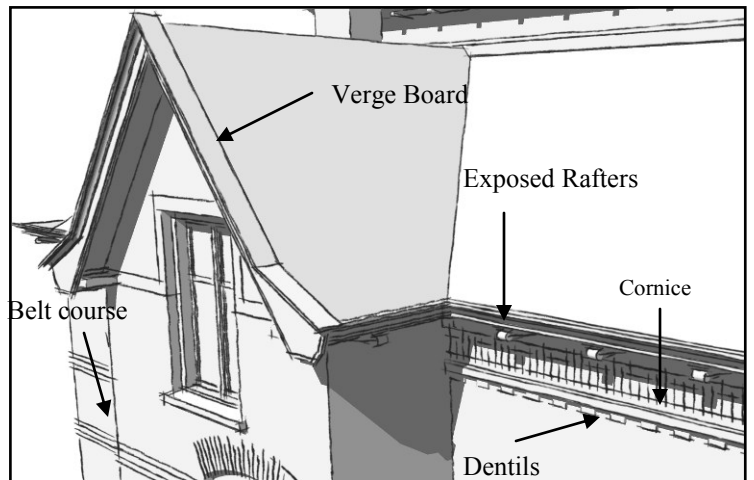
## GUIDELINES

### 1. MAINTAIN HISTORIC TRIM

- 1.1 Maintain and repair historic trim elements.
- 1.2 If elements are severely deteriorated, replace in-kind in terms of size, composition, texture, profile, and finish. If a modern material is to be used, it should be visually and physically compatible with surrounding historic materials.
- 1.3 Missing elements should be replaced based on physical or photographic evidence. If no evidence exists, replacements should be in character with similar elements found on the house or surrounding houses.
- 1.4 Do not attempt to create a false sense of history by applying trim, details, or ornamentation that were not historically present.
- 1.5 Do not remove details or ornamentation without replacing them.
- 1.6 Do not cover character-defining details or ornamentation.



*Note the original cornice and brackets on the left and the covered-up on the right.*





- Windows and doors greatly contribute to the character of a house, and help define its style. The shape, size, location, materials, and profile of these openings are all important historic features, which can drastically alter the character of the house if changed. Despite their importance in defining the character of the house, windows and doors are often one of the first elements to get replaced and in some instances covered or filled-in. In instances where replacement is the goal, care should be given so that any changes are compatible with the historic design of the house.

## GUIDELINES

### 1. PATTERNS OF WINDOW AND DOOR OPENINGS

- 1.1 Maintain the pattern and location of historic window and door openings as character-defining features.
- 1.2 Maintain the size of openings. The filling in, enlarging, altering, or removal of openings is not appropriate.
- 1.3 Maintain the historic ratio of openings to solid wall.
- 1.4 Adding new openings, especially on the front façade, is not appropriate. If a new opening is approved on other elevations, the shape, size, and arrangement should be similar to those historically found.



*Altering the pattern of original openings can diminishes historic character*



Multiple dormers and Tudor style door opening

### 2. RETAINING HISTORIC WINDOWS

- 2.1 Maintain historic windows, including all character-defining features such as frame, sash, glass, hardware, moldings, and sills.
- 2.2 Repair rather than replace functional and decorative features of historic windows. Replace only those elements that are damaged and match to existing elements in size, composition, texture, and finish.
- 2.3 When windows need repair, the preferable alternative is to rehabilitate the existing. Historic windows have long longevity when properly rehabilitated and maintained. Rehabilitated windows combined with storm windows can be as energy efficient as new.  
(See 4. *Retrofitting Historic Windows* and 5. *Storm Windows* below.)
- 2.4 Retain historic glass and repair or replace individual panes as necessary. Wholesale replacement is discouraged.
- 2.5 The removal of inappropriately designed windows is encouraged, especially on the front façade.



*Adam style house with several door and window styles*



*Note original multi-pane window on the left and inappropriate replacement on the right*

### 3. REPLACEMENT WINDOWS

- 3.1 Do not replace historic windows unnecessarily. Storm windows and thermal upgrades can accomplish just as much as energy efficient replacement windows, while retaining historic integrity.
- 3.2 If windows must be replaced, choose those that duplicate the originals in size, trim, depth, profile, and pane pattern. Using any stock window is not appropriate, especially on the primary façade. It is important to research window alternatives in order to find the most appropriate one.
- 3.3 Many homes in the Elm Street area historically had true divided light windows, with individual panes of glass divided by wood muntins. The preferred option is for new windows to also have true divided lights. Due to cost, this is often not feasible. In those instances, use simulated divided lights that resemble the profile of the historic windows regarding the thickness of dividers. Dividers should be affixed to both the interior and exterior. Do not use windows with false or snap-in muntins.
- 3.4 Vinyl windows are least appropriate replacement for windows that were originally wood or iron. Consider other alternatives.

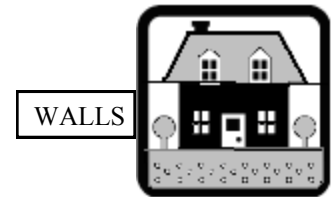
#### GO-GREEN

##### Window Retrofitting:

Replacing windows may make very little difference to the overall performance of the building. Windows are not designed to be great insulators and do not play as large of a role in resisting heat flow as do walls. For example, a single pane non-insulated wooden window has an R-value (resistance to heat flow) of about 1. Even the most expensive windows have an R-value of only 3.57. So the difference is only approximately R-2.5. In addition, air infiltration is often due to gaps around the window sash and frame more than through the glass. Repairing historic windows, including caulking, weather stripping, and replacing deteriorated glazing, can improve energy efficiency. Additional energy savings can be achieved by the installation of storm windows over the historic window, which can obtain similar performance to a new low-E vinyl replacement window.



*Note original dual pane windows on left and newer single pane windows on right*



#### 4. RETROFITTING HISTORIC WINDOWS

- 4.1 When retrofitting historic windows, preserve as much original wood, glass, or metal elements where possible.
- 4.2 Replacing true divided panes with thermal panes is inappropriate.
- 4.3 Visibly tinted and reflective modern glass are not appropriate.
- 4.4 Weather stripping is the most appropriate means of retrofitting historic windows for energy purposes.

#### 5. STORM WINDOWS

- 5.1 Interior or exterior storm windows should be considered before replacement windows. Interior storm windows are most appropriate for keeping the details of the historic window visible.
- 5.2 Storm windows should match the size and profile of the window. If inoperable, storm windows should be a single rectangular pane. If operable, the rails of the storm window should align with the rails of the window itself.
- 5.3 Where possible storm windows should have baked enamel finishes that match the color of the window and its trim.
- 5.4 Only clear, non-tinted glass should be used in storm windows.
- 5.5 Do not alter the size of a window opening to accommodate a storm window.

#### 6. SHUTTERS

- 6.1 Historic shutters should be maintained and repaired as necessary. Keep wood shutters painted to maintain materials.
- 6.2 If shutters are historically appropriate but appear to be missing, their design and materials should be based on physical or photographic evidence where possible or appropriate to the style and age. Wood shutters are preferred.
- 6.3 Even if not operable, shutters should be sized so that they appear to meet in the middle and cover the entire window. This replicates the appearance of the original shutters that were used as shields against the elements. Do not install disproportionate shutters.
- 6.4 Shutters should have hardware appropriate to the building's character. Do not screw or nail shutters directly to the building.



*Note improper and proper size of shutters compared to window.*



*Wood shutters attached to round window opening*

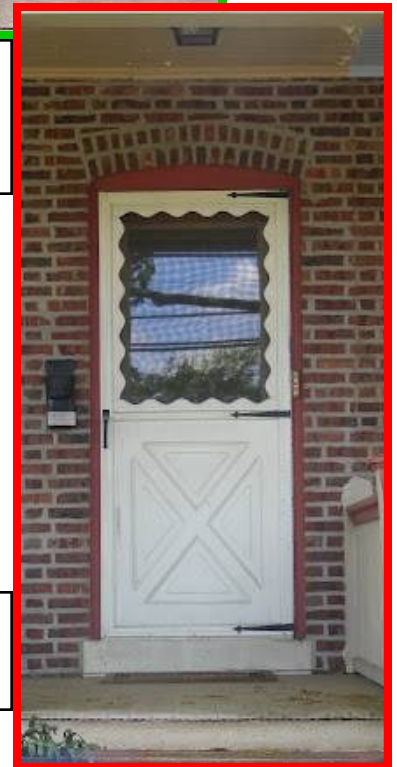


## 7. HISTORIC DOORS

- 7.1 Maintain historic doors and all functional and decorative features, including location, design, surround, frame, sidelights, transoms, head, jamb, sill, threshold, and other such elements.
- 7.2 Where feasible, maintain historic hardware, including hinges, doorknobs, latches, mail slots, doorknockers, and other features.
- 7.3 Repair historic doors and associated elements as necessary, matching repaired pieces to the historic in composition, size, materials, and finish.
- 7.4 If door elements cannot be repaired, the design of new elements should match the original. Not all ready-made products are historically accurate. A wide variety of products exist and with enough research the best replacement can be found that matches, as closely as possible, the original.
- 7.5 The removal of inappropriately designed, non-historic doors is encouraged. If physical or photographic documentation for the original door does not exist, use a design that is found on historic structures similar to a specific house in the neighborhood.
- 7.6 Adding details, surrounds, or moldings that have no historical basis is inappropriate.
- 7.7 Filling in or altering the size of a door opening is inappropriate. In rare instances where a door on side or rear elevations is to be sealed shut, ensure that the change is reversible so that the opening can be re-opened at a later date.
- 7.8 Adding new door openings is not appropriate, especially on the front façade.
- 7.9 Do not paint doors that were intended to be grained, varnished, or stained.



*Full glass storm doors allow greater visibility*



*Inappropriate mock Colonial storm door*

## 8. SCREEN & STORM DOORS

- 8.1 When the original door is intact, storm doors with a full view, single-pane of glass is preferable. The frame should match the color and design of the historic door.
- 8.2 In using divided screen doors, the stile and rail of the screen door and the entry door should align.
- 8.3 Only use clear glass. Tinted glass is not appropriate.



- Many of the homes in a variety of neighborhoods have metal and plastic awnings on the front façade and elevations that appear to have been added in the 1950's/1960's. Awnings that were never part of the original design can detract from the historic appearance of the building and the surrounding neighborhood. While it is understandable that awnings were added as a means to reduce heat gain, glare, and cooling costs, it is recommended to consider alternative heat reduction methods.

## GUIDELINES

### 1. New Awning Additions

- 1.1 The addition of awnings where they never existed is highly discouraged.
- 1.2 Where awnings already exist and are being retained, they should be maintained on a regular basis to prevent deterioration.
- 1.3 If awnings must be replaced or if new awnings are added, the placement, size, shape, color, and material should be as compatible as possible with the historic character of the building and neighborhood.
- 1.4 Consider replacing metal and plastic awnings with awnings that are more compatible and are less distracting, such as fabric awnings.
- 1.5 Awnings should match the existing shape of the window.
- 1.6 New awnings should not obscure any significant architectural feature.
- 1.7 Installation of hardware for new awnings should not damage historic material.
- 1.8 Use the same type of awning for the entire building.

*New retractable awnings detract least from the house*







► Porches are important character-defining features of homes in almost every neighborhood. Porches serve a variety of functions: they provide shelter, serve as an extension of the home, create an inviting streetscape, define the transitional space between the public and private realms, and integrate individual homes into the overall neighborhood. Because of their importance, altering or enclosing a porch, especially on the front façade, should only be considered in rare instances. Therefore porches and all associated elements should be maintained in place.



## GUIDELINES

### 1. MAINTAINING EXISTING PORCHES

- 1.1 Maintain and repair historic porches and all associated elements, including railings, trim, floors, foundations, decorative features, steps, and other such features.
- 1.2 When repairing porch elements, repair in-kind in terms of size, composition, shape, texture, and finish. Not all ready-made products are historically accurate. When repairing, match products as closely as possible to the original. A wide variety of products exist and with enough research the best replacement can be found.
- 1.3 Wood floors and steps should be replaced with either wood or composite floors; concrete is not appropriate.
- 1.4 Likewise, do not replace wood railings with wrought iron or use unpainted treated lumber in place of supports or trim.
- 1.5 When repairing masonry elements, like brick or stone, retain as much original as possible and keep visible. When repairing, use materials that maintain the appearance of masonry.
- 1.6 Altering the width or depth of a porch is inappropriate.
- 1.7 If adding new ornamentation, carefully consider what is appropriate to the style and age of the house.
- 1.8 Do not remove an original porch.
- 1.9 Do not enclose a porch in part or in whole if it is located on the front façade.
- 1.10 If a porch is not visible from the public right-of-way, it may be enclosed as long as it is done in a way that does not significantly alter the character of the porch or damage materials. Any enclosures should be reversible.
- 1.11 If a handrail is to be added to a porch or stairs for safety reasons, keep the design simple.
- 1.12 If an ADA ramp is to be added to an existing porch, construct the ramp in such a way that it does not obscure or damage character-defining features.



Full-width, one-story porch with stone supports



*Enclosing porches can alter a historic streetscape, as seen on the homes in the left of the photo.*



Two-story porch

## 2. RECONSTRUCTING PORCHES

- 2.1 If reconstructing a missing or deteriorated porch, the design should be based on physical or photographic documentation. It is inappropriate to add a porch where it did not historically exist.
- 2.2 Porches should be functional, not solely decorative. They should be of a depth similar to that found on other porches that encourage social use of the space. Additionally they should not to be dimensioned for storage or just visual appearance.
- 2.3 If replacing balustrades, maintain the height, detail, and spacing of existing elements.
- 2.4 Leave wood surfaces as originally treated, such as paint wood that was historically painted. Do not leave wood untreated.



### 3. ENCLOSING PORCHES

- 3.1 When enclosing a porch, retain the original massing of the home by maintaining as much transparency as possible.
- 3.2 When enclosing a porch, visibly maintain the original columns and support. Do not cover original supports with modern material.
- 3.3 Porch openings should not be altered through the filling in of space with solid materials, such as modern vinyl.
- 3.4 Large single pane windows are most appropriate for enclosing porches. Multi-sash windows are not recommended.
- 3.5 Doors should have a large single glass insert. Solid doors or doors with only small viewing lights are not appropriate.
- 3.6 Enclosures should be set back from the original face of the structure.



*Note the transparency of the good enclosure (left) versus the other (right).*





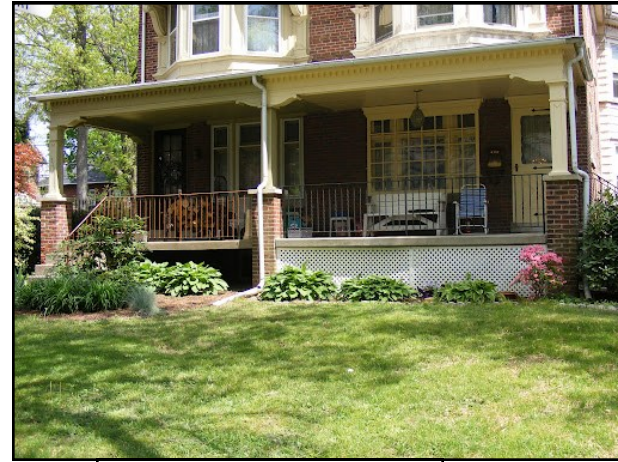
SITE

- Foundations are the basis for the structural stability of any house. In addition, they often contribute to the architectural character of the house. When the foundation extends above grade, sometimes the material differs from the house's wall materials. Materials may include stone, brick, concrete block, or poured concrete. Above grade foundations may include water tables, window openings, ventilation openings, and cellar entrances, which also contribute to the character of the house.

## GUIDELINES

### 1. MAINTAINING FOUNDATIONS

- 1.1 Retain the original form, pattern, and texture of foundation materials, including any decorative grilles, latticework, vents, windows, or other such features.
- 1.2 If historic masonry materials must be replaced, replace with new masonry that matches the existing in size, shape, composition, texture, and finish.
- 1.3 If enclosing the space between open piers, recess the new wall area so that the original piers are still prominently visible.
- 1.4 If adding features such as vents or doors, it is preferable to add them to areas not visible from the public right-of-way.
- 1.5 Do not paint or seal historic masonry foundations, which prohibit the release of damaging moisture.



*Bad landscaped foundation*

### **GO-GREEN**

#### **Vegetation near a Foundation**

Proper landscaping and vegetation around the foundation will help maintain the foundation by helping with the natural filtration of storm water. Native vegetation absorbs water directly into the ground, preventing the water from eroding the foundation by sitting static at the foundation. Proper grading will carry water further from the foundation, decreasing the chance of water infiltration in basements.



*Overgrown vegetation not recommended*

### 2. LANDSCAPE NEAR FOUNDATION

- 2.1 Monitor vegetation at the foundation wall to ensure that it does not trap moisture in the masonry. Likewise, do not introduce plants with large root systems that may cause masonry to crack.
- 2.2 Provide adequate site drainage by grading the site away from the foundation wall.

# STREETSCAPE GUIDELINES



The fabric of our historic communities is composed of both built structures and the environmental context in which they are placed. Through changes in topography, and the placement of buildings, plantings, hardscape elements, fences, lighting, and various other site features, we have shaped the landscapes of our historic communities. These streetscapes have established visual patterns, rhythms, and a continuity, and have fostered the development of pedestrian-friendly corridors. The characteristics of these individual elements and the patterns that they establish have become significant features of our neighborhoods and should be maintained if the character of the historic community is to remain intact. The following guidelines outline





SITE

- The character of a traditional neighborhood is defined by more than single buildings or structures. Our communities are also defined by the relationship of public and private spaces, street networks, topography, site layout, and the continuity and rhythm of streetscape elements. Fences, trees, lighting, plantings, building orientation, and other such elements of the landscape further define communities and connect individual sites to the overall landscape. In addition, such elements help connect individuals with their neighborhood. This can in turn improve overall quality of life. When viewed holistically, the combinations of these elements capture the unique identity of our communities, unifying areas through a cohesive streetscape appearance. In considering changes to the make-up of your property, maintain elements that reinforce a visually cohesive neighborhood.



*Original front yard setbacks reinforced by landscaping*

## GUIDELINES

### 1. STREETSCAPE CHARACTER

- 1.1 Retain the original character of residential front and side yards. These areas should be reserved for plantings and lawn.
- 1.2 Do not replace planting areas with impervious surfaces.
- 1.3 Retain historic sidewalks, walkways, fences, walls, trees, and planting strips.
- 1.4 Protect original site features during construction projects.
- 1.5 Avoid altering the existing landscapes through grading, filling, or excavating.

# STREETSCAPE ELEMENTS



SITE

## 2. RELATIONSHIP BETWEEN BUILDINGS AND LANDSCAPE

- 2.1 Do not diminish the original visibility of a building from the street or the views from within the property to the street. Do not alter viewsheds by adding intrusive or incompatible additions and structures, or by removing significant elements of the landscape.
- 2.2 Minimize the impact of modern elements on the traditional streetscape. Do not introduce equipment or site features such as storage units in locations that compromise the integrity of the streetscape.
- 2.3 When new structures are planned, locate them within the existing building setback and orientation.



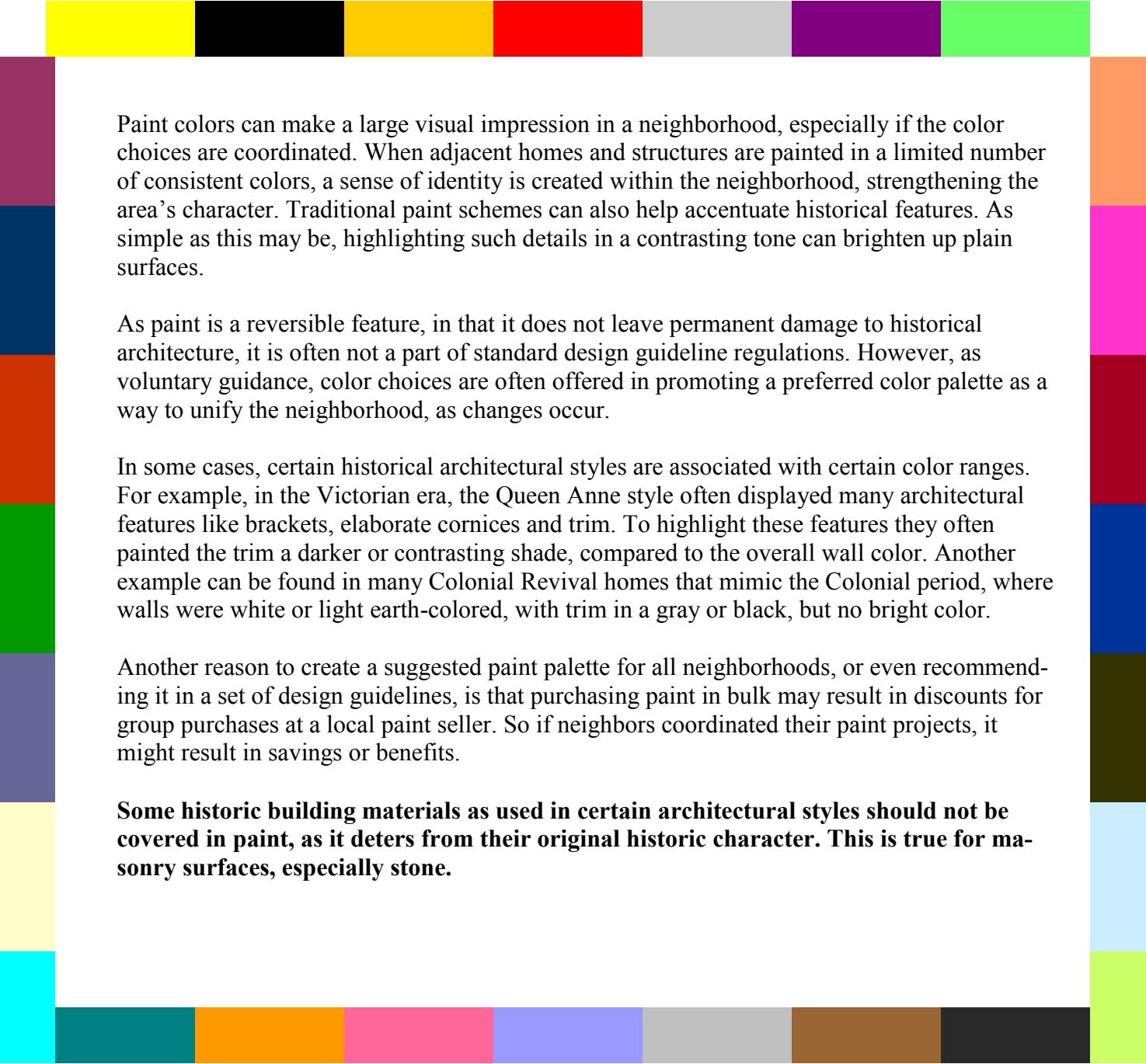
## 3. VISUAL COHESIVENESS

- 3.1 Retain the original location and dimensions of entries, porches, and walkways.
- 3.2 Maintain trees in the public right of way to preserve the historic tree canopy. Do not reduce the tree canopy. When new trees are to be installed, do so according to a coordinated landscaping plan.
- 3.3 Retain the pattern, materials, and dimensions of streets, sidewalks, alleys, and other hardscape elements that unify a neighborhood. Do not remove or conceal historic paving materials.
- 3.4 When new streets, sidewalks, bridges, or other infrastructure are to be established within a historic community, design these elements to be compatible with surrounding elements in terms of style, materials, dimensions, color, and texture. Where necessary, concrete should be dyed, scored, or textured to match existing.
- 3.5 Do not change the dimensions of sidewalks, streets, planting strips, and lawns as doing so may disrupt established visual patterns.



*Tree lined street compared to no trees*

# PAINT COLOR



Paint colors can make a large visual impression in a neighborhood, especially if the color choices are coordinated. When adjacent homes and structures are painted in a limited number of consistent colors, a sense of identity is created within the neighborhood, strengthening the area's character. Traditional paint schemes can also help accentuate historical features. As simple as this may be, highlighting such details in a contrasting tone can brighten up plain surfaces.

As paint is a reversible feature, in that it does not leave permanent damage to historical architecture, it is often not a part of standard design guideline regulations. However, as voluntary guidance, color choices are often offered in promoting a preferred color palette as a way to unify the neighborhood, as changes occur.

In some cases, certain historical architectural styles are associated with certain color ranges. For example, in the Victorian era, the Queen Anne style often displayed many architectural features like brackets, elaborate cornices and trim. To highlight these features they often painted the trim a darker or contrasting shade, compared to the overall wall color. Another example can be found in many Colonial Revival homes that mimic the Colonial period, where walls were white or light earth-colored, with trim in a gray or black, but no bright color.

Another reason to create a suggested paint palette for all neighborhoods, or even recommending it in a set of design guidelines, is that purchasing paint in bulk may result in discounts for group purchases at a local paint seller. So if neighbors coordinated their paint projects, it might result in savings or benefits.

**Some historic building materials as used in certain architectural styles should not be covered in paint, as it deters from their original historic character. This is true for masonry surfaces, especially stone.**





SITE

- Green spaces, plantings, and the relationship between open and occupied space greatly contribute to the character of a community by defining vistas, delineating public and private spaces, and softening the built environment. Lawns, foundation plantings, and planting strips green the vacant space between the street and a house, contributing to the aesthetic design of an individual property. In addition, elements such as trees and groundcover play a more practical role. Historically, trees were planted to help shade areas and keep buildings cool. Additionally, trees and other plantings helped prevent water runoff. Such landscape elements should be maintained to preserve the character of the individual site and the neighborhood as a whole.



## GUIDELINES

### 1. LAWN AND PLANTING AREAS

- 1.1 Maintain the front yard and side yard as traditional lawn space. Do not replace sod with any hard surface.
- 1.2 Maintain planting strips, the area between the street and sidewalk as a landscaped area. Do not cover with impervious materials.
- 1.3 Locate planting beds in traditional areas adjacent to walkways and building foundations. However, to prevent structure damage, do not introduce plantings too close to the foundation. Additionally, do not plant climbing ivy close to buildings.
- 1.4 Use native plant species. Do not introduce invasive species.

### 2. MATURE TREES

- 2.1 Mature trees offer the correct balance of nature and built form, that our historic homes were designed within. Maintain street and on-lot trees. Prune as necessary to prevent overgrowing.
- 2.2 Retain the historic pattern of street trees. Do not alter the spacing of trees through removal. If a tree must be removed, install a new tree in the same location to continue the established rhythm.
- 2.3 Replace diseased or damaged trees with new plantings that are similar to dying species.
- 2.4 Infill construction should provide street trees that are in character with the original order of street trees.
- 2.5 Protect landscape features such as trees from construction. Avoid trenching and soil compaction within the drip line of trees.
- 2.6 Do not locate additions or infill construction where it will require the removal or damage to the root system of a mature tree.

### GO-GREEN

#### **Landscaping and Stormwater Management:**

Maintaining traditional open front and side yards not only contribute to the aesthetic design of the neighborhood, it also can aid in storm water maintenance by providing more green space and less impervious surface. Retaining the older trees can be more beneficial than planting new trees because mature trees have larger root systems that can absorb more water. Creating natural landscapes and adding native vegetation is another simple technique that can mitigate minor water runoff problems. Rain Gardens are meant to hold water at ground level for extended amount of time to prevent water runoff, while also creating nice green spaces in a neighborhood. Collaborating with neighborhoods to create longer rain gardens can provide a nice cohesive viewshed while helping to mitigate stormwater concerns for a street. (See the Sustainable Design for Storm water Management section for additional information). Sustainable Design for Stormwater Management section for additional information).

# SUSTAINABLE DESIGN FOR STORMWATER MANAGEMENT



SITE

Precipitation is a major component of our regional climate. Given the fact that 75% of our absorbent soil has been developed or paved, stormwater runoff has become a major concern for the public and municipal officials alike. Naturally rainfall is meant to drain and absorb into topsoil, excess water seeps through this layer of earth and continues into an initial water table beneath top soil. Water then flows within this table until it reaches wetlands and tributaries that continue to channel rainwater through the remainder of the water cycle. Our built environment, along with daily life, and regular construction activities have the effect of compacting or eroding top soil making it less absorbent, leading to the most common stormwater runoff issues. Stormwater becomes a larger problem as it flows across properties and directly into creeks and streams in more rural areas, or into the public storm sewer system as is most common in our area, carrying potential pollutants. Along this man-made path, stormwater collects fluids on hardened surfaces from vehicles, dirt and debris from streets and industry, as well as improperly used chemicals for landscaping and pet waste. It is most important to mitigate this issue because unlike sewer water leaving our homes or business, stormwater is not treated before it is emptied into larger bodies of water including Chester Creek and the Delaware River.

Stormwater runoff can be most easily be managed and mitigated at a smaller scale on individual properties before it becomes a municipal or regional problem. Preemptively combating stormwater issues can also have the effect of meeting individual stormwater concerns such as yard and basement flooding.

Best Management Practices (BMPs) have been found to have the most effective and straightforward approach toward reducing stormwater issues. More extensive practices can be found here: (<http://www.elibrary.dep.state.pa.us/dsweb/View/Collection-8305>)

## GUIDELINES

**1. Rain Barrels** – Capturing rainwater on a property is a simple way to slow the immediate impact of rain storms on natural or man-made water channels.

- 1.1 Rain barrels can be found or made in a variety of shapes and sizes are inexpensive as well as simple to install or move.
- 1.2 Rain barrels are recommended in traditional neighborhoods because of the aesthetic aspect historically crafted rain barrels can have on a property or neighborhood.
- 1.3 It is important to consider the size and location when setting rain barrels next to a structure. It is preferred to place rain barrels at the corners of a property and additionally in location to where the recycled water will most commonly be used later for irrigation, to allow ease of transport.



# SUSTAINABLE DESIGN FOR STORMWATER MANAGEMENT



SITE

**2. Rain Gardens** – Landscaped areas that are made to capture and hold water runoff on a property can also be very functional while aesthetically pleasing.

- 2.1 Rain gardens are meant to hold water at ground level for an extended amount of time and therefore should be situated 20 feet from all foundations and generally 10 feet from other paved surfaces, as excess water regularly escapes.
- 2.2 It is recommended that rain gardens be designed and constructed with the help of a qualified landscape architect to ensure proper property placement.
- 2.3 It is further important to ensure proper vegetation is included within a rain garden. Invasive species which are common in the area do not have the same ability to capture and filter water as native species do.  
(<http://www.co.delaware.pa.us/planning/environmental/naturalresourceprotection.html>).
- 2.4 It is also recommended to combine resources and undertake this landscaping with adjacent property owners, given the need for adequate space and channeling of water away from built structures. Through this cooperation, several property owners may be able to construct a single rain garden that can capture stormwater from multiple properties.



*Picture of rain garden*



*Downspout into rain barrel.*

**3. Gutters and Downspouts** – Both ducts are designed to disallow rainwater to drip directly off of a roof, eroding the foundation of a structure. Gutters and downspouts are standing features on almost all structures. It is also common to observe that the area at the base of a downspout has become eroded over time, allowing stormwater to disperse at will.

- 3.1 A further option is to have downspouts connect to smaller storm drains that can carry rainwater further away from a property, to be dispersed onto lawn areas. This option is extremely helpful as this water will eventually erode the area at the base, and also has the potential to runoff onto properties down stream.
- 3.2 Whereas it's important to direct storm drains in proper directions, it is also important to respect historical landscapes and appearances. Such storm drains can be buried as long as care is taken to site pipes at proper slopes and depths to make them functional and hidden.
- 3.3 It is recommended that native vegetation and landscaping be placed at the outlet of downspouts and storm drains extending from a structure to mitigate erosion and help with the natural filtration of stormwater.

# SUSTAINABLE DESIGN FOR STORMWATER MANAGEMENT



**4. Rooftop Gardens** – Rooftop gardens can be found to be the most effective way to reduce the amount of impervious surface on a property. “Green roofs” are constructed with the idea that covering the hard surface of a roof with an absorbing surface of soil and vegetation most closely resembles the natural and original surface of the earth beneath a structure.

- 4.1 Green roofs should only be designed and constructed by certified and qualified contractors.
- 4.2 Considerations involved with installing a roof garden include a roof’s weight bearing load, a roof’s angle, and the cost involved with construction. Flat roofs are most accommodating. Consider the costs involved with construction and continued maintenance versus less extensive BMP’s that may offer comparable results.



*Natural topography photo*

**5. Natural Topography** – Native vegetation is meant to naturally filter and absorb rainfall. Through improper landscaping and overdevelopment, we have lessened the earth’s ability to filter and absorb rain water. While BMP’s were established to mitigate longstanding stormwater issues, some landowners may take a less drastic approach to their properties.

- 5.1 Recreating or enhancing the natural landscape can hinder future stormwater issues or mitigate minor water runoff problems.
- 5.2 Maintaining the tree canopy or placing new trees can absorb additional rainfall. Planting native species in areas that currently hold excess water after a rainfall can ensure such soggy areas do not become flooded over time.



- Alleys historically served an important role in neighborhoods. Multifunctional in nature and utilitarian in character, alleys offered secondary access to houses, and were used as parking areas for buggies and cars, as storage areas, as delivery areas, and as pedestrian connections. In addition, alleys helped to establish a pattern of block divisions. Along their edge stood a variety of small, accessory structures and fences designed to delineate the property line of abutting residences. Later they were also used as service areas for mechanical and utilities.

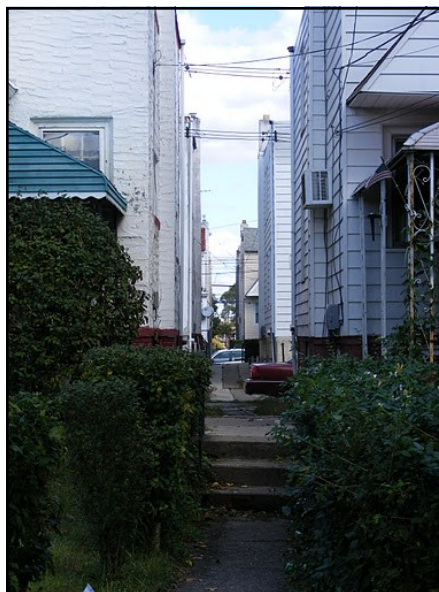


*Alleys represent a practical and historic element of neighborhood circulation patterns*

## GUIDELINES

### 1. RETAIN THE HISTORIC CHARACTER OF ALLEYS

- 1.1 Pave alleys with basic or simple materials. It is suggested to use pervious materials such as pea gravel. Pervious materials support more natural rainwater infiltration which helps better manage stormwater runoff.
- 1.2 Maintain the traditional scale and width of alleys. Buildings and fences near the alley edges define the width of the alley. So if changes to a buildings footprint, border landscaping, or fencing is needed, preserve an alley's width.
- 1.3 Retain historic buildings found along alleys. The continued use of accessory structures is encouraged.





SITE

- Historically, the few parking areas that existed in a neighborhood were located behind homes, at the rear of a lot. Over time, driveways have become used as parking spaces and are now common elements of the landscape. On most blocks, the placement of driveways should be consistent and help create a pattern, for example all driveways are to the right of the homes. In older neighborhoods, driveways typically ran parallel to the side of the house, leading to the rear of the lot where a garage or outbuilding was present. These driveways were made of various materials, including gravel surfaces over compacted soil, two concrete runners separated by a grass median or modern concrete and asphalt surfaces. Today we realize that paved driveways can have a major affect on stormwater management. Porous materials, such as pervious pavers, are more beneficial than other materials. Where narrow lots do not afford space for individual driveways, on-street parking has served the need.

## GUIDELINES

### 1. OFF-STREET PARKING

- 1.1 Take advantage of existing off-street parking in order to alleviate congestion of on-street parking.
- 1.2 Do not place off-street parking in the front yard. Lawn areas should not be covered with gravel, concrete, asphalt, or other such materials in order to use the area for parking.
- 1.3 Whenever possible, locate all parking at the rear of the lot, behind the house. Parking areas should not extend beyond the midway of the house. Therefore cars should only be parked behind or along the rear portion of a home.
- 1.4 It is inappropriate to pave more than 50% of the rear yard, thus compromising the residential character of a site.
- 1.5 Refrain from removing historic buildings and site features to create parking spaces. This includes historic outbuildings, retaining walls, fences, landscape features, and other such elements of the site.
- 1.6 If off-street parking for multiple residential units is needed, locate this parking so that it is not visible from the public right-of-way. Whenever possible, screen parking area with historically appropriate fences, walls, hedges, or plantings.
- 1.7 Minimize new curb cuts. New semi-circular driveways requiring double entrances are not an appropriate means of providing parking in the front setback area.

*Not Recommended*



*Recommended*



*Notice the inappropriate placing of a new garage on left compared to the right, where garages are appropriately placed at the rear of the property, retaining historical character.*



## GUIDELINES

### 2. EXISTING DRIVEWAYS

- 2.1 Retain existing historic paving materials, such as stone, brick, dirt, or gravel, and routinely inspect materials for maintenance needs.
- 2.2 Repair as needed damaged or deteriorated areas in-kind by matching materials, colors, dimensions, texture, and finish.
- 2.3 The driveway should remain single-car width until it extends beyond the rear of the house.

### 3. NEW DRIVEWAYS

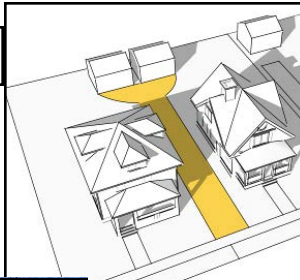
- 3.1 Locate new driveways within the historic precedent of the community, most commonly to the side of the house. Where possible, extend the driveway to the rear of the house.
- 3.2 Design new driveways to be compatible with original driveways in surrounding areas, in materials, color, dimensions, texture, and finish.
- 3.3 Plan driveways so that the topography and significant site features are not harmed. Always protect historic trees and site plantings when planning a new driveway.
- 3.4 Shared driveways, driveways accessed by alleys, and parking strips are encouraged where precedents exists.
- 3.5 Minimize the harsh visual impact of driveways. It is highly recommended to use driveway strips or pervious pavers. It can be appropriate to use brick or concrete surfaces. It is not recommended to use bright, white, or grey concrete, or asphalt surfaces.

### GO-GREEN

#### Impervious Surface and Stormwater Runoff

Traditional driveway materials, like brick, dirt, and gravel, and driveway strips are more porous than modern asphalt driveways. Retaining these driveways is a simple technique to help address stormwater runoff concerns. Consider replicating these traditional driveways when adding new driveways. Retaining single-car width driveways and shared driveways are also ways to limit the amount of additional impervious surface.

*Note shared driveway with garages in rear*



*Recommended*



*Using driveway strips increases ground cover*

*Recommended*





## SIDEWALKS & WALKWAYS

- Sidewalks and walkways help to tie individual homes to one another while also creating a rhythm of spaces within a community by following accepted patterns of placement. Both elements help maintain the human scale within a neighborhood by creating a pedestrian-friendly environment. In addition, sidewalks (public space) connect to walkways (semi-public space), defining the transition from public space to private space on an individual lot and throughout the neighborhood.

### GUIDELINES

#### 1. EXISTING SIDEWALKS AND WALKWAYS

- 1.1 Retain the location and character of sidewalks and walkways as important features in defining the progression of public to private spaces. Do not alter the configuration or dimensions of sidewalks or walkways.
- 1.2 Maintain the integrity of walkways and sidewalks through routine inspections for maintenance needs.
- 1.3 If repairs are necessary, match repairs to existing surfaces in terms of materials, color, texture, and finishes. Only replace materials when they have deteriorated beyond repair.



Consistent sidewalk



Discontinued sidewalk

#### 2. NEW SIDEWALKS AND WALKWAYS

- 2.1 Ensure that replacement or new sidewalks continue the established pattern of existing sidewalks within the neighborhood.
- 2.2 Sidewalks should be detached and separated from the curb by a planting strip. They should again align with those historically found in the neighborhood.
- 2.3 Where new walkways are desired, design them to be compatible within the historic precedent of the community. They should be similar to existing walkways in location, dimension, materials, textures, and finishes.
- 2.4 Walkways should lead directly to the front porch or entry.





SITE

- Traditionally, most front lawns were open, allowing for clear view sheds, while others were often separated by low-lying hedgerows. Where fences were present, they were used to delineate public space from private space, not to close off a property from the street. Fences were historically open, low, and typically composed of iron or wood. Even in rear and side lots, fences were built low enough, allowing neighbors to easily interact. Like fences, walls were also used as boundary markers and were low to the ground. Constructed of masonry, walls also served an additional function in some neighborhoods, particularly those with sloping terrain. Here, retaining walls were constructed to hold back soil where the topography transitioned from a steep slope to flat grade at the sidewalk or street.

## GUIDELINES

### 1. EXISTING HISTORIC FENCES

- 1.1 Retain existing historic fences and inspect regularly for maintenance needs. Maintain the finishes of historic materials.
- 1.2 Retain the low profile and openness of front yard fences. Do not exceed the average height of other fences within the neighborhood.
- 1.3 Repair existing fences as needed with in-kind materials that match existing materials in design, size, texture, and finish. If a historic fence must be replaced, replace with a new fence that matches the materials, height, design, and finish of the historic element.
- 1.4 It is recommended to use fences in a historically appropriate manner such as to define the property line at the front lawn.



*Traditional fencing.*

### 2. INSTALLING NEW FENCES

- 2.1 If lawns were historically open, they should remain open. Do not fence yards that were not historically enclosed or where the streetscape is defined by open yards.
- 2.2 The location of new fencing should follow the historic precedent within the neighborhood.
- 2.3 New fencing should relate to the scale, design, and character of historic fencing and to the scale, design, and character of housing.
- 2.4 Chain link, vinyl, split rail, and privacy fencing is not appropriate where it is visible from the public right-of-way.



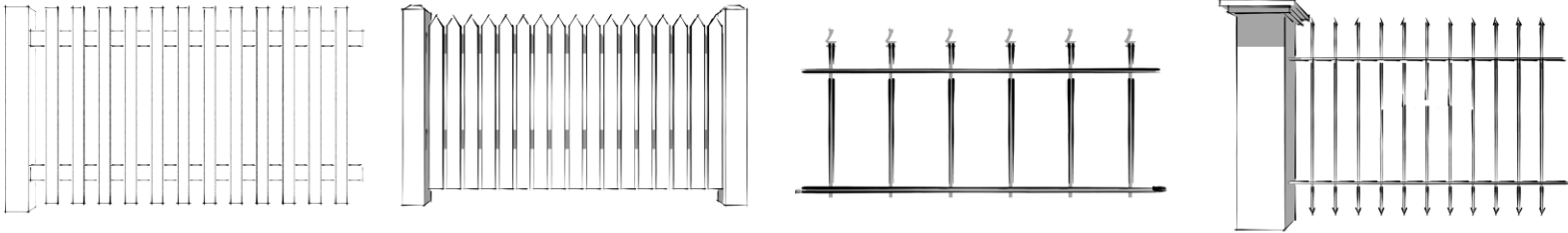
*New fencing in keeping with neighborhood character*



### 3. FENCING THE SIDE AND REAR YARDS

- 3.1 Side yard fences should not extend beyond the face of a house into the front yard.
- 3.2 If different heights are used for front, side, and rear yard fences, use transitional pieces.
- 3.3 Rear yard fences should not exceed six feet in height. (Further reference local zoning code)
- 3.4 The location of new fencing should follow existing placement and pattern within the neighborhood.
- 3.5 Do not close off side lots that will create a tunnel effect on narrow roads.
- 3.6 Avoid the use of chain link, vinyl, split rail, and privacy fencing that is visible from the public right-of-way. In some instances, wooden privacy fencing may be more appropriate for rear and side yard fencing only.

*Traditional Fencing*



### 4. HISTORIC WALLS

- 4.1 Retain existing historic walls and inspect regularly for maintenance needs. Re-point as necessary using a historically appropriate mortar mix. Consult with a craftsman versed in historic rehabilitation techniques.
- 4.2 Maintain the finishes of historic materials.
- 4.3 Repair existing walls as needed with in-kind materials that match existing materials in design, size, texture, and finish.
- 4.4 Do not paint, cover, or stucco walls that did not historically have such treatments.



### 5. NEW OR REPLACEMENT WALLS

- 5.1 If a historic wall must be replaced, do so with a new wall that matches in-kind the materials, height, design, and finish.
- 5.2 New walls should serve a landscaping purpose. Purely decorative solid walls are not appropriate.
- 5.3 New retaining walls should respect the existing retaining wall pattern. For example, lawns should not be terraced with multiple retaining walls if precedent for such does not exist within the neighborhood.
- 5.4 Maintain the low profile of walls throughout a neighborhood. Walls typically should not exceed three feet in height.
- 5.5 Materials should relate to those historically found throughout a neighborhood – brick, stone, and in more recent time's concrete. Avoid using railroad ties, pressure-treated lumber, or simulated stone.

# SECONDARY STRUCTURES



► A wide variety of outbuildings-including garages, carriage houses, storage buildings, sheds, greenhouses, and other such structures-exist in historic neighborhoods. Although these may be secondary structures, they are important site elements that contribute to the historic character of the individual house and the neighborhood as a whole. Often located at the rear of the lot, directly behind or just to the side of the house, these structures have an impact on the property and illustrate how it was used and has evolved over time.

## GUIDELINES 1. SECONDARY STRUCTURES

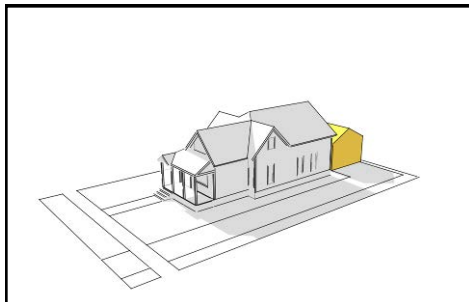
- 1.1 Original outbuildings are often character-defining features of a property and demolishing them is not appropriate unless they pose a safety threat. In rare instances where demolition is necessary, replacement outbuildings should be based on a design compatible to the original.
- 1.2 Inspect structures regularly for maintenance issues. Maintain the integrity and finish of historic materials.
- 1.3 If materials or elements are missing or deteriorated, replace with materials that match the historic element in composition, size, color, texture, and detail.

## 2. LOCATION OF NEW SECONDARY STRUCTURES

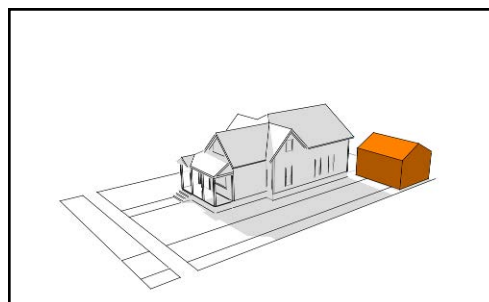
- 2.1 Secondary structures should be located at the rear of the lot.
- 2.2 New structures should be located in line with adjacent structures, where they exist.
- 2.3 Locating outbuildings in the center of a lawn or in front of the mid-point of a house is not appropriate.
- 2.4 Constructing outbuildings where they will detract from the streetscape or will require the removal of a historic site or building feature is not appropriate.

## 3. CHARACTER OF NEW SECONDARY STRUCTURES

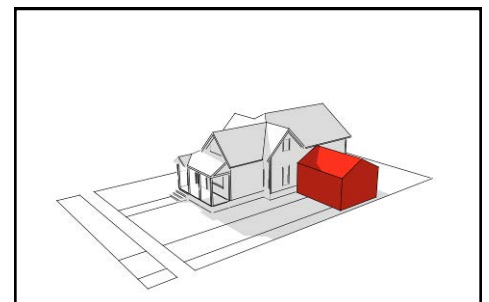
- 3.1 New structures should not compete visually with the main house in terms of height, scale, form, and location.
- 3.2 New structures should respect the character of the main house and existing outbuildings in form, massing, scale, and materials. Simple rectangular or square forms with traditional roof slopes and shapes – hipped, gable, or shed – are most appropriate. Secondary buildings should utilize cladding materials that relate to those on the house.
- 3.3 Installing generic prefabricated outbuildings visible from the public right-of-way, that are not in character with the house and adjacent outbuildings is not appropriate.



*Ideal location for secondary structure, retaining the tradition of locating structures so there not visible from the street*



*Less than ideal location. Structure is still visible from the street even though it is in the rear yard.*



*Not Recommended location due to being located in middle of yard, diminishing the view of the house*



SITE

- The presence of both house lighting and street lighting historically depended on the area. In most residential settings, there was no street lighting. In others, street lights were common in a variety of styles ranging from simple to elaborate designs. Likewise, some individual residences had lighting, while others did not. Where present, historic lighting cast soft yellow tones, rather than the harsh white tone of modern lights. Over time, many different types of lights have been installed in historic neighborhoods—floodlights, mounted lights, sign lighting, modern street lighting, etc. Unfortunately, they often give off light of varying hues that are not compatible with one another, and the light fixtures themselves often vary drastically in design from each other.

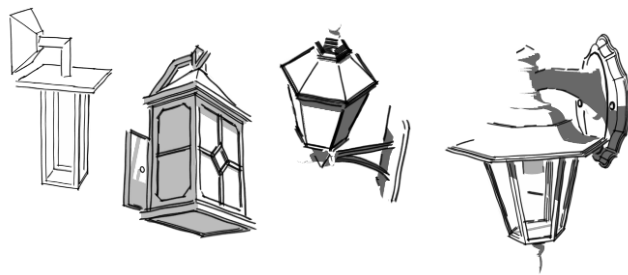
## GUIDELINES

### 1. HISTORIC LIGHT FIXTURES

- 1.1 Retain historic light fixtures and repair as necessary, to ensure their continued existence and use.
- 1.2 Only replace historic light fixtures when they cannot be repaired. If replacement is necessary, replace with a new fixture that reflects the historic element in terms of design, shape, size, and output.

### 2. NEW LIGHT FIXTURES

- 2.1 New light fixtures should respect the scale of the house and the site. Do not introduce new exterior lighting if it will detract from the historic character of the house, the site, or the community.
- 2.2 New light fixtures should be of an appropriate style for the age of the house. Do not attempt to create a false historical appearance, by installing light fixtures that are not period or style-appropriate.
- 2.3 Avoid placing new lights in areas that will obscure or damage historic features of the house or the site. Install new fixtures so that they can be removed without causing significant damage.



### GO-GREEN

#### Energy Efficient Lighting

Consider using energy efficient light bulbs when possible. This simple change can use about 25%-80% less energy and can last 3-25 times longer. While the initial price is usually higher, the energy savings and replacing bulbs less will save money. Also, avoid over-lighting the exterior of a home, which not only saves money but is also more historically appropriate.

### 3. SAFETY OR SECURITY LIGHTING

- 3.1 Do not place spot lighting indiscriminately on property.
- 3.2 Use a light intensity that is appropriate for safety and security but does not overly illuminate the property. Unshielded, high-intensity lights and those that direct light upward are inappropriate.
- 3.3 Prevent glare and light wash onto adjacent property by using shielded and focused light sources.
- 3.4 Avoid the use of floodlights unless no alternatives exist. Where used, point the light downward and away from neighboring properties. Motion-sensitive lighting is recommended.



► The historic homes in neighborhoods represent architectural styles from many different periods. Decks, as we know them today, were not a design feature. Outdoor spaces included front porches, wrap-around porches, second story sleep porches, gazebos, and even small courtyard spaces. But the wave of raised, backyard decks, usually built in wood, really only came into their own in the 1950's-1960's. This is when the backyard became the "private area," and the front yard became more the "public" ornamental space for landscaping, or framing the front entry. This differed from the 19<sup>th</sup> and early 20<sup>th</sup> century's tradition of socializing in the front yards or porches.

## GUIDELINES

### 1. VISUAL IMPACT OF MODERN DECKS

- 1.1 Decks should be located at the rear of the house on the first floor only. If they extend onto a secondary elevation, they should be screened from public view, to retain the overall historic character of individual homes and the streetscape.
- 1.2 Decks should be constructed so that they can easily be removed without damaging historic materials. Consider low decks that do not require extensive structural framing.
- 1.3 Do not introduce a deck to the site if it will require removing an outbuilding or historic site feature. Also, restrain from significantly altering the proportion of occupied to open space.



*Non-obtrusive deck*

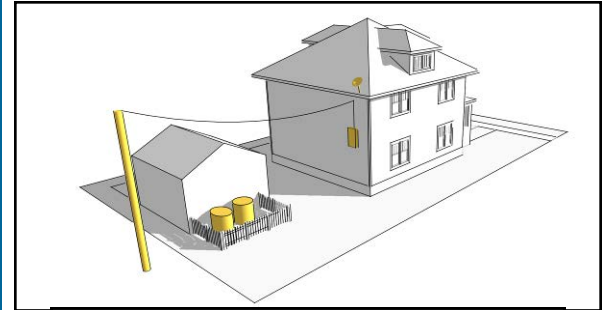


*Refrain from locating new decks on front or side of a home*



SITE

- While site disturbances are unavoidable because of modern needs, the negative impact that they have on the character of a neighborhood can sometimes be avoided. Objects like overhead wires, utility poles, and other public amenities may be beyond the control of the individual property owner, but antennas, satellite dishes, trash canisters, and other such objects installed at a single site can be planned for by the owner. In all instances, the visual impact of modern equipment should be minimized through appropriate placement and concealment. They should not be a prominent element of the house or the site.



*Good examples of masking and placement of mechanical and utilities equipment*

## GUIDELINES

### 1. VISUAL IMPACT OF MODERN EQUIPMENT

- 1.1 Locate mechanical equipment, utilities, solar collectors, and other such site appurtenances in inconspicuous locations at the side or rear of the house whenever possible.
- 1.2 Consolidate utilities or locate them underground whenever possible to minimize intrusions.
- 1.3 When such equipment is located at street level and visible from the public right-of-way, screen with landscaping that is integrated into the site.
- 1.4 Satellite dishes should be located on elevations. Do not install them on primary façades or where they are visible from the public right-of-way.

### 2. SOLAR COLLECTORS

- 2.1 Where possible locate on roof planes away from public viewshed.
- 2.2 When possible, solar collectors should lie flush with the roofline. They should not project beyond the plane of the roof.
- 2.3 If not attached to the house, they should be located in rear yards and screened with landscaping to reduce their visibility.



*Two views of well-placed solar collectors on a historic building.*



- Because of local regulations, signage in predominately residential areas is typically an uncommon feature. Signage will be most prevalent on apartment buildings and in transition zones between purely residential and purely commercial areas where some houses have been converted to commercial or office use. Where signage is allowed, it should not detract from the individual site or the community. It should be of a design that does not conceal architectural or site features.

## GUIDELINES

### 1. CHARACTER OF SIGNAGE

- 1.1 Use signs of a proportion and scale that complement the house and site.
- 1.2 Use materials compatible with historic styles such as wood and some metals.
- 1.3 Sign colors should harmonize with the buildings. Three or fewer colors are preferred.
- 1.4 Signs should be lit with minimal lighting, shielded to prevent glare and spillage onto other sites. Back-lit, internally-lit signs are not appropriate.



*Bad example of front facade with inappropriate location, scale, and materials of signs and fencing to the historic setting*

### 2. LOCATION OF SIGNS

- 2.1 Signs should not conceal or require the removal of architectural features.
- 2.2 Signs should be attached to the house or secure to the ground as not to damage or destroy architectural or site features.
- 2.3 Low shrubbery may be required around the base of a free-standing sign to integrate it into the landscape.



*Low profile sign in natural material*

# NEW CONSTRUCTION/ INFILL GUIDELINES

This section helps property owners best blend the “new” with the “old.” Many communities with strong historic characters have found ways to guide new construction. These communities have set precedent for additions of new homes and additions to existing homes that still respect the existing development patterns and prevalent architectural styles. It is certainly possible to add new architecture in an older historic neighborhood, while continuing to retain the visible design patterns and features that create a unique sense of place. It is advisable when designing new buildings in historic neighborhoods to respect but not mimic, so a false historic appearance is not created. Often, designing a more simplistic version of the historic features or details will honor the historic character, without tampering with the perception of authenticity of age.





# Placement



New residences and additions should be designed so that the overall character of the individual site and the neighborhood is retained as much as possible. New construction should be compatible with existing construction in setback, orientation, and spacing, following established patterns of open space to occupied space. Additions should likewise have a minimal impact on established patterns within a neighborhood. They should be placed at the rear of the lot, located on secondary elevations, and less visible from the public right-of-way. Failing to maintain established precedents of placement can dramatically alter the character of the neighborhood and disrupt the balance of design.

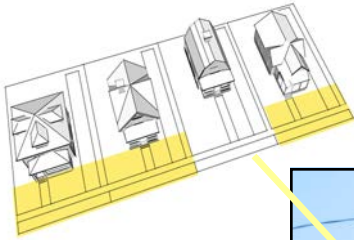
## GUIDELINES

### 1. YARD SETBACKS

- 1.1 Setbacks vary from neighborhood to neighborhood; locate a new house to fit within the existing range of front setbacks on the block.
- 1.2 New houses must also follow setback regulations as described in municipal land use ordinances.

### 2. SPACING BETWEEN HOUSES

- 2.1 Locate a new house within the range of established side yard setbacks (separation) between existing houses.
- 2.2 Maintain the pattern of side yard dimensions within a neighborhood in order to retain the traditional open to occupied space ratio.



*Note the broken street wall created by construction of a new home.*



*Not Recommended*

# Placement



## 3. NEW HOUSE ORIENTATION

- 3.1 Houses should be oriented so that the primary entrance faces the street. Secondary entrances may be located to the side or at the rear.
- 3.2 Match the front entrance to the existing precedent, including the use of porches and stoops.
- 3.3 Connect the front entrance to the streetscape with a walkway that maintains the rhythm and character of existing walkways.
- 3.4 Site a house so that it follows the existing street pattern.



*Entrance to the home on the left is placed perpendicular to the street, while adjacent homes have entrances parallel to the street.*

*Note front addition completely covers the first-story, detracting from the character-defining features of the home.*



*Note rear addition does not detract from home due to landscaping, placement, and height.*

## 4. LOCATION OF ADDITIONS

- 4.1 Design additions so that they have the least impact on the house and neighborhood. Removing historic landscape features is not appropriate.
- 4.2 Locate additions in inconspicuous locations. Additions located at the rear of the house are most appropriate.
- 4.3 Locate additions so that they do no obscure, damage, or destroy character-defining features of the house or site.
- 4.4 If adding an addition to a side elevation, locate it towards the rear half of the structure.
- 4.5 Respect the orientation of neighboring houses and be sensitive to encroaching on adjacent properties.

# Mass, Scale, Form



Scale is defined by both the height and width of a building and is important in defining the relationship among buildings. New construction that is out of scale with adjacent properties can conflict with established patterns and severely detract from adjacent houses and the neighborhood as a whole. In addition, new construction should be in the proportion to the building mass of homes found in a historic community.

## GUIDELINES

### 1. TRADITIONAL NEIGHBORHOOD SCALE

- 1.1 New residences should be compatible in scale to houses within the context of the neighborhood. New residences should not dwarf neighboring houses or appear dwarfed by adjacent properties.
- 1.2 The height of a new house should be within the range of those historically found within the neighborhood, varying within the range of the average height of adjacent residences.
- 1.3 The width of new residences should be within the range of those historically found within the neighborhood.
- 1.4 Minimize the perceived scale of a house by using traditional scale and pattern of elements like windows, doors, porches, and entries.



*Note smaller home at left does not fit into traditional 2 1/2-story neighborhood of larger homes.*



*Not Recommended*

### 2. PATTERNS OF MASSING

- 2.1 New residences should maintain the established pattern of massing or shape, respecting existing heights and footprints found within the neighborhood.
- 2.2 Use traditional roof shapes, building forms, and footprints compatible with the massing of historic houses.
- 2.3 If building a large home, separate components that relate the massing of the new house to that of existing houses.
- 2.4 Preserve historical proportions of mass when adding onto a historic building.
- 2.5 Additions should be subordinate to the mass of the historic structure. Roofs should be lower and widths should be narrower.



*Not Recommended*

# Mass, Scale, Form



## 3. TRADITIONAL ROOFLINES

- 3.1 Use building and roof forms similar to those throughout the community to maintain a sense of visual continuity.
- 3.2 Sloping roofs, such as front-gabled, side-gabled, cross-gabled, and hipped roofs, are common historic styles.
- 3.3 Where different roof forms are evident in a neighborhood, a new building should match surrounding homes.
- 3.4 Additions should maintain the dominant roofline of the house, but it should be lower and secondary to the primary roofline.



*Note pyramidal roof addition is out of context on the gambrel roof of the Dutch Colonial twin, compared to the home next door.*

*Not recommended*

## 4. BUILDING ELEMENTS

- 4.1 Use established ratios of solid to void (wall space to openings), as seen from the public right-of-way.
- 4.2 Finished floor heights should be within the range typically found on adjacent houses.
- 4.3 New construction should reflect the symmetry/asymmetry of windows and door placement found on surrounding structures.



*Note the non-symmetrical façade on a traditionally symmetrical style*

# Windows & Doors



Windows and doors can be a prominent character-defining feature of historic buildings and neighborhoods. Improper placement of windows and doors can alter the character of the neighborhood. New additions should reflect the placement and architectural style of the historic house to retain the overall integrity. New construction should not only reflect the general style of the surrounding area, but should also reflect traditional elements, like the ratio, scale, and proportion of windows and doors. On additions and new construction, this attention to detail can make a great impact in retaining a neighborhood's character.

## GUIDELINES

### **1. Design & Replacement of Windows & Doors**

- 1.1 New windows and doors should reflect the traditional patterns and proportions of an existing structures in a neighborhood.
- 1.2 New openings should reflect the ratio of solid to void seen in similar styles of homes found in the neighborhood.
- 1.3 Locate windows in areas that respect the privacy of neighboring properties.
- 1.4 Window opening should reflect interior floor levels.
- 1.5 Windows and doors can use new materials if compatible and proportioned to pattern, texture, and style of the overall neighborhood character.
- 1.6 New window trim should be similar in scale, proportion, and finish.
- 1.7 If a house retains original shutters, new additions should reflect historic shutters.
- 1.8 Use storm windows and doors that do not detract from the character of the neighborhood.
- 1.9 When designing windows and doors, consider the style of the new home, and local building and safety codes.



*The continued symmetry of the windows as well as window size reflects the style of the historic structure. Also, note the additions' smaller size and use of traditional material on the left.*

# Materials



Materials are a major feature of buildings, with walls typically being the most visible element of a house. Traditional materials like brick, stucco, stone, and wood can be seen throughout the Elm Street area. Incorporating these traditional materials into new construction is always recommended as a way to merge the new with the existing character. When the use of traditional materials is not feasible, new material should be of similar texture, color, depth, and appearance as the traditional material found on surrounding buildings.

## GUIDELINES

### 1. Materials

- 1.1 Brick, stucco, stone, and wood are traditional materials used in previous periods and can be seen in Elm Street. New materials should not vary extensively from those traditionally used or if using man-made materials, they should appear similar to those that have been traditionally used.
- 1.2 A wider range of materials is appropriate for secondary elements and trim.
- 1.3 Green materials, such as recycled or salvaged materials are encouraged, provided that they contribute to visual continuity.
- 1.4 Roof materials should appear similar in scale and texture to those traditionally found. Additions should reflect materials of the main house.

*Home continuing to use traditional building materials on addition at left.*



# Porches



Porches have traditionally been an important component of a house, not only as a defining stylistic feature, but also playing a role in creating an inviting streetscape that encourages social interaction amongst neighbors. New porches should only be added where it is appropriate to the character of the surrounding area and to the chosen style of the new home. Where porches are appropriate, the details of the porch should be of the same architectural style of the new home and should reflect the surrounding structures.

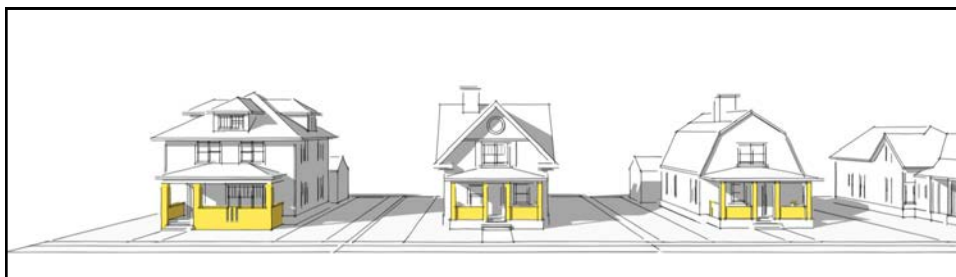


*Landscaping can help blend a new porch to an existing building.*

## GUIDELINES

### 1. PORCHES

- 1.1 Porches should be functional elements of an appropriate depth that allow places to sit and associate.
- 1.2 New porches should reflect the scale, size, and placement of similar style homes found in the neighborhood.
- 1.3 New materials may be used if their appearances are similar to those of the historic building materials.
- 1.4 Use similarly styled homes to determine if a new porch should be open or closed, especially on the front façade.
- 1.5 New details, like roof supports, posts, brackets, trim, and cornices, should complement similarly styled homes in the neighborhood. Do not attempt to make a house appear older.



*New homes should remain consistent with pattern of front porches in the neighborhood.*