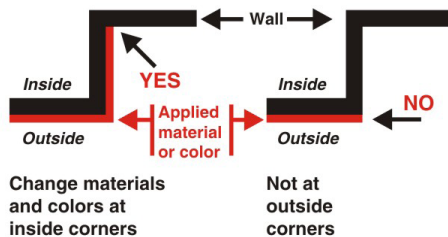


### 3.8.3 Use traditional detailing

- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and to make the space too small is inconsistent with the architectural style.
- Openings in walls faced with stone, real or synthetic, should have defined lintels above the opening except in Mission or Spanish Eclectic styles. Lintels may be stone, brick or wood as suits the style of the house.
- Treat synthetic materials as though they were authentic. For example, select synthetic stone patterns that place the individual stones in a horizontal plane as they would have been in a load bearing masonry wall.
- Select roof materials that are consistent with the traditional architectural style (e.g., avoid concrete roof tiles on a Craftsman Style house.)

### 3.8.4 Materials changes

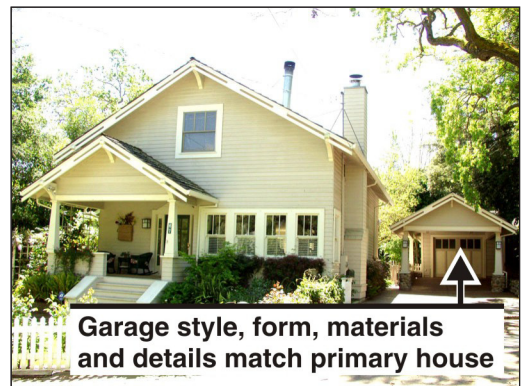
- Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.



Use stone or wood lintels over openings in stone walls

### 3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

- Site additions in the least conspicuous place. In many cases this is a rear or side elevation - only rarely is it a rooftop.
- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and



Additions, accessory buildings and secondary units should match the form, architectural style, and details of the original house

## BUILDING DESIGN

## 3



*Original structure*



*Addition incorporated into the roof successfully adds space while respecting the integrity of the existing house and the scale of the neighborhood*



*Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood*

should utilize the same materials as the existing protected exterior elements.

- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The introduction of window and door openings not characteristic in proportion, scale, or style with the original architecture is strongly discouraged (e.g., sliding windows or doors in a structure characterized by double hung windows and swinging doors).
- The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.
- The amount of foundation exposed on the addition should match that of the original building.
- Do not add roof top additions where the roof is of historic significance.
- Second floor additions are discouraged in neighborhoods with largely one story homes. If horizontal expansion of the house is not possible, consider incorporating a second floor addition within the roof form as shown in the example to the left.
- Second floor additions which are not embedded within the roof form should be located to the rear of the structure.
- The height and proportion of an addition or a second story should not dominate the original structure.
- Deck additions should be placed to the rear of the structure only, and should be subordinate in terms of scale and detailing.
- New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials and details which are similar to the main structure.
- Garages should generally be located to the rear of the lot behind the rear wall of the residence. One car wide access driveways should be utilized.



### 3.10 ARCHITECTURAL DETAIL

#### 3.10.1 Porches and Entries

- Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.
- Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch. A common problem is to make this element of the porch too small or to face it with a material (e.g., siding) that would not carry the weight above if it were structural. For most architectural styles, molding and trim will divide the beam vertically into three major elements of varying height.
- Railings should generally be constructed of wood unless the specific architectural style allows for metal or stone. Provide both top and bottom rails with the bottom rail raised above the porch floor level.
- Vertical balusters should be appropriate to the architectural style. Some are quite simple while others may have special shapes.
- Take care in designing porch stairs. They generally should match the porch floor (e.g., wood) or the sidewalk material if other than concrete (e.g., brick).

*Note: All porches are expected to be usable and have a minimum depth of 6 feet or preferably more.*

#### 3.10.2 Balconies

- Avoid balconies that project more than 3 feet from the face of the building unless they are typical of the architectural style.
- Provide supporting brackets or beams that are large enough to clearly appear to provide structural support for the balcony.
- Railings should be designed as discussed above for porch railings. For longer railings, intermediate posts with caps and bases should be used to break the railing into smaller increments.

#### 3.10.3 Brackets

- Brackets at roof overhangs, balconies and bay windows should be designed to extend to fascia/balcony edge/projecting bay front or slightly beyond. Avoid stub brackets that do not appear substantial enough to support the element above.



*Porch beam example with good depth and details*



*Some architectural styles suggest simple columns and railings*



*While others require much more refined details*

**3.10.4 Chimneys**

- Chimneys should extend to ground level. Avoid cantilevers above the ground.
- Chimney materials, size, shape and height should be appropriate to the architectural style and to the scale of the house. Avoid undersized chimneys that are too narrow and too low. Add chimneys for gas fireplaces when the architectural style would normally feature chimneys.
- Provide chimney caps that are interesting and appropriate to the architectural style.

**3.10.5 Roof flashing and vents**

- Paint flashing and vents to match the color of the roof.

**3.10.6 Skylights**

- First, consider the use of roof dormers or clerestories instead of skylights.
- Use flat profile skylights rather than domed models.
- Select glazing to avoid the feeling of roof beacons or lanterns that are highly visible from the street or neighboring properties.

**3.11 PRIVACY AND SOLAR ACCESS****3.11.1 Minimize shadow impacts on adjacent properties**

- Locate structures to minimize blocking sun access to living spaces and actively used outdoor areas on adjacent homes.

**3.11.2 Minimize privacy intrusions on adjacent residences**

- Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes.
- When windows are needed and desired in side building walls, they should be modest in size and not directly opposite windows on adjacent homes.
- Where possible, second floor windows that might intrude on adjacent property privacy should have sill heights above eye level or have frosted or textured glass to reduce visual exposure.
- Bay windows should be avoided on side walls where they would intrude on adjacent residents' privacy.
- Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors.

- As a general rule, balconies and decks that are more than two feet above grade should try to maintain a distance of ten feet from side property lines and twenty feet from rear property lines when the adjacent use is single family residential.
- When allowed, the design of railings should be tailored to the privacy concerns of neighbors (e.g., balcony or deck sides overlooking adjacent windows or actively used yard space should be solid in form). Open railings should only be used where privacy concerns are minimal.
- Landscaping may be used to mitigate privacy concerns so long as the landscaping does not deny solar access to living spaces and actively used yard areas of neighboring homes.
- Landscaping used for privacy screening purposes, should be of sufficient size and of an appropriate species to provide such privacy within a two year time frame.
- Trees should be twenty-four inch box size.
- Shrubs used to promote privacy should be fifteen gallon in size and six feet minimum height at planting.
- As a general rule, privacy landscaping should be placed with a cone-of-vision defined by a thirty degree angle from the side window jambs of second story windows.

### 3.11.3 Design and plan for energy efficiency

- Design to minimize energy costs by selecting and locating landscaping and windows to block hot summer sun exposure and allow winter sun exposure.

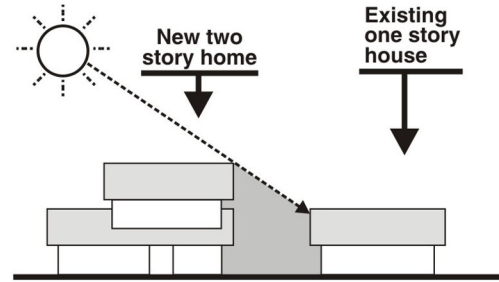
### 3.11.4 Solar Panels

The Town supports the use of alternative energy sources and provides the following advisory guidelines to reduce potential negative visual impacts of solar energy systems.

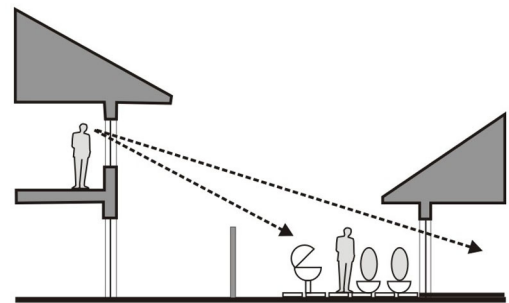
- Design solar panels and any piping to be an integral part of the architecture.
- Align solar panel faces with that of the underlying roof slope. Avoid panels with slopes that are different than that of the roof.
- Integrate the design of panels into the design of the roof. Avoid a tacked-on appearance.

### 3.11.5 Minimize exterior lighting impacts on neighbors

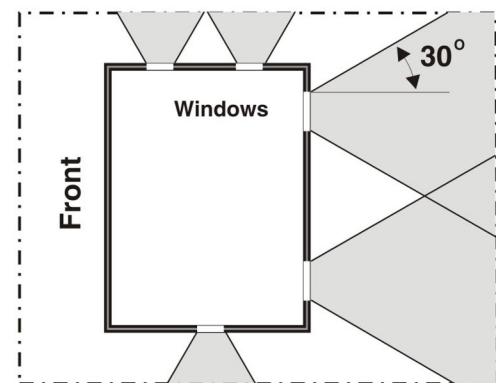
- All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.
- Decorative residential light fixtures are preferred rather than strictly utilitarian security lighting fixtures.



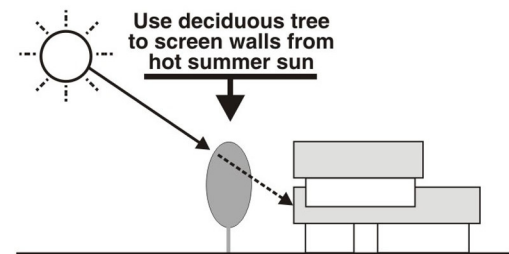
*Avoid second floor masses in locations that would block sun access to adjacent homes*



*Avoid placing windows in locations that would look into adjacent neighbors' windows or active private yard spaces*



*Place landscaping in the shaded areas shown on the diagram above to mitigate privacy intrusions on adjacent homes*



*Use landscaping to minimize energy usage*



## HISTORIC RESOURCES

## 4



*Restore porches to their original form and detail whether simple, as above, or decorative as below.*



- Painted metal stove pipe projections of less than four feet are permitted in less visible locations of the structure.
- The size, shape, dimensions, design and patterns of new and reconstructed chimneys should match those features of the existing structure.
- Chimneys should not be cantilevered and stone or stucco chimneys should be narrower at the top than at the base.
- Chimneys should have clay, slate or stone caps. Metal caps may be acceptable if they are not readily visible.
- Chimneys appropriate to the structure and architectural style, as described above, should be provided at new gas fireplaces even when a full height chimney is not required for the functioning of the fireplace.

#### 4.8.7 Porches

- Existing front porches, railings, posts, corbels, roof coverings, ceilings, floors, steps, mouldings, trim, gingerbread, and other decorative features should be retained and restored using original materials, or identical material of same size, shape, proportion, pattern and in the same locations.
- Removal or enclosure of porches is inappropriate.
- Construction of new porches should consist of materials of the same size, shape, dimension and pattern as contributing structures of similar style and design in the district or neighborhood. New porches should be in appropriate locations on the structure.
- Additional porch or decorative elements (e.g., gingerbread brackets) should not be added if they did not exist historically.
- Painted wooden steps and flooring should usually be used on a wooden porch. Brick or poured concrete steps and floor surface should be used on a brick or stucco porch. New concrete or masonry porch floors are prohibited on Victorians or Craftsman/Bungalow style houses.
- The design and materials for porch skirts (the vertical face between the porch floor and grade) should be consistent with the main structure and the architectural style.
- Minor alternations of existing porches are permitted on *contributing structures* only when the applicant proves to the Deciding Body that the alteration is consistent with the existing style, design and character of the structure.