



**BRUNSWICK  
OLD TOWN HISTORIC  
DISTRICT DESIGN REVIEW  
GUIDELINES**

**Part 2: Residential Building  
Preservation and Maintenance**

**CITY OF  
BRUNSWICK, GEORGIA  
2020**



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## Brunswick City Officials

### **Mayor**

Cornell L. Harvey

### **City Manager**

Regina McDuffie

### **City Commission**

Vincent Williams

John A. Cason

Dr. Felicia Harris

Julie T. Martin

### **Planning and Zoning Department**

John Hunter, Director

### **Historic Preservation Board**

Heddy Bernstein

Bob Carpenter

Jennifer George

Sara Giannakakis

Delores Polite

Kate Sabbe

Will Worley

### **Consultant**

Thomason and Associates

Nashville, Tennessee

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# CHAPTER 3: RESIDENTIAL DESIGN GUIDELINES

## 1.0 MATERIALS - OVERVIEW

### POLICY

Common primary building materials on historic buildings include wood siding, brick, stone, stucco, terra cotta, concrete, and metal. The key to preserving historic primary materials is proper maintenance. Do not use harsh or abrasive cleaning treatments. Do not cover or conceal historic primary materials. Limited replacement of damaged historic materials with matching materials may be considered.

### GUIDELINES

- 1.1 Repair deteriorated architectural features with in-kind materials, form, scale, and design matching the original.**
- 1.2 If architectural materials require replacement, match the original as closely as possible in form, scale, and design.**
- 1.3 It is not appropriate to remove or alter original architectural materials.**
- 1.4 It is not appropriate to install or apply non-historic materials to a building.**  
Added materials to a property must be accurately based on physical, pictorial, or historical evidence in scale, location, proportions, form, and detailing.
- 1.5 The use of epoxies for wood repair and special masonry repair components may be appropriate.**
- 1.6 The use of alternative materials may be considered in some circumstances.**



*The design guidelines emphasize preserving rather than replacing original materials. An example of original materials include the detailed woodwork on this upper-floor balcony at 716 Union Street.*

# RESIDENTIAL DESIGN GUIDELINES

## 2.0 MATERIALS - BRICK & MASONRY

### **POLICY**

When repair of masonry mortar is needed, use a soft mortar. Portland cement, a harder mortar, was not on general use before 1930. It does not allow moisture to pass through, causing brick to crack and break when it can't expand and contract with the temperature fluctuations. Sandblasting is extremely abrasive to masonry surfaces and is therefore an inappropriate cleaning treatment. Low pressure water cleaning and the use of soft mortar mixes are best for brick dwellings.

### **GUIDELINES**

- 2.1 Abrasive cleaning of brick and masonry in the historic district is not allowed.**  
Sandblasting is highly abrasive and erodes historic brick surfaces. Such cleaning methods are not permitted in the historic district.
- 2.2 Preserve and maintain original masonry including brick, stone, stucco, terra cotta, cast concrete, and mortar.**  
A dwelling's historic appearance is in part derived from the texture, finishes, and patterns provided by its masonry surfaces. Proper maintenance of masonry preserves the historic character of a dwelling. Do not cover or conceal original masonry surfaces with non-historic materials such as stucco, metal, or vinyl.
- 2.3 Use the gentlest means possible when cleaning masonry.**  
Generally, masonry surface do not require cleaning, except perhaps to halt deterioration or to remove graffiti and stains. Dirt or grime can be removed from masonry surfaces using a mild detergent diluted with water. Use a natural bristle brush to scrub gently. Alternatively, a non-harmful chemical solution may be used. In either case, finish with a low-pressure water rinse. Before applying a cleaning agent to brick, test it in a small, inconspicuous area to ensure it will not damage or discolor the masonry. Never apply abrasive cleaning such as high-pressure water or sandblasting to masonry.
- 2.4 Leave unpainted historic masonry unpainted.**  
Masonry which has not been previously painted should be left unpainted. Only paint previously unpainted surfaces if the brick is mismatched or if paint is needed to prevent deterioration. There are also non-paint treatments available that are highly effective in strengthening damaged sandblasted masonry and provide a water repellent property.
- 2.5 Never use power tools on historic masonry.**  
When mortar is crumbling and needs to be removed and for re-pointing, the use hand tools is recommended. Hand tools allow for precision work, minimizing the chance for damage to adjacent brick and stone.

**2.6 Preserve original mortar if possible, or repoint as necessary, using mortar mixes similar to the original.**

Portland cement was not commonly used before the 1930s. Traditional mortar mixes had a higher ratio of lime resulting in a softer mortar set. Brick production has also evolved, in composition and firing method. Therefore, historic brick has a porous property that does not pair well with hard mortars, which force water through the softer masonry, causing damage. Temperature fluctuations can cause mechanical stresses through expansion, contraction, and settling if moisture is forced through the masonry due to a harder mortar. Modern mortars may also contain harmful soluble salts that further accelerate brick and stone deterioration. Match new mortar to the original mortar in width, depth, color, joint profile, and texture.

**2.7 Do not cover masonry with silicone-based water sealants.**

Water sealants can have the affect of trapping water on the interior of the building and not allow the brick to expand and contract properly.



*Abrasive cleaning of brick removes the exterior “crust” and can lead to deterioration as shown at left and spalling as shown at right.*

**Technical Information**  
**NPS Preservation Brief #1**  
**Assessing Cleaning and Water Repellent Treatments**  
**for Historic Masonry Buildings**  
**[Www.nps.gov.history/hps/tps/briefs/brief1.htm](http://www.nps.gov/history/hps/tps/briefs/brief1.htm)**

**NPS Preservation Brief #2**  
**Repointing Mortar Joints in**  
**Historic Masonry Buildings**  
**[Www.nps.gov.history/hps/tps/briefs/brief2.htm](http://www.nps.gov/history/hps/tps/briefs/brief2.htm)**

**NPS Preservation Brief #6**  
**Dangers of Abrasive Cleaning to Historic Buildings**  
**[Www.nps.gov.history/hps/tps/briefs/brief6.htm](http://www.nps.gov.history/hps/tps/briefs/brief6.htm)**

# RESIDENTIAL DESIGN GUIDELINES

## 3.0 MATERIALS - CONCRETE & STUCCO

### **POLICY**

Keep original stucco and concrete surfaces in good repair. When patching or replacing surfaces, match the original texture of the stucco and concrete. The replacement of stucco with an Exterior Insulation Finishing System (EIFS) is inappropriate for historic dwellings since the material does not resemble stucco and is prone to water damage.

### **GUIDELINES**

- 3.1 Repair concrete walls and features using compatible materials and a stucco mix which is similar in strength, composition, texture, and color.**
- 3.2 To clean stucco and concrete, use the most gentle means possible such as low-pressure water wash and a soft bristle brush.**
- 3.3 Paint can be removed from stucco and concrete with appropriate chemical agents and professional contractors.**  
It is recommended to test the chemical product in a non-conspicuous spot to ensure that it will cause no etching or staining of the wall surface.
- 3.4 If a stucco or concrete surface has previously been painted, re-painting such surfaces may be appropriate.**  
This treatment may be used to enhance masonry stability.
- 3.5 Historic stucco surfaces should not be removed from masonry walls unless more than 50 percent of the stucco has lost its bond with the masonry behind it.**
- 3.6 Original rock-faced or textured concrete block should be repaired with materials to match as closely as possible in dimensions, design, and texture.**
- 3.7 The application of Exterior Insulation Finishing System (EIFS) is inappropriate in the historic district and will not be approved.**

#### **Technical Information**

##### **NPS Preservation Brief #15**

##### **Preservation of Historic Concrete**

**[Www.nps.gov.history/hps/tps/briefs/brief15.htm](http://www.nps.gov/history/hps/tps/briefs/brief15.htm)**

##### **NPS Preservation Brief #22**

##### **Preservation and Repair of Historic Stucco**

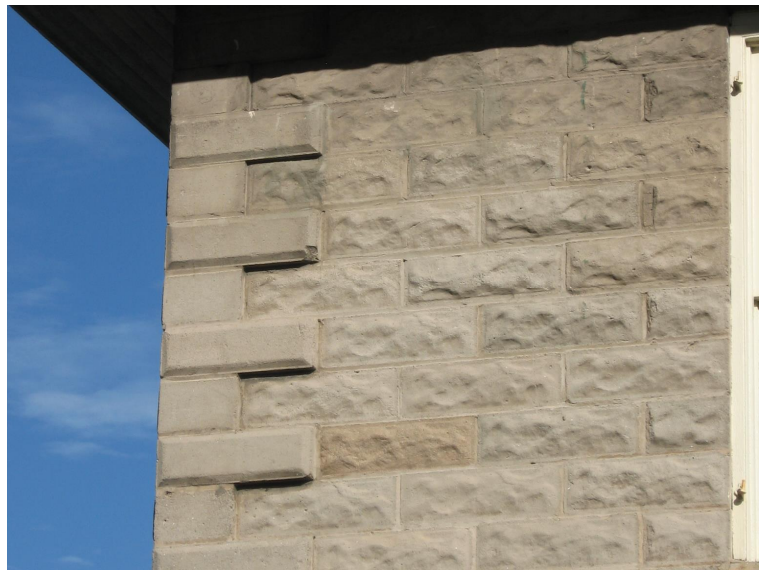
**[Www.nps.gov.history/hps/tps/briefs/brief22.htm](http://www.nps.gov.history/hps/tps/briefs/brief22.htm)**





*Stucco is a common material in the historic district, especially for Bungalow style houses (501 Union Street).*

*Rock-faced and textured concrete block was a popular material in the early 20th century and should be preserved and maintained (528 Union Street).*



*The exterior of this Ranch style dwelling at 601 F Street has an exterior of unfinished concrete that should be maintained and preserved in its original condition and not painted.*

# RESIDENTIAL DESIGN GUIDELINES

## 4.0 MATERIALS - WOOD SIDING

### **POLICY**

The legacy of Brunswick's timber industry at the turn of the 20th century is visible throughout the historic district in the variety of wood siding materials on the historic dwellings. Preserve and maintain original wood siding materials. If these features require replacement, select materials to match the original as closely as possible. For contributing buildings, alternative materials may be considered for non-visible elevations. For non-contributing buildings, any or all elevations may have alternative materials installed. It is not appropriate to cover or conceal original wood siding materials with vinyl, aluminum, or other synthetic sidings. These materials do not successfully imitate the appearance of historic original wood siding. These synthetic materials are poor imitations of original wood siding and also may cause condensation and damage to the original siding beneath. Asbestos shingle siding is not hazardous as long as it is kept encapsulated with paint. If asbestos shingles are to be removed, a professional contractor should be hired. Select appropriate replacement materials that match the original shingles as closely as possible.

### **GUIDELINES**

#### **4.1 Preserve and maintain original wood siding**

Original wood siding gives a historic building its organic appearance, whereas alternative materials result in an artificial finish. Wood siding's texture, scale, and shape help define a dwelling's historic character and architectural style. Removal of original siding compromises a building's architectural integrity.

#### **4.2 Repair original siding when necessary, and replace only if it is beyond repair.**

Regular maintenance of siding will ensure its longevity. A finished surface can be achieved with the application of an opaque stain. If replacement of siding is necessary due to deterioration, match new siding to the original in size, placement, and design.

#### **4.3 Synthetic or substitute materials such as vinyl and aluminum are discouraged.**

Synthetic sidings do not adequately mimic the natural quality of traditional materials and detract from the building's historic character. Replacement or concealment of traditional wood materials with vinyl, aluminum or other synthetic materials is discouraged but may be allowed in the Historic District. The application of these materials must be reviewed by the HPB. Vinyl or aluminum siding must match the existing wood profile, be properly vented, not conceal window or door trim, or result in the removal or concealment of architectural details.

#### **4.4 Clean siding with the gentlest means possible.**

Do not attempt to clean original siding with potentially destructive, dangerous, and/or abrasive cleaning techniques, such as propane torching and sand- or water-blasting.

#### **4.5 Removal of asbestos shingles is appropriate if added over original wood siding.**

Restoration of original wood siding beneath added asbestos shingles is encouraged.



*Preserve and maintain original weatherboard and wood shingle siding for textural contrast and historic character (Left, 705 Union Street, Right, 601 Prince Street).*



*Many dwellings have contrasting siding and decorative wood shingles as at 527 Union Street.*



*Several dwellings in the historic district have asbestos shingles added over the original wood siding. Removal of the shingles and restoration of the siding is encouraged (above 602 Dartmouth Street and below 1315 Union Street).*



# RESIDENTIAL DESIGN GUIDELINES

## 5.0 DETAILS - ARCHITECTURAL FEATURES

### **POLICY**

The historic architectural details of a dwelling are important stylistic elements that contribute to its historic character. Whether constructed of wood, metal, glass, tile, or other materials, they should be preserved and should never be removed or concealed. If a feature is beyond repair, in-kind replacement elements should match the original as closely as possible in material, design, color, and texture.

### **GUIDELINES**

#### **5.1 Preserve and maintain historic architectural details and features; do not cover or conceal them.**

The historic appearance of a dwelling is the sum of its parts, including decorative details that help convey the specific style of the building. To maintain that distinct quality, these details should be preserved. Removing or covering original architectural details will compromise the historic character of the building. In turn, the overall historic appearance of the district is then diminished. Follow guidelines for proper care and maintenance, preventing loss through deterioration of individual elements.

#### **5.2 Cleaning architectural details may be appropriate.**

Architectural details may need cleaning from time to time, depending on the material type. Generally, the use of water with mild detergent and soft brushes is an appropriate treatment. For more complicated situations, a historic architect or contractor with experience in historic buildings may provide consultation.

#### **5.3 Deteriorated or damaged historic architectural features may require repair.**

Deteriorated wooden features can be repaired with epoxy to fill in small openings. For larger decayed areas, cut out and re-fill with pieces of new wood. Historic metal features with light rust can be gently scrubbed with a wire brush. Heavier corrosion may require treatment of low pressure grit or sand blasting, flame cleaning, or chemical treatment, which are more hazardous. Consulting a professional is recommended. It is imperative that adjacent materials such as brick, glass, and wood are protected from possible damage with some form of temporary covering. Immediately following rust and paint removal, metal features should be painted.

#### **5.4 Replace a missing or severely damaged historic architectural detail in-kind.**

Replacement elements should match the original feature in design, proportion, and detail. Historic photographs or drawings are useful in matching original features. Or, select a simple design in keeping with the building's historic architectural style and period. The replacement feature should be made of the same material as the original, but substitute materials may be appropriate, especially for features are not readily visible from the street such as along upper facades and cornices.

**5.5 Do not install non-original architectural features to historic buildings where none previously existed.**

Incompatible architectural details are conspicuous and result in an inauthentic appearance that diminishes the original character of the building. Such additions compromise the building's historic integrity.



*Detailed woodwork at 1001 Egmont Street (above) and 1709 Reynolds Street (below) are essential details which define the character of these dwellings.*



# RESIDENTIAL DESIGN GUIDELINES

## 6.0 DETAILS - AWNINGS

### POLICY

Before the wide-spread availability of air-conditioning, awnings were commonly installed over windows, entrances, and porches of dwellings. Providing shade, awnings remain an appropriate addition to reduce heat inside a historic dwelling. Canvas was the most common material for awnings, and in the 1930s metal awnings were introduced. Preserve and maintain original metal awnings or canopies. Today, the addition of canvas awnings contributes to the historic appearance of a dwelling and to its energy efficiency. Consider the design, placement, and materials for appropriate awning installation.

### GUIDELINES

#### 6.1 Select awnings of traditional design.

Awnings of shed design are appropriate for most window or porch openings. An arched awning is appropriate only for an arched opening. Bubble, concave, or convex awnings are discouraged except where used originally. Retractable or fixed awnings may be installed. Awning colors that blend with the building will enhance the overall appearance.

#### 6.2 An added awning should not cover or detract from architectural details or features.

On a porch or individual window, each opening should have its own awning. An awning should not extend over multiple openings, covering the wall space, pilaster, or column in between. A group of windows with no space in between may be covered under one awning.

#### 6.3 Use awnings of traditional materials.

Canvas awnings are appropriate for late 19th- and earlier 20th-century dwellings. Metal awnings are appropriate on mid-century dwellings.

#### 6.4 Use the least amount of hardware possible when installing an awning or canopy. Anchor hardware should be readily removable.



*This window awning at 917 Newcastle Street is of appropriate, materials, size and placement.*



*These examples of appropriate porch awnings are of shed design and of canvas material. They fit the porch opening and do not conceal architectural details.*



*These examples of appropriate window awnings are of canvas material and of shed design. The awning pictured above left is designed to cover paired connecting windows while the other is correctly sized to the window opening.*

**Technical Information**  
**NPS Preservation Brief #44**  
**The Use of Awnings on Historic Buildings: Repair, Replacement**  
**and New Design**  
**[www.nps.gov/history/hps/tps/briefs/brief44.htm](http://www.nps.gov/history/hps/tps/briefs/brief44.htm)**



# RESIDENTIAL DESIGN GUIDELINES

## 7.0 DETAILS - CHIMNEYS

### POLICY

Original chimneys should be preserved and maintained. Even if fireplaces are no longer in use, chimneys are large, significant features on a dwelling's exterior. Historic chimneys often feature decorative corbelling that contributes to the overall historic appearance of the dwelling. Follow the guidelines for masonry to maintain and preserve chimneys properly.

### GUIDELINES

#### 7.1 Do not remove or alter original chimneys

Preserve and maintain even non-functioning chimneys. Do not cover chimneys with stucco or other veneers unless the brick surfaces are in poor condition. Concrete, slate, unglazed terra cotta and stone caps are appropriate.

#### 7.2 Consult the guidelines for brick/masonry to maintain an original chimney.

Use gentle cleaning methods as needed. When repointing is necessary, apply soft, historic mortar compounds that match the original.

#### 7.3 An unstable chimney can be rebuilt, matching the original as closely as possible.

If a historic chimney becomes unstable or hazardous, rebuild with matching materials or otherwise support the structure with metal straps or brackets anchored to the roof framing. Use brick or other materials that match historic materials in shape, dimensions, mortar, color, and brick patterns.



*Corbelled brick chimneys can be important features which help define a dwelling's architectural style such as the chimneys at 811 Union Street (left) and 924 Union Street (right).*

# RESIDENTIAL DESIGN GUIDELINES

## 8.0 DETAILS - DOORS & ENTRANCES

### **POLICY**

A dwelling's focal point is its entrance, which may be composed of several elements, including doors, transoms, sidelights, pediments, and surrounds. Together, these components illustrate the dwelling's architectural style and historic appearance. Preserve and maintain all original entrance elements. If a storm or screen door is installed, its design should allow full view of the main door. The framing of wood screen doors is should be minimal. Security doors on primary facades should also have minimal framework, rather than heavy grill work. This design type should only be added to entrances at rear or non-readily visible side elevations. Storm doors should be of baked-enamel aluminum or wood and in a color that blends with the door frame.

### **GUIDELINES**

#### **8.1 Preserve and maintain original doors and entrances.**

Retain and keep in good repair all historic entrance components including jambs, sills, and headers of openings. Primary doors on the main façade should be preserved, as they are character-defining features. It is not appropriate to enclose or cover an original door opening.

#### **8.2 Repairs to deteriorated or damaged historic doors should be consistent with the historic appearance.**

The repair of historic doors should be with methods to retain their historic fabric and appearance as much as possible. Use epoxy to strengthen deteriorated wood.

#### **8.3 If historic doors, including trim and surround, are missing or damaged beyond repair, select replacement doors that match the originals.**

Match the historic door and its trim in materials and size. Consider the dwelling's style and date of construction for a proper match. Consult photographs from the building's historic period for choosing an appropriate styles when replacing doors and surrounds. Similar dwellings that retain original doors may also provide guidance for appropriate door design. Match the original door's materials, pane and panel configuration, and dimensions.

#### **8.4 Do not create a new door opening where none existed on a readily visible facade.**

Altering a dwelling's façade with the installation of a new door opening compromises its architectural integrity and is highly discouraged. A new opening may be permitted on an elevation out of public view. The new entrance should still be compatible in scale, size, proportion, placement, and style to historic openings. Side or rear elevations are appropriate locations for the installation of a new door opening.

#### **8.5 Storm or screen doors may be installed.**

Preserve historic screen doors, or select a screen or storm door design that allows full view of the original primary door.



*This entrance retains its original door with multi-colored border glass (1012 Carpenter Street).*



*The entrance at 811 Union Street has an original two-arched-light door, transom, and surround.*



*Example of an original multi-light, Craftsman-style wood door at 1529 Reynolds Street.*



*Original six-panel wood door with a multi-light transom and sidelights (1102 Prince Street).*



*Preserve and maintain historic screen doors such as at 927 Union Street.*



*The entrance at 3 Halifax Square has original screen doors which reflect the historic door they cover.*



*Storm doors may be added to primary entrances if they are full-view design.*



*Storm doors should be painted to blend in with the house color and allow viewing of the historic door behind it.*

# RESIDENTIAL DESIGN GUIDELINES

## 9.0 DETAILS - FOUNDATIONS

### **POLICY**

Foundations are functional but also help to define a dwelling's architectural style and date of construction. A foundation supports and elevates a building above ground level and out of standing water, and its texture and color contribute to the dwelling's design and style. Most foundations in the historic district are brick, stone, or rock-faced and poured concrete. Preserve and maintain these historic foundation materials. Keep historic foundations in good repair following the masonry guidelines.

### **GUIDELINES**

#### **9.1 Preserve and maintain original foundations.**

Maintain original foundation materials, design, and detailing. Never cover or conceal original foundation materials with concrete block, plywood panels, corrugated metal, or other materials.

#### **9.2 Follow masonry guidelines for cleaning, care, and repair of foundations.**

#### **9.3 If foundation materials are missing, use replacement materials that match the original as closely as possible.**

Use in-kind materials for replacement of original foundations and install using similar construction techniques.

#### **9.4 Avoid contact of water with foundations as possible.**

Prevent deterioration of foundations from water exposure by directing downspouts and splash blocks away from the building. Also adjust irrigation systems as to keep water a minimum of three feet away from foundations, with spray directed away from the foundations. Even better, install drip irrigation lines in foundation plantings to eliminate spray and keep moisture at ground level. It is also recommended to plant woody shrubs and trees well off the dwelling's perimeter, as they can trap moisture at the foundation as they grow in size and fullness.

#### **9.5 Do not conceal historic pier foundation.**

For houses with pier foundations, the openings between the piers may be installed with lattice panels. Cut and fit lattice into the openings. Do not span across and cover piers. If brick infill has been previously added between piers, these should remain in place. Repair frame lattice panels as needed, and replacement of lattice panels in keeping with traditional designs. Frame lattice panels should be set back from the fronts of the piers by at least 2 inches. If brick lattice panels are used, the brick should be similar in color, texture and mortar joint profile as the original brick piers.

#### **9.6 Do not add paint or stucco to foundations unless these treatment will correct the appearance of mismatched or inappropriately repaired brick and/or mortar.**



*Brick pier foundations should be repointed as needed and left exposed and not concealed (1028 Union Street).*



*The placement of lattice panels between brick piers is appropriate if they are traditional design and recessed from the face of the pier (928 Union Street).*



*Original pierced brick panels between piers should be preserved and maintained (721 Union Street).*

# RESIDENTIAL DESIGN GUIDELINES

## 10.0 DETAILS - GUTTERS & DOWNSPOUTS

### POLICY

Gutters and downspouts provide essential protection to a dwelling from the effects of rain and water. These functional features can contribute to the character of the dwelling through material or color, such as copper fittings that acquire a green patina over time or examples intentionally matched to trim color of the dwelling. Preserve and maintain original boxed gutters through regular inspection and cleaning. If installing new gutters, half-round designs are the most historically accurate. If not readily available, “K” or ogee design gutters of aluminum are also appropriate.

### GUIDELINES

#### 10.1 Maintain gutters, downspouts, and splash blocks.

Diverting water away from the roof and dwelling is essential to home maintenance. Retain existing boxed or built-in gutters. Keep gutters functioning properly by removing any debris that collects. Repair deteriorated or damaged gutters.

#### 10.2 If original gutters are beyond repair, replace them with gutters of an appropriate type.

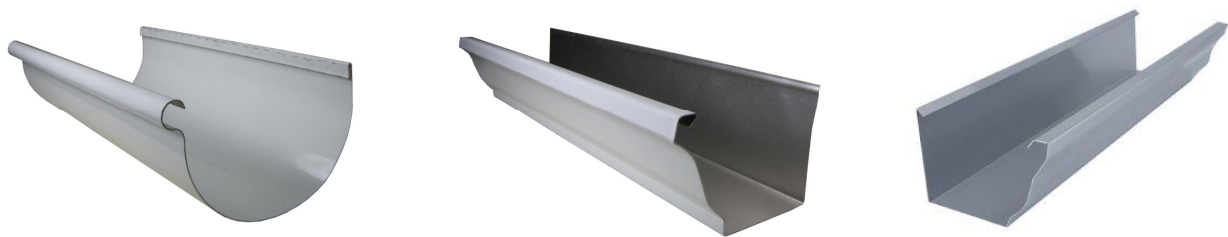
For historic houses, half-round gutters are the most appropriate design. Ogee gutters may be appropriate for buildings dating from or influenced by designs from the 1940s or later.

#### 10.3 Downspouts should be unobtrusive and should direct away from architectural features.

Appropriately placed downspouts will protect the building and not detract from its historic character. Direct downspouts away from foundations, including those of neighboring dwellings.

#### 10.4 Select gutters and downspouts in colors that match that of the dwelling’s main body or trim.

#### 10.5 The use of conductor heads, where appropriate, is encouraged.



*Half round gutters (left) are preferred to “K” crimped gutters (middle) and ogee gutters (right.).*



*Examples of appropriate gutter and downspout design and locations include 900 Carpenter Street (above) and 927 Union Street (right).*





# RESIDENTIAL DESIGN GUIDELINES

## 11.0 DETAILS - LIGHTING

### **POLICY**

Many of the dwellings in the district pre-date electricity and were later retro-fitted with light fixtures. With the passage of fifty years or more, these features have acquired historic status, just as original light fixtures of early 20th-century dwellings are historic and should be preserved and maintained. New light fixtures should be compatible with the architectural style of the dwelling and be of traditional materials and placement, such as at the main entrance and at porch ceilings. Lighting to accent sidewalks or front yards is appropriate.

### **GUIDELINES**

#### **11.1 Maintain historic light fixtures.**

Historic light fixtures contribute to the overall historic character of a dwelling and should be preserved.

#### **11.2 If historic light fixtures are missing or severely damaged, install replacements that match the originals.**

Photographic or physical evidence of original light fixtures should guide the selection of replacement features. Otherwise, select a design that blends with the style of other historic features of the historic dwelling. The use of modern, low-wattage bulbs is recommended.

#### **11.3 Select simple designs appropriate to the character of the building**

If light fixtures of a modern design are desired, they should be unobtrusive and concealed with landscaping. Their light should be directed toward the building.

#### **11.4 Do not allow light fixtures to damage or obscure architectural features or other building elements.**

The installation of new light fixtures should not damage masonry, siding, or other historic materials. Illumination should aid visibility without detracting from the building's historic character.

#### **11.5 Security lighting, such as flood lights, should be mounted on rear or side elevations of buildings rather than on the front façade.**

Floodlights mounted in yards to illuminate the dwelling's facade are discouraged but acceptable. Ensure the light is directed on the property and does not intrude on neighboring properties. The down-lighting of trees on a property is more appropriate than up-lighting.

#### **11.6 Install small footlights or post-mounted fixtures along sidewalks or in front yards that are compatible with the primary dwelling.**



*Preserve and maintain original light fixtures such as the Craftsman design fixture adjacent to the door (left) and porch ceiling (right) at 1700 Wolfe Street.*



*Solar foot-light fixtures as at 501 Union Street are unobtrusive and appropriate for the district.*



*This original light fixture at 908 Carpenter Street helps to define its style and date of construction.*

# RESIDENTIAL DESIGN GUIDELINES

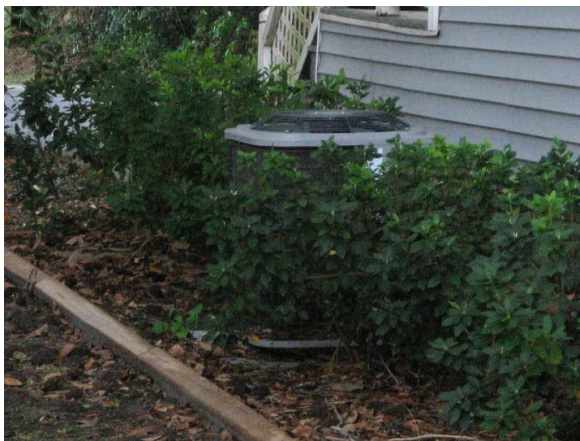
## 12.0 DETAILS - MECHANICAL SYSTEMS

### POLICY

Place mechanical systems such as window air conditioners and exterior HVAC system components at rear elevations or non-readily visible side elevations. Do not install mechanical systems on primary or readily visible side elevations unless they are effectively screened by landscaping or fencing.

### GUIDELINES

- 12.1 Satellite dishes and HVAC units are modern installations that should not be visible from the public right-of-way**  
Locate modern utilities out of public view, especially roof-mounted equipment. Landscaping, lattice panels, or fencing should screen HVAC units, utility meters visible from the public right-of-way.
- 12.2 The installation of mechanical systems on primary facades or readily visible side elevations is not appropriate unless the systems are effectively screened through landscaping, fencing, or lattice panels.**
- 12.3 Window air conditioning units should be installed only in window openings on rear or non-readily visible side elevations.**  
This installation should not result in the loss of the original window and be reversible if the unit is removed at a later date.
- 12.4 Roof-mounted equipment should not be placed on front- or corner side yard-facing roof planes and should be set back from the edges of roofs and screened, so that it is not visible to pedestrians and does not detract from the historic character of the dwelling.**



*Examples of appropriate screening of HVAC units include the landscaping at 918 London Street (left) and the lattice panels at 800 G Street (right).*

# RESIDENTIAL DESIGN GUIDELINES

## 13.0 DETAILS - PAINT & COLORS

### **POLICY**

Paint colors are not reviewed by the HPB, but color palettes appropriate to the dwelling's period and style are recommended. Masonry surfaces which have not been previously painted should not be painted unless the brick and/or mortar is mismatched. Spray-on siding coatings should be avoided since the permeability of these products and their longevity has yet to be demonstrated. The use of lead-based paint was historically common throughout the country. Removal of paint with potential for lead must be assessed professionally both in terms of safety and relevant historical significance of the painted feature.

### **GUIDELINES**

**13.1 Keep historically painted surfaces and features painted. Do not paint historically unpainted surfaces or features.**

If paint has been applied in the past to masonry buildings, maintenance of paint is appropriate. Windows should not be painted shut but left operable.

**13.2 Use non-abrasive methods to remove paint, protecting historic materials during the process.**

Hand-scraping, hand-sanding or chemical cleaning are non-abrasive methods for removing paint. The use of abrasive or high-pressure methods is not appropriate. Low-heat stripping with a heat gun or heat plate, with a temperature of less than 450 degrees, may be used for paint removal. The heat softens paint layers, allows their removal by hand-scraping.

**13.3 Remove as little paint as possible.**

Remove damaged or deteriorated paint only to the next sound layer. If paint is blistered to the bare surface level, remove all paint completely.

**13.4 Selecting paint colors that are in keeping with the dwelling's style and period of construction is recommended.**

**13.5 Unpainted masonry surfaces should remain unpainted unless this treatment would the appearance of mismatched or inappropriately repaired masonry and/or mortar.**

**13.6 The use of spray-on siding coatings is discouraged in the historic district.**

These products have not been demonstrated to have sufficient permeability to allow a building to "breathe," and their life expectancy is unknown.

**13.7. Use appropriate paint.**

Use oil-based or latex paint, which will adhere to a previously painted surface. Elastomeric paint should not be used because it lacks permeability and can trap moisture.

**13.8 Consult professionals for risk assessment of lead-based paint.**

Peeling or chipping paint may require professional removal. Lead-based paint that is thoroughly top-coated with lead-free finishes may pose no risk of exposure and should not be disturbed.

**13.9 Following traditional color palettes limited to no more than four colors for wall, trim, and various accents if encouraged.**

Traditionally, paint color schemes include no more than four hues. Typically the same color is used on all trim including horizontal and vertical trim boards, porch columns, and window framing; a contrasting color for walls; and a darker color for doors, shutters, and window sashes. The use of these traditional practices will connect a historic dwelling with its period of construction.

**13.10 Following traditional paint color palettes helps connect a building to its style and period of construction.**

These general color schemes are recommended:

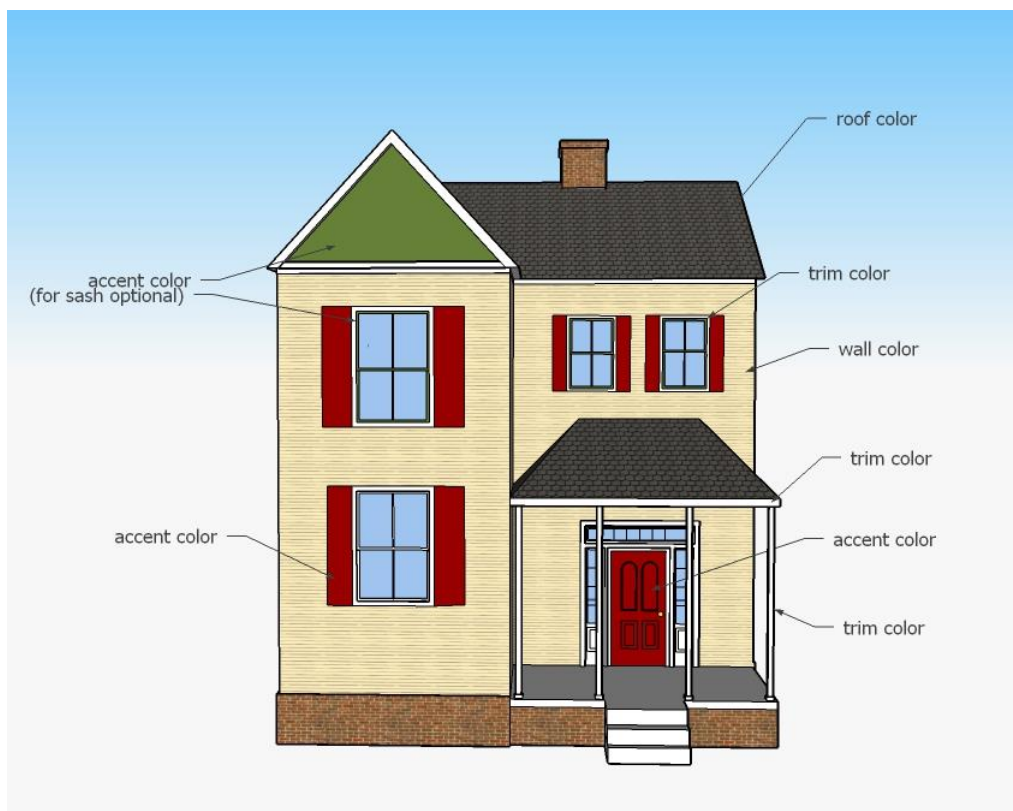
Frame Vernacular or Folk Victorian: Contrasting wall and trim colors.

Queen Anne: Deep rich colors such as green, rust, red, or brown for walls and trim. Shingles may be differently colored than walls.

Colonial Revival: Softer colors for walls with white or ivory trim.

Craftsman: Earth tones, sometimes different colors for different floors, for walls and complementary trim.

Ranch: Varied colors but often differing shades for wood siding especially to contrast with brick or stone veneer materials.



*Illustration of appropriate locations and variations for paint colors on a two-story historic dwelling.*



*Paint colors assist in providing contrasts between wood siding and detailed trim, as on the dwellings at 601 Prince Street (above) and 905 Union Street (below).*



**Technical Information**  
**NPS Preservation Brief #10**  
**Exterior Paint Problems on Historic Woodwork**  
**[www.nps.gov/history/hps/tps/briefs/brief10.htm](http://www.nps.gov/history/hps/tps/briefs/brief10.htm)**

# RESIDENTIAL DESIGN GUIDELINES

## 14.0 DETAILS - PORCHES

### **POLICY**

Porches and their components (columns, valances, spindles, stairs, railings and other wood trim) contribute to a dwelling's historic appearance and convey its architectural style. Preserve and maintain original porch materials. Enclosing porches on the primary façades of dwellings for living space using glass or siding materials is strongly discouraged. The screening of porches on the fronts of dwellings is appropriate if the framing is kept to a minimum. Make repairs to damaged porch elements with materials closely matching the originals. If porch elements such as columns, balusters, or floor boards require replacement, the use of alternative materials may be considered.

If an original porch has been removed, use photographic or physical evidence to guide reconstruction of a new porch, or follow the design of a porch on a dwelling of similar style and age. It was not uncommon for original 19th-century porches to be replaced during the 1920s and 1930s with Craftsman style porches. These porches reflect the historical evolution of the property and may be significant in their own right.

### **GUIDELINES**

#### **14.1 Retain, maintain, and repair wood and masonry porches.**

Follow the guidelines for wood and masonry to maintain and preserve porches and their elements.

#### **14.2 Replace porch features as necessary.**

Retain as much original fabric as possible, replacing only those portions beyond repair. For example, replace only the damaged spindles and retain the portion of a valance that can be repaired. If an entire porch element is beyond repair, it may be replaced completely with a design that matches the historic design.

#### **14.3 Do not enclose a porch on a primary façade for living space.**

Enclosing an open porch on the primary façade with glass, wood siding, brick or other solid materials severely compromises the architectural integrity of a dwelling and is strongly discouraged. Fitting screen panels with minimal structural elements into porch openings between columns, posts, or other original divisions may be considered. Porches on rear or non-readily visible side facades may be enclosed with glass or wood panels as long as there is no removal of extensive historic fabric and the enclosure is reversible.

#### **14.4 Alternative materials may be appropriate.**

Wood and plastic composite products may be appropriate substitutes for historic wood porch floors under some circumstances. Choose a product that resembles wood and matches typical dimensions of wood floor boards. The porch floor should be painted to blend with the house colors.

**14.5 Porches with wood floors should have wood stairs repaired or replaced as needed.**

On rear or non-readily visible side elevations wood stairs are also recommended but brick or cast concrete steps may be added at these locations.

**14.6 Missing original porch columns and balusters should be rebuilt based upon photographic or physical evidence.**

Otherwise, follow the porch design of a dwelling similar in architectural style and period of construction. Columns made of wood are recommended but alternative materials may be appropriate if they match historic designs in dimensions and overall appearance.

**14.7 Balusters (also called spindles) should be carefully sized for any replacement porch.**

Milled spindles measuring 3 feet high and 2 inches in diameter are appropriate for Greek Revival, Queen Anne, and Folk Victorian dwellings. Balusters or spindles which are smaller than 2 inches in diameter are not appropriate for exterior porches. Square balusters which are 3 feet high and 2 to 3 inches in width and depth are best for Craftsman/Bungalow dwellings.

**14.8 Retain historic porch steps and railings**

Retain historic porch steps and railings whenever possible. Replace individual sections of porch stairs and railings if possible, rather than a complete replacement. Use materials that match the porch's materials.

**14.9 Do not install pre-cast concrete steps on front porches.**

If replacement of original steps is necessary, do not replace them with pre-cast concrete steps on entrances that are readily visible from the street.

**14.10 Keep replacement railings simple and in kind with original.**

Match replacement railings in style and appearance to the original railing. Simple painted wood railings with balusters between the top and bottom rail are appropriate.

**14.11 Ceiling fans are appropriate for porches.**



*Preserve and maintain detailed porch woodwork as at the dwelling at 928 Union Street.*





*Brunswick's prominence as a lumber town is expressed in the many fine porch designs in the historic district. At left are milled columns and a milled railing at 811 Union Street. The porch at 915 Egmont Street features unusual porch columns of stacked circles (right).*



*By the early 1900s many dwellings were built with classical columns such as the Tuscan porch columns at 1120 Union Street (left) and the Corinthian columns at 825 Egmont Street (right).*



*Examples of appropriately designed steps and hand rails \include the wooden steps and hand rail at 803 London Street (left) and the hand rail at 1108*



*The rebuilt porch at 802 Howe Street displays appropriate wooden steps, hand rails, and balusters.*



*This porch at 706 Union Street is appropriately screened with the panels set behind the porch railing and columns.*



*This porch at 805 Albany Street illustrates an appropriate amount of structural framework for screening in porches.*

**Technical Information**  
**NPS Preservation Brief #45**  
**Preserving Historic Wooden Porches**  
**[www.nps.gov.history/hps/tps/briefs/brief45.htm](http://www.nps.gov/history/hps/tps/briefs/brief45.htm)**

# RESIDENTIAL DESIGN GUIDELINES

## 15.0 DETAILS - ROOFS

### **POLICY**

Preserve and maintain original roof forms such as gable or hipped. The addition of dormers or skylights is acceptable only on rear or side rooflines that are not readily visible from the street. Repair and preserve historic roof materials such as metal standing seam, slate, and clay tile. If repair is no longer practical, replacement with approved metal, asphalt, or fiberglass roof materials is appropriate. When replacing metal roofing the pattern should match that of the existing roof.

### **GUIDELINES**

#### **15.1 Retain historic roof shapes and features.**

Preserve roofs in their original size, shape, and pitch. Retain original materials and decorative feature such as cresting and finials. Retain and preserve roof features such as parapets, cornices, and chimney flues.

#### **15.2 Do not introduce non-historic, modern elements that compromise the building's historic character.**

Skylights, solar panels, and satellite dishes are modern amenities that should be placed out of public view and should not obscure original features. Rear roof lines are typically the most appropriate location for installing these features.

#### **15.3 Roof maintenance is key to a historic building's longevity.**

Conduct regular inspection and make immediate repairs of leaking roofs, gutters, and downspouts. Proper ventilation prevents condensation, which promotes decay. Anchor roofing materials solidly to prevent wind and water damage.

#### **15.4 If an entire roof is beyond repair, wholesale replacement may be necessary.**

If the original roof is not salvageable, replacing the entire roof with new roofing materials may be appropriate. Select new materials compatible with the historic character of the dwelling and the district, matching original materials as closely as possible. New metal roofs should match the original in crimping design and seam spacing. Metal roofs are available in a wide spectrum of colors; choose a roof color that fits with the existing paint color palette of the dwelling.

#### **15.5 Do not add dormers where they did not exist historically on front façades.**

Adding dormers on rear or secondary elevations not readily visible may be appropriate if they are consistent with the character and scale of the structure.

#### **15.6 The use of reflective roof shingles may be considered if the shingles are not shiny and are in shades of brown and other medium-dark colors.**

Light gray and white roofs are not appropriate for the district.

**15.7 The spacing and size of metal crimped and standing seam roofs should match historical patterns and designs as much as possible.**

New metal roofs are typically available with 1" or 1 1/2" raised seams. These dimensions are higher than historic roof seams and new metal roofs should have seams that do not exceed 1" in height. The spacing of seams should be consistent with historic roof patterns in the district.



*Preserve and maintain original roof surfaces such as the pressed metal shingles at 923 Union Street (left) and the clay tile roof at 826 Union Street (right).*



*New crimped metal roofs should match the traditional profiles of crimping and spacing as at 1028 Richmond Street.*



*Original standing seam metal roofs are distinguished by their low profile seams.*



*New metal standing seam roofs should have seams that are no more than 1" in profile as in this roof.*

**Technical Information**  
**NPS Preservation Brief #04**  
**Roofing for Historic Buildings**  
**[www.nps.gov.history/hps/tps/briefs/brief04.htm](http://www.nps.gov/history/hps/tps/briefs/brief04.htm)**

# RESIDENTIAL DESIGN GUIDELINES

## 16.0 DETAILS - WINDOWS

### **POLICY**

Retain, maintain, or repair historic windows. Do not cover or enclose original windows. If original windows are beyond repair, select replacements that closely match the original. New windows of wood are preferred, but alternative materials such as aluminum-clad or composite may also be acceptable. Match the original windows in number and configuration of panes, or lights. Replacement windows should fit exactly in the original window openings. Do not install smaller windows and infill material in the original openings. Do not create new window openings a dwelling's façade. New window openings may be added at the rear or side elevations if not readily visible.

Window shutters were traditional features on houses built prior to 1945 in response to the elements and natural environment. Both louvered and paneled wood designs are historically appropriate. Preserve and maintain historic wood shutters. New shutters may be added if they are consistent with the age and style of the house, of wood, of traditional design and with dimensions which cover the window opening when closed. The addition of decorative and non-operable shutters is discouraged. The installation of storm windows can help in lowering energy costs and are appropriate if they are full-view design or match the window's meeting rail location.

### **GUIDELINES**

#### **16.1 Preserve and maintain original windows, particularly on primary elevations.**

Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale, and proportion of buildings and reflect architectural style and character. These are important character-defining features of a dwelling, and windows on primary elevations should be preserved, repaired as needed and retained.

#### **16.2 Keeping wood windows painted promotes longevity. As needed, replace missing panes or deteriorated sashes, rather than entire windows.**

Use epoxy to strengthen wood where it has deteriorated. Replace as little of the original window materials as necessary. Retaining as much historic window elements as possible will help ensure the building's historic character and appearance.

#### **16.3 Preserve, maintain, and repair original metal windows.**

During the mid-20th century, metal windows such as steel, aluminum, and bronze were widely in use. Preserving these materials as well as their original designs and details helps convey a sense of time and architectural style. Make repairs with materials that match the original as closely as possible.

#### **16.4 Replacement windows with snap-on, flush, or simulated divided muntins are not appropriate in the historic district.**

Muntins sandwiched between layers of glass, snap-on muntins, and surface-applied muntins are not approvable.

**16.5 If original windows are beyond repair, install replacements that match the size, materials, and number and arrangement of lights of the original windows.**

Ideally, original wood windows would be replaced with wood windows. Fiberglass composite windows and aluminum-clad windows may also be appropriate alternatives. Vinyl and vinyl-clad windows do not accurately replicate historic windows and are discouraged but may be approvable under certain circumstances. Replace historic metal windows with like materials. Replacement windows should match the appearance of historic wood or metal window through appropriate dimensions, depth of frame, and the appearance of true divided lights. Simulated divided lights for windows are preferred or windows with lights that are bonded to the glass with spacers and appropriate grid profiles. If original hardware from the removed windows is sound and operational, it should be salvaged and re-used with the replacement windows.

**16.6 New window openings should not be added to primary façades or to readily visible side elevations.**

**16.7 Only clear glass is appropriate in windows on the façade and readily visible side elevations.**

Do not use reflective, tinted, patterned, or sandblasted glass in windows. The addition of these glass materials may be used on rear elevations or those not readily visible.

**16.8 If an interior dropped ceiling is lower than the top of the window, the ceiling should be stepped back from the window to not obscure the top of the window from outside view.**

**16.9 Shutters that are original to the dwelling should be preserved and maintained.**

**16.10 Repair historic wood shutters with in-kind materials.**

**16.11 Replace historic wood shutters with in-kind materials or similar design.**

**16.12 New shutters should be of louvered or paneled wood construction.**

All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.

**16.13 Add screen panels with wood or metal frames that are full-view design and allow the visibility of the historic window behind it.**

**16.14 Add storm windows of wood or metal frames which are full-view design or match the meeting rail of the window behind it.**

Storm windows should be of anodized or baked-enamel surfaces and not unfinished metal.

**16.15 Add security bars on windows on rear or non-readily visible side elevations.**





*Preserve and maintain original window materials and designs. At left is an original two-over-two wood sash window at 927 927 Union Street. Dwellings may also display wood or metal casement windows as at 509 Union Street (right).*



*Windows may also be located in roof dormers and these are sometimes decorative in design. This dormer window is known as a Palladian design with its central arched sash and flanking rectangular casements.*



*Craftsman style dwellings often features vertical lights in the upper sash as at 607 Union Street.*



*This full-view storm window assists in energy efficiency but allows viewing of the original window behind it (600 Mansfield Street).*



*These original sash windows have appropriately designed and placed shutters which can be closed to protect the windows during storms (left, 903 Monck Street and right, 706 Union Street).*



## **Why Preserve Original Windows— The Economic, Historic, and Environmental Arguments**

- Windows are a significant part of the original fabric of historic structures. They provide important architectural qualities that define and characterize an architectural style and time period, as well as the scale of a building and/or historic district. The loss of windows alters the defining qualities of the historic fabric, structure, and/or historic district.
- Rebuilding historic wood windows and adding storm windows makes them as efficient as new windows and more than offsets the cost of installation. Several comprehensive window studies have found that a wood window with weatherstripping and an added storm window is as energy efficient as most new thermo-pane windows and last longer.
- The old-growth lumber used in historic window frames can last if well maintained, unlike new-growth wood, vinyl, or aluminum.
- In most cases, windows account for less than one-fourth of a home's energy loss. Insulating the attic, walls and basement is a more economical approach to reducing energy costs than replacing historic windows.
- Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most buildings, it would take decades to recover the initial cost of installation, and with a life expectancy of 10 to 15 years or less, installing new vinyl or aluminum windows does not make good economic sense.
- According to a 2019 study by the National Association of Realtors installing new vinyl windows for the average home costs \$22,000 but only increased the resale value by \$16,500. Only 4% of realtors said the new windows helped to close the sale.

**Technical Information**  
**NPS Preservation Brief #09**  
**The Repair of Historic Wooden Windows**  
**[Www.nps.gov.history/hps/tps/briefs/brief09.htm](http://www.nps.gov/history/hps/tps/briefs/brief09.htm)**

**Technical Information**  
**NPS Preservation Brief #13**  
**The Repair and Thermal Upgrading of  
Historic Steel Windows**  
**[www.nps.gov.history/hps/tps/briefs/brief09.htm](http://www.nps.gov.history/hps/tps/briefs/brief09.htm)**

# CHAPTER 4: RESIDENTIAL DESIGN GUIDELINES

## 17.0 SETTING - DRIVEWAYS & WALKWAYS

### POLICY

The historic district's streetscapes include driveways and walkways. Historic driveways and walkways leading from the street and public sidewalk to a dwelling were commonly built of brick, stone, or crushed oyster shells. Later properties may have original driveways or walkways of concrete. Property owners should repair and retain historic driveway and walkway materials as long as possible. If replacement is needed, traditional paving materials such as gravel, brick, oyster shell, and concrete are encouraged over black asphalt and similar modern materials. Side and rear elevations of a dwelling are appropriate locations for parking areas, not front yards. The use of permeable paving materials that allow water to pass through and mitigate flooding is encouraged for driveways and parking areas.

### GUIDELINES

- 17.1 Preserve original driveways and walkways of crushed gravel, crushed oyster shells, brick or concrete. Repair existing driveways and walkways with in-kind materials.**  
Traditional materials are encouraged, though modern permeable paving materials may be appropriate. Designs such as concrete "ribbon" driveways contribute to the character of a property and should be preserved.
- 17.2 Driveway and curb cut widths should be limited to a width of one car.**  
Extra-wide driveways and curb cuts are not consistent with the setting of the district.
- 17.3 Driveways and parking areas in side and rear yards should be of gravel (white or pea gravel), brick, grass, concrete, textured concrete, or concrete ribbons (narrow strips).**  
Permeable paving surfaces for walkways may be appropriate if they have the appearance of traditional materials. Asphalt is discouraged but acceptable.
- 17.4 Install hedges, shrubs, or fences to minimize the visual impact of parking areas in rear or side yards.**  
Corner lots should have edge screening on both the primary and secondary street.
- 17.5 Sidewalks and driveways should be oriented at a right angle to the street.**  
If historical documentation provides evidence of curvilinear designs or other shapes and designs on that site or other similar house styles, such shapes may be appropriate.
- 17.6 New driveways and sidewalks should conform to the existing site topography and respect significant landscape features, such as mature trees.**  
Protect prominent landscape features from direct construction damage or from future loss due to injury of root area or soil compaction by construction equipment.



*Walkway and sidewalk materials such as concrete at 900 Union Street (left) and brick pavers in the 700 block of George Street (right) should be preserved and maintained.*



*Original concrete “ribbon” driveways should be preserved and maintained (left, 821 Union Street and right, 922 Union Street).*



*Several dwellings display early 20th century concrete retaining walls (above, 1027 Union Street) and walkway curbing (below, 528 Union Street). These features should be retained and not altered or removed.*



# RESIDENTIAL DESIGN GUIDELINES

## 18.0 SETTING - FENCES, GATES, & WALLS

### **POLICY**

Preserve historic fence materials including cast and wrought iron, brick, concrete, wood, and woven wire. New fences built in the historic district should be consistent in traditional locations, designs and materials. Vinyl and chain link fencing materials are inappropriate in front and readily visible side yards in the district.

### **GUIDELINES**

#### **18.1 Preserve historic fences.**

Retain and maintain original cast and wrought iron fences and retaining walls. Do not cover, remove, or obscure them. Keep metal fences clean using the gentlest means possible to remove paint buildup and corrosion with hand-scraping and wire brushing. If these methods are ineffective, apply low-pressure, dry-grit blasting (less than 100 pounds per square inch) making sure not to damage the surface. Flat black alkyd paints are recommended.

#### **18.2 Repair or replace fence or wall materials with in-kind materials.**

#### **18.3 New wood picket fences are appropriate in front yards. Privacy wood fences may be installed in side or rear yards. Follow traditional designs and permitted dimensions.**

Fences should have pickets no wider than 4 inches and should be set apart a maximum of 3 inches. Picket fences should be no more than 40" (3.3') in height. Wire fences should not be more than 4 feet tall. Privacy fences constructed of wood board should be located in rear yards and generally be no taller than 6 feet. They should be set back from the façade of the house at least to two-thirds the depth of the side elevation.

#### **18.4 Cast iron fences may be added to buildings constructed in the mid- to late-19th and early 20th centuries.**

Cast iron fences are not appropriate for dwellings built after the mid-20th century.

#### **18.5 Chain link, concrete block, or synthetic materials are not appropriate for the historic district in front yards or readily visible side yards. Split or horizontal rails, railroad ties, or timbers are also inappropriate for front yards or elsewhere if readily visible.**

#### **18.6 Fence posts, rails, and other framing members should be on the inside of the fence facing the dwelling or adjacent property rather than the street and sidewalk.**

#### **18.7 Fence gates should be designed to be compatible with the overall fence design and consistent with the age and style of the dwelling.**

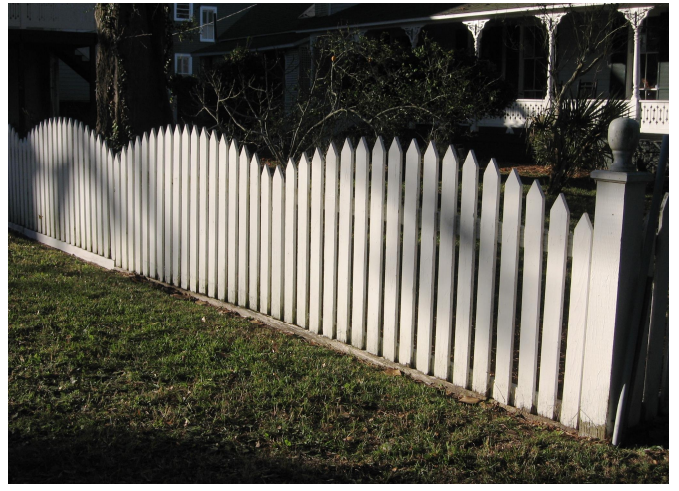
#### **18.8 New retaining walls should be of traditional historic materials and be of similar heights to existing retaining walls along the street.**



*The historic district contains several notable examples of cast iron fences, including these examples at 1017 Egmont Street (left) and 903 Monck Street (right).*



*Preserve and maintain other historic metal, wire, stone, brick, and concrete fences, gates, and retaining walls as at 918 Union Street (left) and 804 Albany Street (right).*



*At left is an example of a traditional picket fence design. Traditional designs also include those with alternating waves of pickets as at 902 Wright Square (right).*





*The privacy fence at 1027 Union Street is appropriately recessed from the front of the house and has compatible height and materials.*



*Privacy fences should be set back from the street and be of appropriate height and materials (left, 1027 Egmont Street, right, 927 Union Street).*

# RESIDENTIAL DESIGN GUIDELINES

## 19.0 SETTING - GARAGES & OUTBUILDINGS

### POLICY

Outbuildings such as garages, sheds, carriage houses and servant's quarters were often built at the rear or sides of dwellings. Historic examples should be preserved and maintained, as they reflect cultural changes over time. Historic outbuildings should be repaired with materials and details to match the original.

### GUIDELINES

#### 19.1 **Preserve and maintain historic outbuildings.**

Preserve and maintain original outbuildings such as garages, carriage houses, and sheds, as they contribute to the history of a property.

#### 19.2 **Original outbuildings should be repaired with materials to match the original.**

If original garage doors on contributing buildings are missing or damaged, they may be replaced with sectional overhead roll-up doors or side-hinged doors of wood resembling historic designs. These designs are also appropriate for non-contributing outbuildings, though the doors may be constructed of metal, composite, and other alternative materials.

#### 19.3 **Replace damaged or deteriorated sections of historic garages and accessory structures, only if deteriorated beyond repair and with in-kind materials to match the original.**

Where possible, replace only the damaged or deteriorated portions rather than the entire feature.

#### 19.4 **Outbuildings were often built without gutters and those of frame construction may have deterioration of the sills and lower siding materials. If this is the case consider only repairing these damaged areas rather than replacing the entire structure.**



*Preserve and maintain original garages as at 500 Dartmouth Street (left) and 611 Union Street (right).*



*Preserve and maintain original 19th century outbuildings such as this servant's quarters at 502 London Street.*



*If replacement garage doors are needed on garages, sectional roll-up doors in traditional designs are appropriate.*