



HISTORIC RESIDENTIAL DESIGN GUIDELINES

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City of Loveland

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P.C.



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City of Loveland

Historic Residential Design Guidelines

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Loveland, Colorado was settled in the 1860s, growing during the late 19th and early 20th centuries into a regional market community to serve the surrounding agricultural area. Growth accelerated in the 1960s with the establishment of Hewlett Packard and other high technology employers. During its early development, residential areas were established to both the east and west of the historic 4th Street downtown area, then slowly stretched northward as the community grew. These neighborhoods are characterized by an eclectic collection of one - and two-story brick, wood and stone buildings of historical and architectural significance, worthy of preservation.

These historic residential neighborhoods have remained remarkably intact for over 100 years, but the character and charm that has driven this stability are now making them increasingly vulnerable to alterations, additions, “scrape-offs” and infill development. Both the City of Loveland and the property owners within these historic residential neighborhoods have recognized these threats, and the need to develop advisory design guidelines to protect their character and guide the design of additions and redevelopment. The City received a grant in 2010 from the Certified Local Government Program, administered by the Colorado Historical Society, to help fund the development of Historic Residential Design Guidelines to assist property owners and residents in preserving and enhancing these irreplaceable community assets.

The intent of these Historic Residential Design Guidelines is to protect and preserve the historic buildings in Loveland’s residential neighborhoods by:

- Provide design guidance for property owners in the restoration or rehabilitation of their historic properties.
- Provide design guidance for the redevelopment and infill of vacant properties within the historic residential neighborhoods.
- Protect and enhance the qualities of the residential neighborhoods, while providing design guidance for the conversion of single family homes into more commercial uses.
- Provide specific design guidance for historic building features and treatments, such as windows, doors, and porches.
- Prevent inappropriate alterations or additions to historic buildings that would jeopardize their historic designation, or their eligibility for future designation.
- Provide criteria for the City’s Historic Preservation Commission in reviewing alteration certificate applications on designated properties.

Loveland contains a broad mix of neighborhoods with varying character-defining features. Overall, the consistency of these characteristics defines the visual quality of a neighborhood. A single building that is out of context with its surroundings can have a dramatic impact on the visual character of a place and the image of the neighborhood as a whole. The context of a building is defined by the neighborhood’s overall age, lot size, setbacks, building placement on a lot, lot coverage, height and massing of homes, rooflines, fences, alleys, vehicular access, architectural styles, building materials and vegetation. Property owners should carefully study the context of their surroundings before making changes to their property. Changes within these established neighborhoods should conform to the existing context so as not to significantly alter the character of the neighborhood.

The Design Guidelines are intended to provide design assistance to individual property owners for restoration or rehabilitation of their historic properties, encourage appropriate historic preservation techniques, and guide new development so that it remains compatible with the historic fabric of Loveland's historic residential neighborhoods.

The following guidelines have been developed by Aller • Lingle • Massey Architects P.C., Fort Collins, Colorado. The project was directed for the City of Loveland by Tangier Barnes, Karl Barton and Bethany Clark, City Planners, and Greg George, Director of Community and Strategic Planning. The guidelines were adopted by City Council, by reference to Article 15 of the Loveland Municipal Code, on _____, 2011.

How the Historic Residential Design Guidelines will be used:

The Design Guidelines will be used by the Loveland Historic Preservation Commission as the specific design criteria to evaluate alteration certificates on designated landmark sites, contributing properties within a designated historic district, or any other property that the Commission has the authority to review per Section 15.56 of the Loveland Municipal Code.

These Guidelines are also intended as a voluntary guide to assist property owners in designing appropriate alterations, additions, redevelopment and infill development on other properties in historic residential neighborhoods.

How specific designs will be reviewed:

Building or property owners will submit scaled plan and elevation drawings for their proposed restoration, rehabilitation or new infill construction project. The designs will be reviewed by the Historic Preservation Commission for compliance with these Design Guidelines, the Secretary of Interior's Standards for Rehabilitation and other applicable City of Loveland codes and standards.

Applications on non-designated properties will be reviewed through the standard applicable building permit process.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of Interior's Standards, developed by the National Park Service, form the basis for the Design Guidelines, as well as review by the City's Historic Preservation Commission.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*



Loveland's historic residential neighborhoods contain houses, churches and commercial buildings that date from the 1880s through the post-war 1950s. Retaining and reusing older buildings promotes environmental sustainability, with restoration or rehabilitation consuming far fewer resources than new construction. Buildings from different eras should be retained and protected to represent the changes in architectural styles, building materials, construction techniques and shifts in societal trends.



These historic residential neighborhoods contain a rich variety of single-family homes, multi-family homes, schools, churches and commercial buildings, representing how different uses co-existed during Loveland's early development.

Guidelines

- The mixed-use character of Loveland's historic residential neighborhoods should be preserved and enhanced.
- Changes in use, such as the conversion of single family homes into professional offices or churches into artist's studios or multi-family residences, are permissible, provided the historic character of the building is preserved and any adverse impacts on the neighborhood are adequately mitigated.
- New development in these neighborhoods should allow for mixed-use, blending residential housing with traditional commercial and retail businesses and providing downtown live/work opportunities.

Historic Residential Design Guidelines



Historic buildings are distinguished by the unique details, materials, and craftsmanship of their construction. Architectural details found in the buildings of Loveland's historic neighborhoods represent changes in architectural styles, and give each building a distinctive character.

Guidelines

- Character defining architectural details, such as original doors, windows, mouldings, door hoods, brackets, and rafter tails should be retained and preserved.
- Significant architectural details should not be removed, altered or covered when buildings are renovated or remodeled, or when additions are constructed.
- Damaged or deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- Missing character defining details may be replicated or reconstructed, provided such reconstruction is based upon accurate physical or documentary evidence, including appropriate historical photographs.



Loveland's historic residential neighborhoods predominately feature small single story, with a few two- or three-story homes, churches and schools scattered throughout.

Guidelines

- This predominant neighborhood scale should be preserved when infill, redevelopment or additions are proposed.
- Likewise, the building footprints within these historic neighborhoods should respect the scale of the existing buildings within the same block or block face.
- The existing front yard setback established along a block face should be preserved when an addition or redevelopment project is proposed. If porch additions are proposed that would encroach into this setback, the porch shall remain predominately open.
- Side yard setbacks shall also be preserved, particularly on corner lots or where additions taller than one-story are proposed.



Scale of infill development should respect the historic character of the adjacent existing houses



Appropriate scale of infill development



New development that is out of scale to adjacent existing houses

“Scrape-Offs” and the resulting infill construction or redevelopment can significantly alter the character of historic residential neighborhoods.

Guidelines

- Infill or redevelopment should respect the scale and historic character, including architectural style and materials, of the adjacent structures.
- Upper level additions should attempt to minimize the visual impact of the addition on the front of the historic building.
- Infill or redevelopment should not adversely impact adjacent property’s storm water drainage runoff, solar access, privacy, etc.
- Window placement, raised porches or decks and other design aspects of infill or redevelopment should take into account the layout of adjacent structures, and protect their privacy to the extent possible
- Roof forms, such as gabled, hipped, shed, mansard, flat, etc. should be consistent with surrounding properties and the historical precedent established for the architectural style.
- Materials chosen should be consistent with those found in surrounding historic buildings.



Compatible design and massing of addition, although taller than original house



Appropriate location and scale of addition



Appropriate scale and roofline of addition, with different stucco texture on the addition



Inappropriate design, massing and roofline of addition

Additions to historic buildings should be compatible in scale and design to the original building.

Guidelines

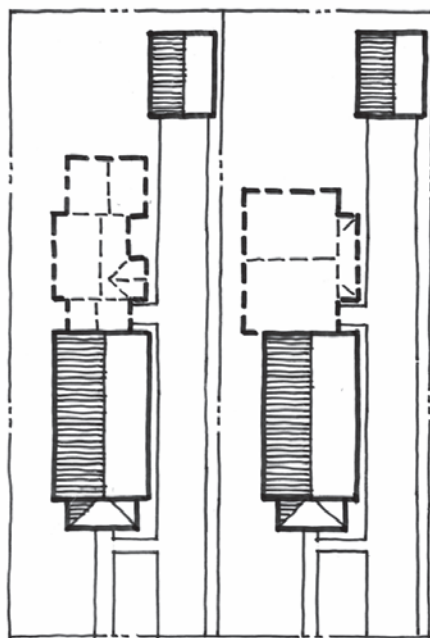
- In general, the scale of additions should be compatible with the original structure in height, massing, bulk, volume and roof form.
- The original character, form and roofline of the historic building should remain distinguishable from an addition.
- The articulation of an addition's overall form, mass and volume should be compatible with the original building.
- The architectural style of additions should be compatible with, but not copy or mimic, the original building.
- Materials used for additions should be compatible with the original building. For example, if the original building is predominately brick, the addition should also be predominately brick, although variations in color, texture and detailing are acceptable. Likewise, if the original building is stucco, the addition should preferably be stucco, but can have different texture to differentiate the addition from the original. Situations may exist where the use of other compatible materials is appropriate.
- Architectural detailing of the addition should be "subordinate" to the original, compatible but simplified.
- Original materials and character defining features of the original building should not be destroyed or obscured in the design of new additions.



Appropriate scale, massing and materials of addition, plus simplified but complementary detailing



Appropriate scale and articulation of addition



Appropriate location, scale and articulation for addition

Inappropriate location, scale and articulation for addition of same size



Additions should not project beyond side wall of original building



Inappropriate scale and massing of addition



Inappropriate scale and massing of addition



Inappropriate scale and massing of addition

Guidelines

- Additions on corner lots should follow the Design Guidelines for all additions, but also maintain the same level of architectural design articulation and detailing on the side street facade as exists on the front facade.
- Additions should preferably not extend beyond the side walls of the original building.
- Two-story additions should follow the Design Guidelines for all additions, but be smaller in scale than the original building.



Before (similar house)



After - Appropriate upper level addition



Appropriate upper level addition



Inappropriate design and massing of upper level addition



Appropriate upper level addition



Inappropriate - location and scale of addition

Upper level additions, or “pop-ups” should respect the massing and architectural style of the original building.

Guidelines

- Upper level additions that add 1/2 story volumes with dormers are preferred to full second story additions.
- Upper level additions should attempt to minimize the visual impact of the addition on the front of the historic building.
- Upper level additions should retain balanced character and massing, although exact symmetry is not required. Additions to only one side of an upper level should be avoided.
- Upper level additions should be designed with roof forms that are similar to the roof of the original building.



Appropriate dormer scale



Inappropriate dormer design, massing and roofline



Appropriate dormer scale



Inappropriate scale and height of dormer



Appropriate dormer design



Inappropriate dormer scale

Dormers shall be compatible with the architectural style and detailing of the original historic building.

Guidelines

- Gabled or shed dormers are both appropriate designs.
- Scale and massing of dormers should be compatible with the overall size and form of the original roof. The ridge of gable dormers should not be higher than the original roof.
- Single larger dormers, even if they incorporate multiple windows, are preferred to multiple smaller dormers, depending on the architectural style of the historic building. Dormer design should be based upon compatible examples of similarly styled buildings.
- Materials and architectural detailing of dormers should be complementary to the original building.



Original porch preserved



Original porch preserved



New porch constructed in style compatible with original house



Original porch preserved



Original door hood preserved



Inappropriate porch architectural style and materials



Inappropriate porch materials

Front porches are significant, character defining elements for most historic homes, particularly prior to 1960.

Guidelines

- Front porches are encouraged to remain intact and “open” if possible.
- Rear or side porches are subject to these Design Guidelines, but the application of the guidelines may be more discretionary, unless the location of such porch is significantly visible from the front or any side street.
- Character defining porch and railing materials and details should be retained and preserved, such as posts, columns, brackets, railings and trims.
- Missing porches can be reconstructed if adequate physical or photographic evidence exists to guide an authentic reconstruction of the porch, using appropriate materials. Use of modern materials, such as composite wood polymer decking and railings, is discouraged except for elements not exposed to view.
- Porches shall not be demolished and reconstructed in an architectural style that is not compatible with the house, or using the materials or details that are not complementary to the original. Porches shall not be reconstructed using concrete for the porch deck and stairs if this material is not original to the house.
- Fiberglass or other incompatible roofing materials are not permitted.



Appropriate porch enclosure maintaining original structural brick columns



Appropriate porch enclosure using multiple windows to preserve the original "open" character



Appropriate porch enclosure using window types that match original house



Inappropriate porch enclosure, with incompatible window style and sliding patio doors

As previously mentioned, existing historic porches are encouraged to remain open if possible.

Guidelines

- If enclosure of all or part of the front porch is desired, the original character of the porch openings should continue to "read" in the design.
- Porch enclosures should be primarily glazed to help maintain the original "open" character of the porch.
- Original brick or stone porch columns, or wood posts, should be retained and exposed to view in the porch enclosure.
- Original porch openings should not be reduced in size or infilled with non-original siding or other wall materials.
- Window units used to enclose the porch should be complementary to the building's other windows in style, scale and materials.
- Use of modern materials, such as sliding glass patio doors, vinyl windows, etc., is discouraged.



Retain streetscape of detached sidewalks and tree lawns



Infill development should preserve the streetscape of detached sidewalk and street tree lawn

Most of Loveland's historic residential neighborhoods are characterized by detached sidewalks, separated from the street by tree lawns and street trees, all located within the public right-of-way. This streetscape contributes to the character, charm and sense of place of these neighborhoods.

Guidelines

- The residential character of these streetscapes should be maintained.
- While selection of landscape materials is not governed by these Design Guidelines, retaining the current streetscape of turf covered tree lawns and front yards is encouraged. Selection of water-conserving and drought-tolerant species for shrub beds is encouraged.
- Existing front yard setbacks should be respected, with additions and infill redevelopment not permitted to encroach into the front setback.
- The existing streetscape of detached sidewalks, tree lawns and street trees should be retained. Street trees shall not be pruned or cut and removed except as authorized by the City of Loveland. If street trees are missing, the city maintains a list of appropriate street tree species to guide Owners in planting new trees.
- Parking should be provided off of the alley, and not in front, rear or side yards.
- Replacement of turf grass in the tree lawn (between the street curb and the detached sidewalk) with rock mulch, pavers, etc. is discouraged.
- Sprinkler systems should be adjusted and maintained so as not to overspray onto the walls and foundations of the building, particularly brick or stone masonry.



Appropriate gate-type signage



Appropriate post-mounted signage

As traditionally residential properties in historic neighborhoods convert to commercial uses, signage for businesses needs to be provided in a manner that maintains the integrity and character of the residential neighborhood. Design regulations for signage are found in various City of Loveland codes. In addition to these standards, other Design Guidelines are included for historic residential neighborhoods.

Guidelines

- Signage should not detract from the character of the neighborhood, and should be of a type and size to complement the house and property.
- Signage in residential neighborhoods should be relatively small in size and low in profile, in order to maintain the residential scale of the streetscape. Signs should not exceed 4'-0" in height.
- Signage should be low gate-type, post mounted or other signs of residential character, in materials and colors that are compatible with the house or building that they are associated with.
- More modern sign designs are permitted, if other design criteria are met.
- Signs can be externally illuminated with small floodlights or similar fixtures, provided the lighting is directed back toward the sign, there is no light spillage off of the property, and does not cause glare onto the street or sidewalk.



Appropriate fencing design and materials



Original fencing preserved or re-installed



Details of new fencing should be complementary to the character of the house

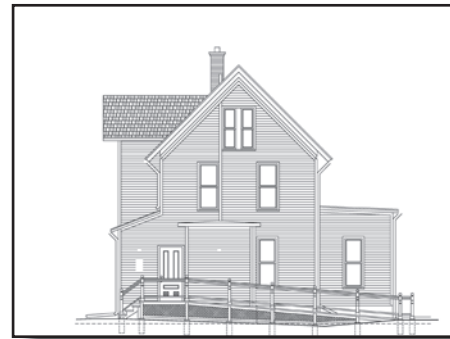
Design standards for fencing are found in various City of Loveland codes, regulating fencing placement and heights. In addition to these standards, other Design Guidelines are included for historic residential neighborhoods.

Guidelines

- Decorative fencing and gates for enclosure of front and side yards of historic homes is permitted. If decorative fencing is added, the style and materials should be appropriate to the era of the house.
- Existing historic fencing and gates should be retained and preserved.
- Fencing and gate materials shall be complementary to the architecture, materials and details of the original building.
- Use of modern fencing materials, such as vinyl or composite wood polymers, is discouraged.



Handicapped access not provided to front porch, so does not adversely impact the primary historic facades



Access provided to rear or side door of house



Appropriate location for access provided by ramp up from the side to the main entrance



Inappropriate access that adversely impacts the historic character of the building's primary facade

Handicapped access is required to the main level of all historic buildings or houses adaptively converted to commercial or public use, but is not necessarily required to be to the front door. Access to existing or new side or rear entrances is permitted, if it is not an unreasonable distance from public sidewalks or parking areas.

Guidelines

- Handicapped accessible ramps or lifts should be sited on the side or rear of the building, where possible, so as not to adversely impact the historic front or street-facing facades. Accessible ramps leading from the public sidewalk to the front porch or entry to an historic building is discouraged.
- If access must be taken to the front of the building, the design should be as inobtrusive as possible to the historic facade.
- Ramps should be designed in a style that is compatible with the building, using materials that complement its building materials and details.
- Materials for required railings should be compatible with the style and materials of the historic building.



Original detached garage preserved



Appropriate detached garage accessed from side street



Appropriate 1-car garage, set back from front facade



Appropriate carriage house garage with living space above



Appropriate 1-car garage, set back from front facade

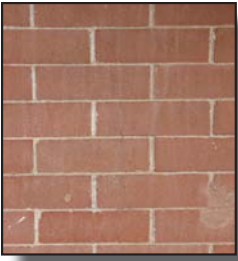


Appropriate rear-loaded garage

Garages and historic outbuildings form an integral part of the character of historic residential neighborhoods.

Guidelines

- Original detached garages, chicken coops, sheds and other outbuildings should be retained and preserved when possible.
- New garages or additions to existing structures should be complementary to the primary residential building in architectural style, scale, materials and detailing.
- Where properties are adjacent to rear alleys or side streets, access to garages is encouraged to be from the alley or street.
- Where not sited behind the historic residential building, detached or attached garages shall be set back from the front facade of the house a minimum of 5'-0".
- Detached "carriage houses" containing living space, artist space, storage, etc., over garages are permitted, when allowed by other City of Loveland zoning and development standards. If constructed, the design of carriage houses should comply with the other Design Guidelines.



Appropriate cleaning and repointing



Preserve original stucco



Use of historic color palettes is encouraged



Sandblasting not permitted



Preserve original brick and stone



Contemporary materials and colors are appropriate for infill development, provided they are compatible with the character of the historic neighborhood

Historic buildings are distinguished by the natural textures, colors and quality of their materials, and often utilized local materials and local craftsmen. Historic building materials illustrate the local history of construction and building trades. Hand-faced stone or soft-fired brick masonry establishes a building's place in history and distinguishes it from wire-cut brick, cast iron, or the steel and glass construction of later eras. Likewise, the colors of natural materials help establish a building's history and indicate the use of locally available materials.

Guidelines

- Owners are encouraged to consult with knowledgeable materials representatives or craftsmen in analyzing issues related to the cleaning or repair of historic building materials.
- Historic brick or stone masonry should be preserved and mortar joints repointed as needed to maintain their historic character. Mortar used for repointing should be compatible with the original in strength, color and material composition.
- Historic brick or stone masonry can be gently cleaned to remove dirt and pollution damage. High-pressure washing of historic brick is discouraged. Sandblasting of historic brick or stone masonry is not permitted.
- Likewise, historic stucco should be preserved and repaired as needed. New stucco repair materials should be compatible with the original in strength, texture and material composition.
- Historic brick or stone masonry should not be painted. Painting and, in some cases, sealing of historic brick or stone masonry does not allow the building walls to 'breathe' and can lead to deterioration from moisture build-up within the walls.
- If buildings have been painted, stripping of the paint using products specifically developed for historic brick, stone or other materials is encouraged.
- Rehabilitation of historic buildings should use materials of like kind, including salvaged brick and other materials, where possible.
- Use of historically accurate color palettes is encouraged, as appropriate, for different architectural styles. The use of bright or luminous colors is discouraged.
- Infill and redevelopment should utilize materials and color palettes that are compatible with buildings in the immediate neighborhood.



Narrow profile wood bevel lap siding with alternating bands of butt wood shingles in gable end



Wider profile wood or composite siding, with simple detailing



Narrow profile wood bevel lap siding with wood corner trims, wide head trim at fascia and decorative scalloped shingles in gable end



Decorative shingles in multiple patterns in gable end



Narrow profile wood bevel lap siding with pre-formed metal corners

Distinctive or character defining siding, cladding and trim materials or examples of craftsmanship should be preserved.

Guidelines

- Wood and other materials used for siding should be retained and evaluated for repair before being replaced. Epoxy wood repair compounds can be used to consolidate or fill in gaps in deteriorated wood siding and trim materials.
- Replacement of cladding materials, if warranted, used for additions should be done with the same (in kind) materials, matching lap exposure, profile depth, texture and finish.
- Historic brick or stone masonry should not be covered with new stucco or other non-original material.
- Siding and cladding materials used for additions should be of the same type and general design as the original cladding, although variations in lap exposure, profile, texture and finish are acceptable to differentiate the new materials from the old.
- Modern siding materials, intended to be painted, such as molded hardboard or fiber cement board, are acceptable for additions and new construction, provided other Design Guidelines such as lap exposure and profile are met.
- Modern, non-original materials, such as vinyl or aluminum siding, are not permitted to be installed over original siding. Where these materials have been installed, Owners are encouraged to remove them and rehabilitate the underlying original siding materials.



Appropriate replacement fiberglass shingles with metal hip and ridge caps, half-round gutters and round downspouts



Reroofing original houses with metal roofing is discouraged



Original wood shingles preserved



Inappropriate replacement fiberglass shingles in "faux" slate tile pattern

Likewise, original or distinctive roofing materials, trims and details should be preserved.

Guidelines

- Replacement of roofing materials should be done using original materials, if possible. Owners are encouraged to consult historic photographs to determine the original materials. Wood shingles, if applicable, need to meet current City building standards.
- Modern laminated, textured architectural fiberglass shingles are an acceptable alternative to wood shingles, if wood is not permitted. Patterns and colors of modern fiberglass shingles should replicate wood shingles, without mimicking slate, clay tile or other materials.
- Non-original roofing materials should be removed down to the original plank or sheet plywood roof sheathing. If new structural sheathing is installed over older materials that allowed for ventilation beneath the roofing, a ventilating underlayment should be used to prolong the life of the roofing. Additional attic ventilation may also be required.
- Historic roof details, such as metal hip and ridge caps, should be retained, and salvaged and reinstalled during reroofing.
- Roofing materials used for additions should be of the same type and material as the original roof, although variations in color or texture are acceptable to differentiate the new materials from the old.
- Modern roofing materials, such as standing seam metal, are acceptable for redevelopment or new infill construction, but are discouraged for reroofing of historic buildings.



Windows in additions should be compatible with the originals in type, sizes, design and detailing



Preserve distinctive corner windows



Preserve distinctive corner windows



Original wood storm windows preserved



Inappropriate window replacement, where window openings have been reduced in size.

Windows are one of the most important and significant character defining elements of historic residential buildings.

Guidelines

- Original windows, sashes, screens/storm windows, casings and hardware should be retained and preserved or rehabilitated, where feasible.
- Original fenestration pattern and rhythm, such as paired double hung windows, double hung windows flanking a fixed “picture” window unit, etc., should be retained and preserved.
- Original window opening sizes and distinctive characteristics, such as corner windows, should be retained.
- Where the original window opening sizes, pattern and rhythm have previously been altered, Owners are encouraged to restore the original sizes and pattern.
- Original wood windows and sashes should be repaired or rehabilitated (where feasible) before the window units are replaced.
- Likewise, original steel sash or other window materials should be retained and preserved or rehabilitated.
- Where exterior screens and/or storm windows existed, replica units can be reconstructed as needed. Where they did not originally exist, installation of interior storm windows is preferred to window replacement.
- If full window replacement is warranted, replacement units should be high quality, wood (or aluminum-clad wood) or metal units, as appropriate to the style of the building, using units specifically designed for historic buildings. Window sizes should not be reduced or altered significantly when replaced. Frame and sash profile and dimensions should match the originals as closely as possible. Owners should strive to replace windows with original materials, and consult photographic documentation (if available) where physical evidence does not exist.
- Replacement windows should match the muntin patterns of the original windows. Replacement windows are encouraged to have true divided-lite sashes, not applied muntins.
- Introduction of octagonal windows, boxed or bay windows, etc., where these window types are not original to the building is an inappropriate addition and is not permitted.
- Use of vinyl or fiberglass replacement windows is discouraged.



Appropriate location for roof window



Appropriate location for roof window



Appropriate solar "tube" installation

Fixed and operable roof windows are encouraged where their use is more appropriate to preserving the historic character of the building than installation of dormers or other more obtrusive construction.

Guidelines

- Roof windows are allowable on any roof plane, provided they are installed as flush as possible with the roof plane. Placement on front facing roof planes is discouraged.
- Preferred locations for roof window placement are where they can be screened behind dormers or roof gables.
- Solar "tubes" or other natural daylighting equipment are allowable on any roof plane, although placement on front facing roof planes is discouraged.



Retain original doors



Retain original doors



Retain original doors



Retain original hardware



Appropriate screen door



Appropriate storm door



Inappropriate replacement door

Likewise, entry doors are a significant character defining element of historic residential buildings.

Guidelines

- Original entry doors, glazing, sidelites, transoms, casings and hardware should be retained and preserved, where feasible. New door hardware added to historic doors, such as lever handles or deadlocks, should match the original finishes but can be more contemporary in design.
- Original doors and sidelites or transoms should be repaired or rehabilitated (where feasible) before the door units are replaced.
- If replacement is warranted, doors should be high quality wood units specifically designed for historic buildings. Door style and materials should be compatible with the architectural style, materials and details of the house. Owners should strive to replace doors with original materials, and consult photographic documentation (if available) where physical evidence does not exist.
- Use of vinyl, fiberglass or embossed metal replacement doors and screen/storm doors is discouraged.
- Original screen doors should be retained and preserved.
- Introduction of non-original screen or storm doors are permitted, provided they are predominantly glazed to allow the original historic door to continue to be seen.



Appropriate solar panel installation, on rear roof shielded by dormer



Inappropriate solar panel installation



Inappropriate satellite dish installation

Energy conserving technologies are encouraged where their installation respects the historic character of the building.

Guidelines

- Solar or photovoltaic panels should be installed flush with the roof surface, not elevated on metal framework.
- Solar or photovoltaic panels should be installed on rear or side facing roof planes.
- Solar or photovoltaic panels are not be permitted on front or street facing roof planes, unless no other roof orientation provides sufficient solar access.
- Wind turbines, if roof mounted, should be installed on rear or side facing roof planes, and shielded by dormers or projecting gables if possible.
- Satellite television dishes and similar equipment should be mounted as inconspicuously as possible, preferably below projecting roof eaves or other architectural features.