



HEALY BLOCK HISTORIC DISTRICT DESIGN GUIDELINES

(Adopted November 13, 1990)

II. Guidelines For Rehabilitation of Buildings

1. Roofs

A. Shingles

Shingles shall emulate wood-sawn shingles or slate. Square tab asphalt shingles are recommended. Decorative metal roofing is permitted and encouraged on decorative roof elements such as a conical roof.

B. Skylights

When skylights are added to structures, they shall be located on non-primary facades. They shall be flat in design such that they are flush with the plane of the roof. They shall not exceed 4' X 6' in dimension.

C. Chimneys

Repair of chimneys shall be made with like material and emulate original design. Mortar color shall match existing mortar color and composition. The content of the mortar shall be compatible with the original mortar.

New chimneys shall be of dark brick and shall emulate original design.

D. Gutters

New or replacement gutters shall be constructed of wood or metal and shall be of painted finish. Copper gutters shall be allowed to weather naturally. Vinyl gutters shall not be permitted.

E. Eaves

New or replacement eaves shall be constructed of wood. Brackets shall be retained, and lookouts shall be left uncovered consistent with the original design. Vinyl or metal eaves shall not be permitted.

2. Porches

A. No original fabric of ornamental quality shall be removed from the porch.

B. Porches shall function per their original design and shall not be enclosed.

C. If new porches are added or original porches are rebuilt, they shall be in the spirit of the original design. Porches shall have shed roofs.

D. Railing and wood columns

Replacement railings shall match the original based on historical documentation. When historical documentation does not exist, they shall emulate the spirit of the original design by drawing from other elements of the home.

E. Skirting

Replacement railings shall match the original based on historical documentation. When historical documentation does not exist they shall emulate the spirit of the original, drawing from other features of the homes.

F. Steps shall be constructed of wood in lieu of stone or concrete.

3. Balconies

A. No original fabric or ornamental quality shall be removed from balconies.

B. Balconies shall remain as designed and not be enclosed.

C. Replacement of original fabric shall match the original based on historic documentation. When historic documentation does not exist, they shall emulate the spirit of the original, drawing from other features of the home.

D. New balconies shall be designed in the spirit of the original design of the house.

4. Exterior siding

A. New or replacement siding shall match the original. Aluminum, vinyl, or particle board siding shall not be permitted.

B. Siding width shall match the original.

C. All siding and trim which is intact under contemporary siding shall not be removed (rotted siding shall be replaced).

D. Sandblasting of siding, trim or decorative features to remove paint shall not be permitted.

E. Siding and trim shall have a painted finish and shall not be of natural finish, except for wood doors (if applicable).

5. Windows

A. Replacement or new storm windows and screens shall be constructed of wood and of a painted finish. Vinyl or metal cladding shall not be permitted.

B. Replacement or new windows shall have wood double-hung frames to match the original. Vinyl or metal cladding shall not be permitted.

C. All original art glass or decorative windows such as round top windows shall be retained.

D. Replacement or new windows shall match the original in proportion and size.

6. Foundations

A. Stucco or wood veneers shall not be permitted over existing stone foundations.

- B. Replacement or new foundations shall be constructed of stone or rockface concrete block to match the original.
- C. Plain concrete block shall not be permitted.

7. Doors

- A. Original doors and transoms shall be retained.
- B. New or replacement doors shall be raised panel solid wood doors of stained or painted finish.

8. Decks

- A. Decks shall be designed to reflect the spirit of the home. They shall be of painted wood finish. They will be individually reviewed for their design. Contemporary decks shall not be permitted.

9. Stairs

- A. Exit stairs which are added to multi-unit homes shall be located on the rear facade. They shall be of painted wood finish.

III. Guidelines For Infill Construction

1. Garages or carriage houses

- A. The roof pitch shall be consistent with other roof pitches on the lot.
- B. Garages or carriage houses shall be detached from the main house.
- C. Siding and trim shall match that of the house. No vinyl, aluminum, or particle board siding shall be permitted.
- D. Garage doors shall be flush panel of painted finish. Translucent garage doors shall not be permitted.
- E. Exposed foundations shall be stone or rockface concrete block.
- F. Eaves shall match those of the house.
- G. Shingles shall be square tab asphalt shingles.
- H. Skylights shall be flat in design and not exceed 4' X 6' in dimension.
- I. Windows shall be double hung wood frame of painted finish. Vinyl or metal clad windows are not permitted. Proportions of the windows shall be consistent with those of the house.
- J. The design shall be in the spirit of the main house. Decorative features found on the main house are encouraged.

2. Infill or replacement structures

- A. Material and features

Materials to be used for new construction and the design of architectural features shall be in accordance with the guidelines set forth for existing structures, items 1 through 9 in Section I.

B. Design intent

The design shall be consistent with the spirit of Victorian style and homes adjacent the site. This style shall be set forth in proportion, scale, and architectural features. It is desirable to include elements of the home such as featured entryways, porches, roof ornamentation, and special windows. Front porches are a required feature of the design.

C. Setbacks

New homes shall align with the setback of existing structures.

D. Massing

The height, width, and roof pitches shall match that of existing homes at the primary facade.

3. Landscaping

A. New fences shall be constructed of wrought iron or wood. Fence design shall be consistent with the Victorian style.

B. Chain link fencing shall not be permitted.

C. Retaining walls if required shall be reviewed for individual merit. Retaining walls shall be constructed of stone. Wood timbers, keystone, or concrete block shall not be permitted.