

3. Avoid ornamental metal porch posts, rough-sawn or rustic-looking elements, and other treatments that are out of character with designs traditionally used on buildings in the corridor.
4. To replace missing porch elements, look for physical evidence on the porch itself, such as paint shadows where elements have been removed. If no evidence exists, keep the design of replacement elements simple and compatible with the architectural style of the house.
5. Avoid permanently enclosing any porches, particularly those toward the front of the house. If a porch must be enclosed, try to select one near the rear of the house. Maintain the original porch supports and decorative elements by placing the enclosure inside the line created by the columns or posts. Maintain a feeling of transparency by using windows as much as possible within the enclosure.
6. Decks often are used to add exterior living space, but they can have a strong visual impact. To avoid adverse effects to a building's historic character, consider locating a deck at the rear of the building, or in a rear-facing ell. The height and profile of the deck should be kept as low as possible. Portions of a deck that are visible from the public right-of-way can be screened with plantings.

Windows

A simple storm window provides energy efficiency and permits retention of this historic two-over-two window.



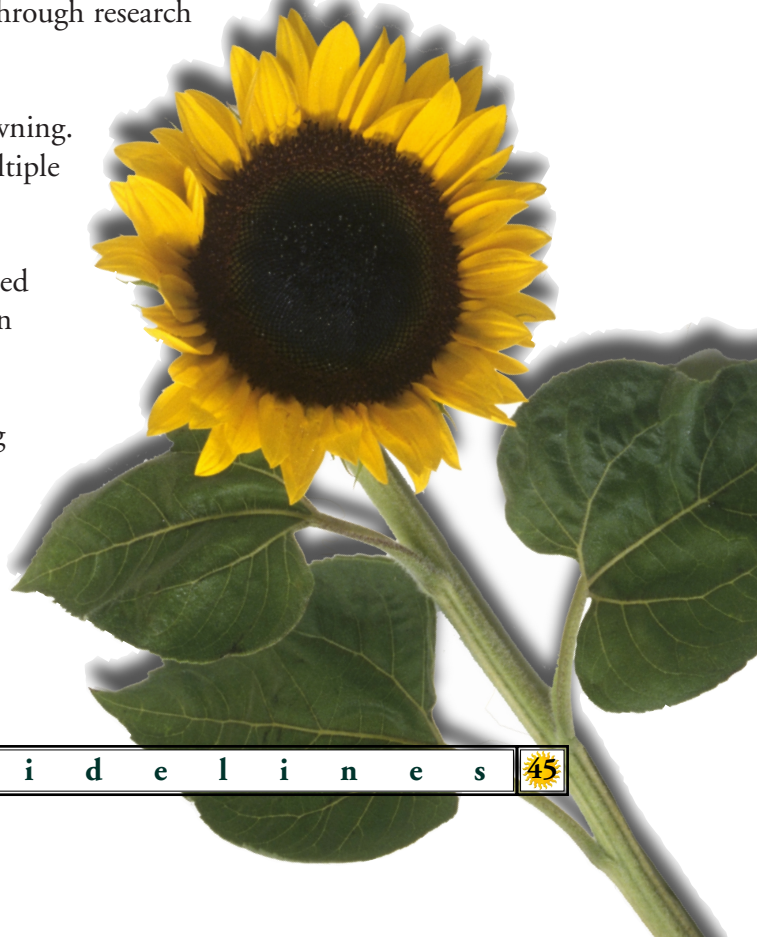
1. Avoid filling in or downsizing window openings, and avoid creating new openings, since this usually disrupts the pattern that is part of a building's original design. If new window openings truly are needed, make them similar in size and proportion to other windows in the house and use simple one-over-one window sash.
2. Retain and repair original wood window sash. A qualified carpenter usually can repair a window at much less than replacement cost. Many sash can be re-glazed with insulated glass to improve efficiency, but avoid removing of wavy, historic glass.
3. If windows are very deteriorated and must be replaced, new windows should duplicate the appearance of the original windows. The new windows should be wood and should have the same number of glass panes as the originals. Sash pieces should match the dimensions and profiles of the old sash.

4. Vinyl- or aluminum-clad wood windows may be used as a substitute for painted wood. They must match the appearance of the original windows as closely as possible, with the same dimensions and profiles as the original sash and frames. Avoid stick-on or sandwiched muntins, which create a false "historic" look.
5. For energy efficiency, consider interior or exterior storm windows. Some manufacturers provide interior energy panels which have a minimal effect on the window's appearance. Aluminum storm windows today come in a variety of colors that can be matched to the color of the window and trim; they can also be painted; avoid brushed or metallic aluminum. The storm window should fit the window exactly, with the meeting rails at the center of the window lining up with the horizontal division of the storm window.
6. Keep and repair any historic wood shutters, but avoid adding shutters to windows that never had them. Look for evidence such as paint shadows or signs of old hardware to determine whether a building had shutters in the past. Shutters should be sized and placed so they fill the window opening exactly if closed (even though they may be non-operable). The traditional wood-slat shutter design is most appropriate.



Canopies and Awnings

1. Fabric awnings are an appropriate treatment for most buildings in the corridor. Use a matte rather than a glossy surface; avoid fixed, permanent canopies unless it can be shown through research that a building had them in the past.
2. Each window or door should have its own awning. Avoid single full-width awnings covering multiple openings or an entire facade.
3. Use traditional flat, sloping awnings. Rounded or "bullnose" awnings should be used only on round-headed window openings.
4. Modern awnings are durable and long-lasting and come in a wide range of colors. Awning colors should be compatible with historically appropriate colors used on the building; avoid more than two colors.



Roofs, Gutters, and Downspouts



A building's roof, gutters, and downspouts all work together as an efficient water-removal system, but this system requires care and maintenance.

1. Watch for roof problems such as bulges or dips which can cause open joints in metal roofing or can lift shingles and let water in. Interior stains around chimneys, dormers, and skylights usually indicate a flashing problem.
2. Repair and retain existing traditional roofs such as standing seam metal. New standing seam roofing materials are available; they usually were painted to avoid rust, with red and black the most common colors, although green also was used. If a historic metal roof cannot be repaired and a new metal roof cannot be installed, medium gray or dark red or green asphalt or fiberglass shingles usually are the best choice.



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3. When re-roofing a building currently roofed with asphalt shingles, avoid staggered-butt or other shingle patterns that try to create an older look. Again, medium gray generally is appropriate as a new shingle color.
4. Watch gutters to be sure they are catching the water pouring off the roof; look for water overshooting the gutters or dripping down behind them. Also watch for gutters overflowing at any point, which could be caused by accumulated plant debris, or by a sag or low spot where the gutter supports have failed. Look for gutters that have twisted or bent due to a heavy load of snow or ice.
5. Watch for peeling paint, stains, or moss near downspouts. This usually indicates an obstructed downspout where water leaks out, or one with an open seam due to freezing of accumulated debris inside.

6. If the downspouts don't drain into underground lines or onto a splashblock, be sure there is an extra "elbow" at the outlet, directed away from the building's foundation. This will help prevent moisture from soaking down into the foundation or up into exterior wall materials.
7. When replacing gutters or downspouts, duplicate the existing as closely as possible. If a building is receiving new gutters and downspouts, use a design and color compatible with the design and color of the building.

Additions

1. If an addition is needed to increase a building's useful square footage, the addition should be clearly secondary to the original building. This means that it should be smaller, both in overall size and in scale, than the original, and its design and placement should not compete for attention with the original building.
2. The best location for an addition is at the rear of a building. If that is impossible and the addition must be located along the side, the facade of the addition should be set back from the facade of the original building.
3. Rather than placing the mass of an addition directly against the original building, consider a small one-story connector between the two. This permits each structure to "read" as separate buildings and causes minimal alteration to the original design.
4. Distinguish the addition from the original building. Avoid duplicating original window and trim designs in the addition, instead using smaller windows and simpler trim and details.
5. Often the kind of siding used on an addition is a good way to distinguish it from the original building. A house with beveled siding, for example, might have an addition with board-and-batten siding, or a house sided with board-and-batten might have an addition with vertical flush siding. Brick houses often had frame additions with siding, but brick additions to frame houses should be avoided.

