



Site Planning & Landscaping, cont.

Longer driveways which utilize a special material or pattern to improve the look of the home in front can save money by switching to a less expensive material in areas such as the rear yard and parking areas which are not visible from the street. **(B) in Fig. 5.**

Open air car-ports and drive-through *porte cochères* are an alternative to contemporary enclosed garages. These structures should be directly attached to home and designed to compliment the architectural style and materials of the residence. **(C) in Fig. 5.**

Even with the use of a formal drive up entranceway to the home, a contemporary enclosed garage can still be utilized, but should appear subordinate to the home. If possible, this should be reserved for the back of the lot and out of sight from the street. **(D) in Fig. 5.**

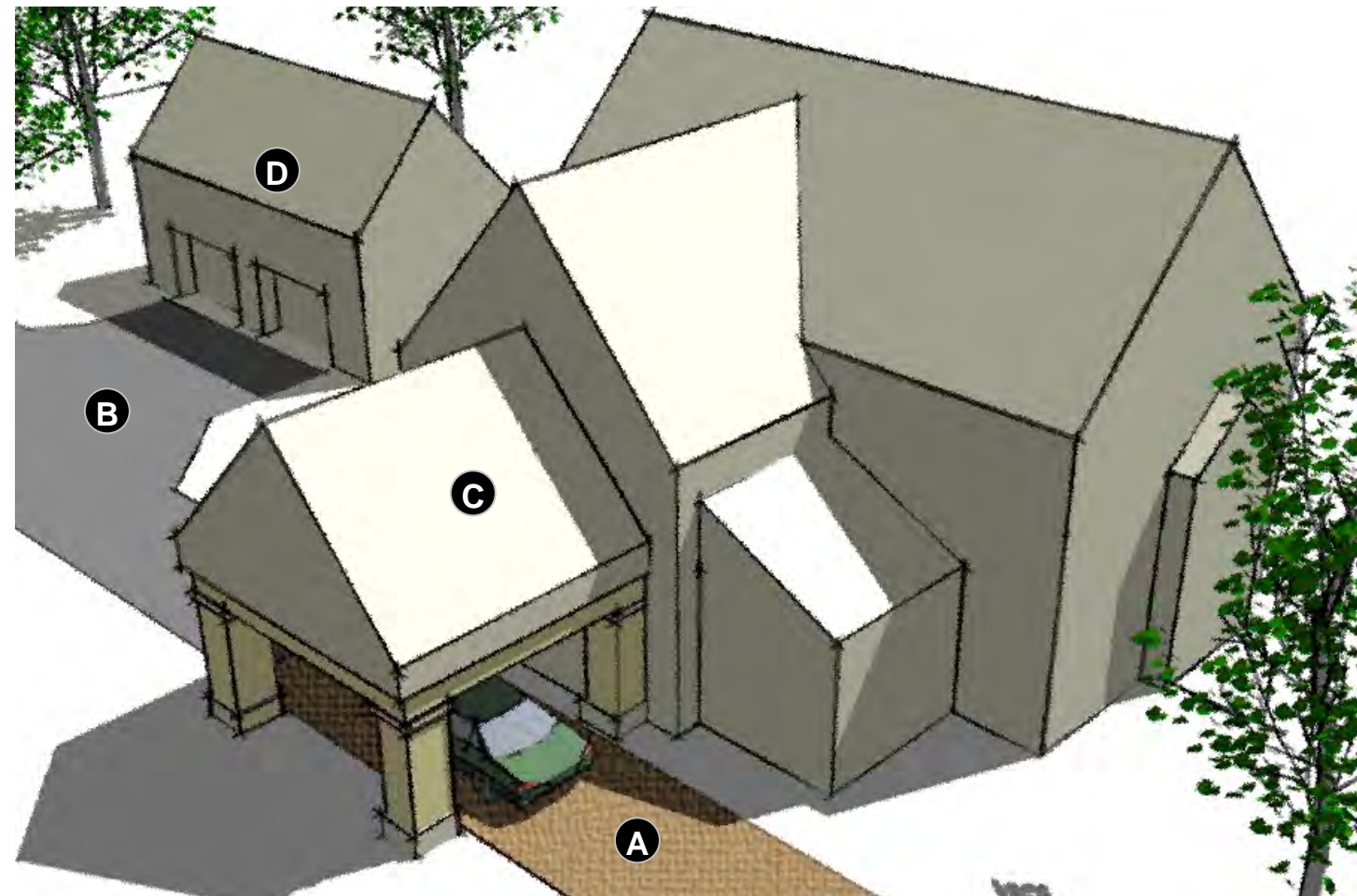


Fig. 5: Carports or drive through porte-cocheres can be an appropriate alternative to having the typical attached garage. Besides providing shelter from the elements when getting in and out of the car, they can be more interesting and attractive than typical blank garage doors. Such drive through entranceways should be designed to match the architecture of the home. Likewise, a subtle driveway material or pattern can greatly improve the look and quality of the property.

Interested in learning more about the architecture of some of the great historic homes in and around Saratoga Springs? Here are some local resources available to begin learning!

Saratoga Springs Preservation Foundation
www.saratogapreservation.org

Saratoga Springs Public Library
www.sspl.org

Guidelines for the Preservation of the Saratoga Springs Historic District
Handbook available at City Hall



Site Planning & Landscaping

Design Suggestions for Renovating and Improving Your Home
Part Two of a Six Part Design Guideline Series



Fig. 1: Good overall site planning relies on using your surroundings to your advantage. This means designing around special shade trees, taking design cues from neighboring homes or creating a wrap-around porch on a corner lot. The greatest attention to architecture and landscaping should be done at the front of the house, while less attractive aspects, such as the garage, can be shielded from view in the rear.

Homeowners are encouraged to research the history of their existing home before undertaking any renovation work, especially with regard to exterior changes. Historic photographs or drawings often provide information on what the house may have looked like many generations ago, and can be a wonderful source of renovation ideas. A list of various research sources can be found at the library or at www.saratogapreservation.org.

New residential site development, including additions, should identify any existing healthy trees on the property survey with a *caliper* of 4 inches or more. These trees should be shown on any design plans. Try to incorporate these and other existing trees into your design to provide shade and natural beauty to your property. **(A) in Fig. 1.**

New residential site development should try to identify any significant features on the site such as stone or brick walkways, foundations, stone walls, iron or wood fences, etc. These features are part of the property's history and should be preserved whenever possible. Try to incorporate them into your design. Such historic elements can add character and value to your home. **(B) in Fig. 1.**

New residential construction should be placed to generally align (or with a slight variation) the front facade with the front facade of other adjacent buildings on the street. **(C) in Fig. 1**

Curbs and driveways should be located as far from any existing street intersections as possible. **(D) in Fig. 1**

The overall scale of new residential construction should be kept small by breaking up the massing into smaller visual parts. These individual parts are usually created by a noticeable change in roof height, and/or a change in the plane of the façade, which sets it apart from the primary mass of the home. **(A) and (B) in Fig. 2.** Generally speaking, the primary mass of the home is best compatible with the massing of other homes in the neighborhood.

New additions to existing structures should clearly maintain the original form of the existing building without blurring the line between old and new, and should be subordinate to the original structure.

- The subordinate addition should step back from or in front of the plane of the existing facade so that it clearly illustrates where the original building ends and the new addition begins. **(A) in Fig. 2.**
- The roof line of the new addition should step down from the plane of the existing roof. **(B) in Fig. 2.**

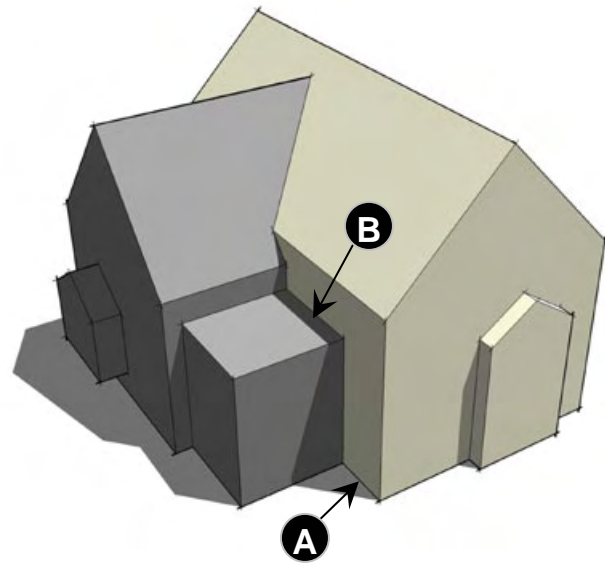


Fig. 2: Additions to older structures should make a clean distinction between where the old home ends and where the new construction begins. In this illustration, the new addition (dark grey) is broken up into smaller massing elements which step down and back from the edges of the existing home.

The overall scale and massing of new residential construction should be sympathetic to the scale and massing of neighboring homes.

In most cases within the historic neighborhoods, garages and similar accessory buildings should be set back far from the road and placed behind the residence whenever possible to minimize visibility from the street. Garage bay doors should be located and oriented so that they are not immediately visible or directly facing the street if possible. **(A) in Fig. 3.**

Residential properties should require no more than one driveway or curb cut entering the site. This driveway should be limited to one-lane wide at the front of the site, however may be wider in back to accommodate parking or garage access. **(B) in Figure 3.** Driveways which access existing historic service alleys in the rear are recommended whenever possible.

New residential construction or additions should provide trees, fences, walls or similar landscaping to shield any parking or trash storage areas from adjacent properties whenever possible.

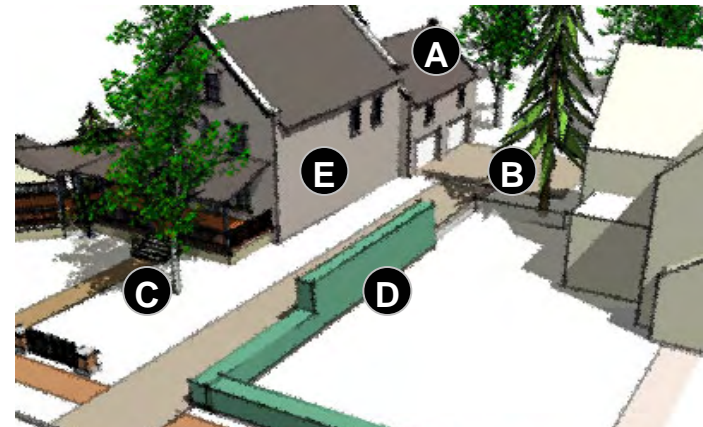


Fig. 3: Utilitarian uses such as garages should be kept near the rear of the home whenever possible.

New residential construction or additions should also provide grass, trees, shrubs and similar landscaping in keeping with the neighborhood, particularly in the front and highly visible areas of the property. **(C) in Figure 3.**

Chain link fences and similar utilitarian barriers are not recommended except in the rear yard of the property or in areas not directly visible from adjoining properties. Hedges, painted board, picket fences, stone walls or similar designs in keeping with historic neighborhoods should be used in these visible areas instead. **(D) in Figure 3.**

Large areas of blank wall along the street facades should be avoided, or should be reserved for the sides or rear of the home. **(E) in Figure 3.**



Fig. 4: The front of the home is the most important place to be creative with landscaping and materials. Time spent improving this area can greatly improve its resale value and beautify the neighborhood overall.

Houses located at the intersection of two roads may wish to take advantage of the opportunity and place a special design element to reinforce the corner. This is often a tower, octagon shaped corner, gazebo or a porch seating area. **(A) in Fig. 4.**

The front of the house is often the best place to locate a nice open-air porch. Porches help to mark the front entry to a house by providing visual depth, shadows, shelter from the elements and make a front facade more inviting. **(B) in Fig. 4.** For more information about porches, see Part 4 – Porches & Decks.

A low wall or fence along the front of the property can be an appropriate way of defining the yard. **(C) in Fig. 4.**

Homeowners are required to maintain the sidewalks and curbscuts along their property. The City owned area between the sidewalk and curb should be clear enough to allow for winter snow banks. **(D) in Fig. 4.**

Private walkways at the front of the house should be constructed of reinforced concrete, brick, concrete pavers, gravel, bluestone or stamped concrete. If stamped concrete is used, a small-scale pattern is recommended. Asphalt walkways are not recommended.

Driveways constructed of pavers or stamped concrete should use small-scale patterns to prevent the home from being overwhelmed by a grandiose pattern. However, smaller patterns placed within the overall driveway can be quite appealing. **(A) in Fig. 5.**



Roof Design & Building Height

Design Suggestions for Renovating and Improving Your Home
Part Three of a Six Part Design Guideline Series

3

Maintaining and preserving the original roof line and profile of your house is often the best way to maintain its historic character. The reconfiguration of an original roof structure should be avoided, especially if it redefines the architectural style of the home. When planning a new addition to an existing building, it is often best to design the new roof to match the general style and pitch of the original home. **(A) in Fig. 1.**

Most of the existing homes in Saratoga’s Architectural and Historic Review Districts are two or more stories tall at their front facade, and any new construction should be compatible with this pattern. Some architectural styles however, such as Bungalow, are a natural exception to this. The overall height of the home may step down toward the rear, **(B) in Fig. 1,** but it is best if the publicly visible areas such as the front facade are in keeping with the houses around them.

Many local historic homes with sloped roofs have a primary facade as a *gable-end* facing the street which is the full height of the structure. **(D) in Fig. 2.** This often helps to define a prominent streetscape and neighborhood rhythm. Bungalow style homes are an exception to this form, as shown in **Fig. 3.** Long runs of sloped roof running parallel to the street should generally be avoided, or should include the use of dormers or other vertical fluctuations to be in keeping with the typical roof forms found in the area. **(E) in Fig. 2.**

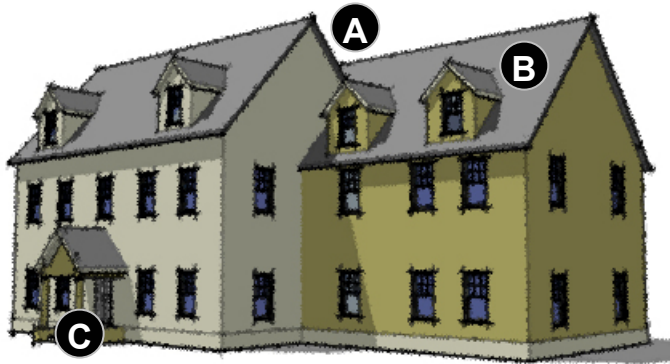


Fig. 1: The new addition (right) matches the roof style and slope of the original building (left), which helps to visually tie the home together. The new roof is also differentiated by stepping back and down from the original roofline to clearly distinguish where the existing home ends and the new addition begins. New additions should never try to fool anyone into thinking they are part of an original historic structure.

Try to maintain and preserve original materials, patterns and colors on an older building roof whenever possible. If replacement is necessary, attempt to replace with similar materials which have the same general appearance and character. For more information on recommended materials, see Part 6 – Exterior Materials.

The addition of new dormers, gables, skylights or modified roof slopes to an existing historic building roof should be reserved for the rear or less visible sides of the structure whenever possible in order to preserve their original character.

The addition of modern appliances such as satellite dishes or solar panels should be reserved for the rear or less visible sides of the structure whenever possible so as not to distract from the architecture of the home.

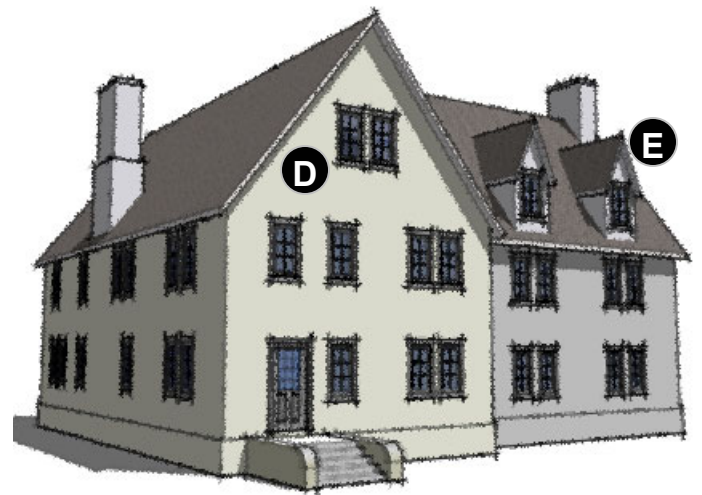


Fig. 2: This home orients its roof configuration to create a gable end facade facing the street. This helps to create a prominent front facade exposure that maintains the 2-3 story height typically found in many of the residential neighborhoods. The gable end facade also steps forward from the rest of the house to reinforce this effect. The portion of the roof which runs parallel to the street, though not as tall, uses dormers to break up the roof area and make it appear taller.

New roofs should be designed to divert the fall of rain and snow away from the pedestrian areas such as walkways and doors. **(C) in Fig. 1.**



Roof Design & Building Height, cont.

Large continuous roof areas should ideally be broken up into smaller portions with breaks and fluctuations in the roof surfaces to be in keeping with the residential scale found in the local neighborhood. **(F) in Fig. 3.**

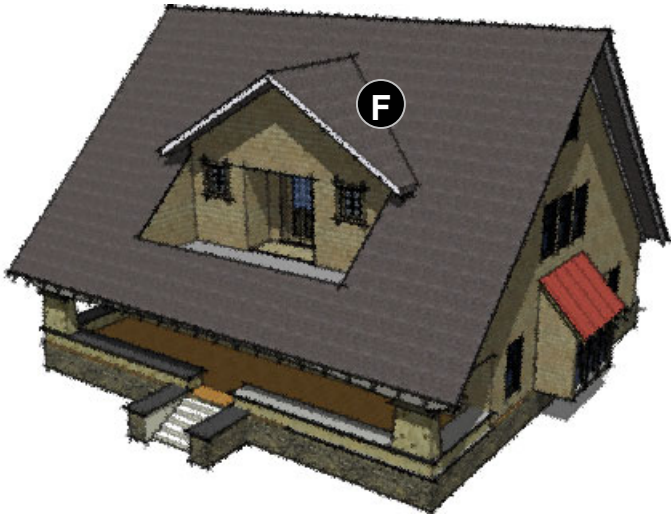


Fig. 3: The large expanse of roof area on this home would normally be overwhelming, but is tempered by the introduction of a large dormer and porch area on the second floor. This helps to break up the scale of the roof and adds a unique design element. Shed dormers can achieve the same effect.

Structures which do not incorporate sloping roofs typically have low walls projecting above known as a *parapet*. Walls of flat roof structures should terminate with a *cornice* or *parapet* in keeping with similar historic structures. **(G) in Fig. 4.**

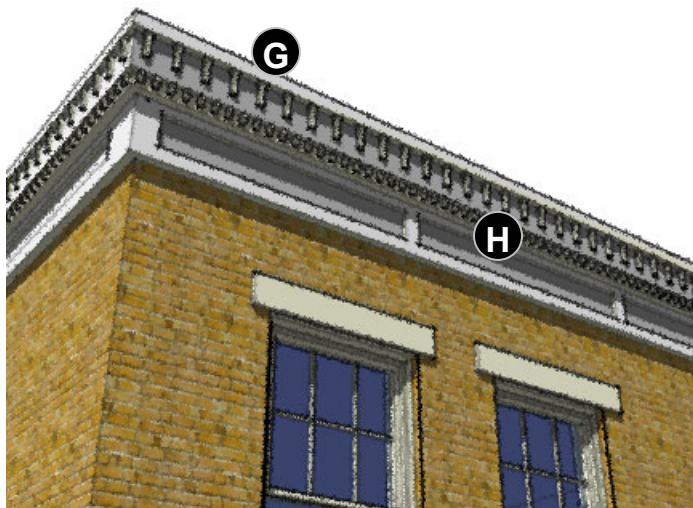


Fig. 4: The cornice on this building acts as a sculptural “cap” to the building with 3-dimensional depth and shadows. Such cornices should be prominent and bold enough to visually balance the facade. Very thin or small cornices, such as metal edge flashing, are not typically visible enough to accomplish this on buildings two or more stories in height.

Roof details including *eave* trimwork, the *cornice* and parts of an *entablature* should be maintained and preserved whenever possible on existing historic homes. These details often define the architectural character of the home. **(H) in Fig. 4.** When planning an addition to an existing home, try to use design elements from the existing trimwork in the new construction. The new trimwork does not have to be as detailed and ornate as the original work, but should evoke the same character and scale.

Roof materials should be kept consistent whenever possible. When planning an addition to an existing home, try to match the original roof materials on the addition as closely as possible. Some historic roofing materials, such as slate, are expensive to purchase, but pay for themselves in long-term durability and housing value. If you do plan on using a different roofing material, try to limit it only to a special “select” area to highlight a distinct architectural element. **(I) in Fig. 5.**

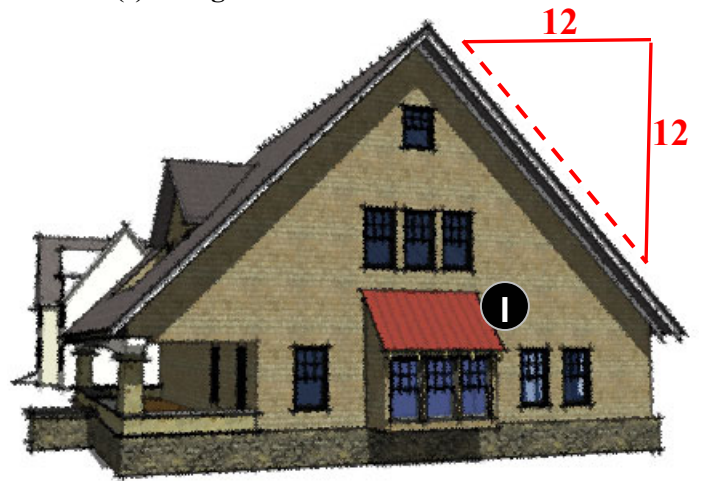


Fig. 5: The bold overhangs and exposed rafters of this roof help to add depth and shadows to an otherwise simply shaped home. Although slate is used consistently on much of the roof, a different material was introduced over the bay window to highlight it as a special architectural element.

New residential roofs should attempt to be compatible with the roof designs found in the local neighborhood. Generally speaking, sloped roofs should have a pitch of no less than 6:12 on primary roof areas (not including *dormers*, entry canopies or similar elements). This means it rises 6 inches vertically for every 12 inches it extends horizontally. Typically such sloped roofs should have overhangs at the *eave* and *gable* ends of the roof at least 6” deep.



Porches & Decks

Design Suggestions for Renovating and Improving Your Home
Part Four of a Six Part Design Guideline Series

4

The enclosure or demolition of an existing historic porch is strongly discouraged. Such features should be maintained and preserved in their original form whenever possible.

If an existing open porch needs to be enclosed or converted to a screened porch, the new enclosure should be erected behind the columns and railings so that they may remain exposed and visible as before. Any such new enclosure should be of complementary materials and finish to minimize their visual impact and not distract from the original porch construction. **(A) in Fig. 1.**



Fig. 1: Although it is not recommended that existing porches be enclosed or converted to screened porches, if it is done the new enclosure should incorporate the original porch construction as shown above so that it remains exposed as a relief on the new enclosure.

The inclusion of open front porches on new construction and additions is encouraged, especially where porches are found on neighboring buildings. Such porches, or a smaller “front-entry porch”, is often recommended to highlight the main entry to a home. **(B) in Fig. 2.**

The addition of a new front porch to a historic building may not always be appropriate, especially if the original building was not designed to accommodate one. If you are unsure about whether or not a front porch is architecturally appropriate for your particular home, contact the Saratoga Springs Design Review Commission, or the Saratoga Springs Preservation Foundation.

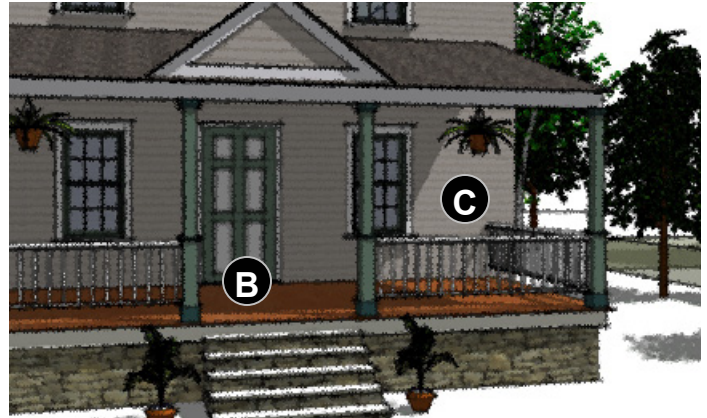


Fig. 2: Porches provide depth and shadows to a facade, creating a more welcoming shaded entry area. Ideally they should be deep enough to accommodate a few people sitting around a table to enjoy the view.

New front porches should ideally be deep enough to accommodate seating and circulation, **(C) in Fig. 2,** and should not terminate at a random point along the width of the facade. The width of a new porch should relate logically to that portion of the facade to which it is attached. **(D) in Fig. 3.**

Porches which wrap around two sides of a residence are a great way to create an area at the corner to highlight a special seating area if it is appropriate to the architectural style of the residence. **(E) in Fig. 3.** This is often found on historic homes located at corner intersections.

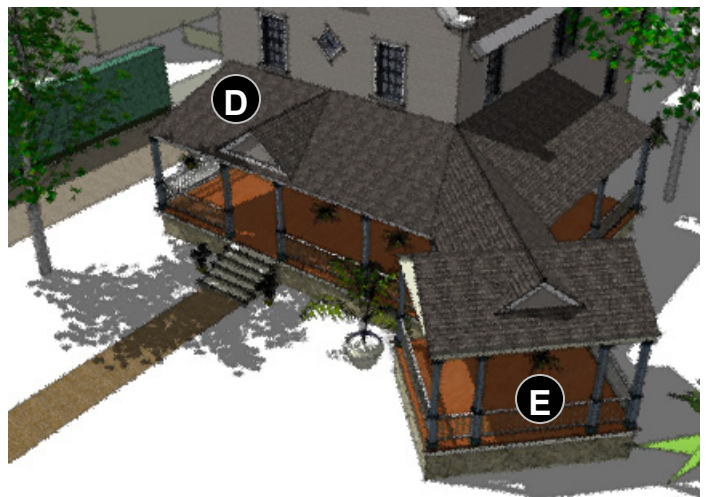


Fig. 3: Porches which wrap around two sides of a house can create the most interesting spaces, and are common on corner lots.



Porches & Decks, cont.

Porches on new construction and additions should be constructed of the same materials as the residence whenever possible. If it is not possible to duplicate the materials of the original structure, then similar materials which compliment the style and appearance can be used.

Keep original woodwork and trim whenever possible, and try to integrate any new modern elements as sympathetically as possible. Adding new stair railings in materials or designs which are not compatible with the original is discouraged.

Where columns and railings need to be replaced, match the original materials and use designs as close to the original as possible. New columns and railings need not have all of the ornament and detail found in their historic designs, but they should keep the basic forms and proportions of the materials being replaced. If existing porch railings are too low to meet code, a new upper railing can be added on top of it which is visually unobtrusive and in keeping with the original style. **(F) in Fig. 4.** This will allow the original design to remain intact below. The railing height and spacing of *balusters* should meet current NY State building code.

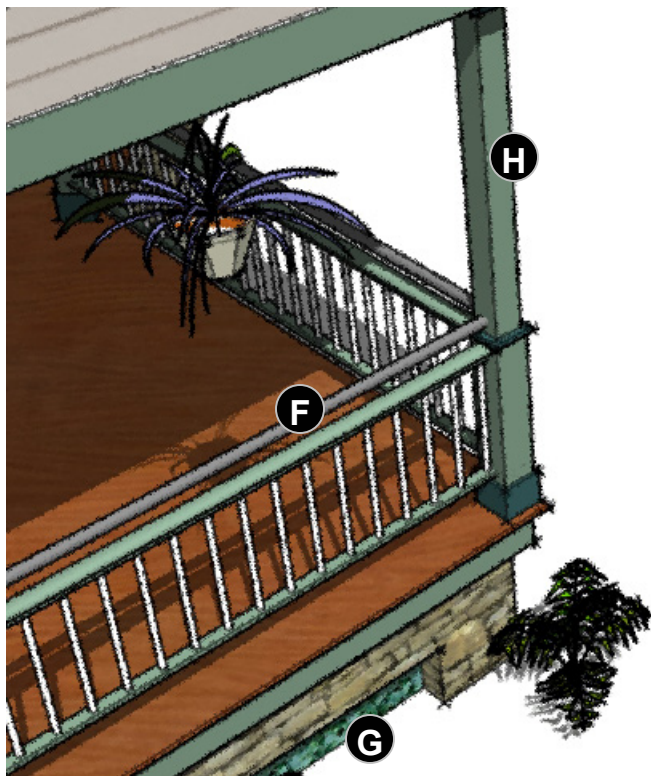


Fig. 4: Typical porch post and railing construction. More modern variations of this traditional style are in use today, but the basic principles of design are the same.

Porch and stair railings are typically constructed as an openwork of individual railings, columns and *balusters* in a regularly spaced rhythm, with spaces in between. **(F) in Fig. 4.** Railings constructed of solid panels or walls are generally discouraged except in cases of masonry construction. **Fig. 5.**

Porches which have open-air space underneath should not have the undersides enclosed in a manner which would prevent air circulation. Instead, grille-work or *lattice* should be used which can help conceal the area underneath while still allowing proper ventilation to reduce problems of moisture build-up. **(G) in Fig. 4.**

Uncovered wood decks, patios or similar construction which do not have a permanent roof overhead are generally discouraged along the front facade. These areas should be reserved for the sides or rear of the house, however masonry terraces can work on the front of the home.

The proportions of columns or posts along a front porch or facade shouldn't appear overly massive or too thin for the amount of weight they appear to be carrying. Posts which carry are relatively light load such as a small porch roof are typically be in the range of 1:10 to 1:15 in width to height proportion. **(H) in Figure 4.** Posts or columns which appear to be carrying a much heavier load such as the main roof of the house should be visually appropriate in width to height proportion. **(I) in Fig. 5.**

Porch posts and railings are best designed in an ornamental fashion which differentiates the base, middle and top of the post, or in a box/tube construction which conceals the real structural post within. Bare, unarticulated posts are not recommended.

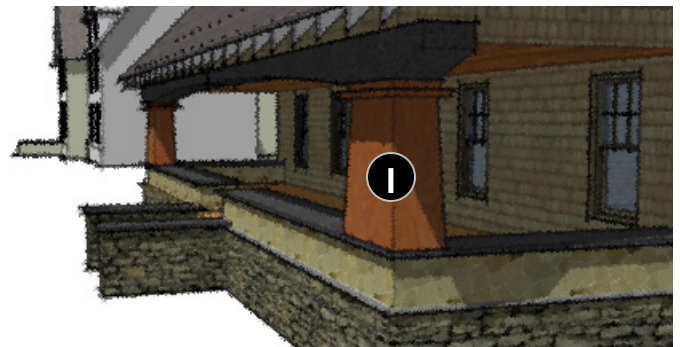


Fig. 5: Regardless of the actual structural need, it is important that posts and columns visually appear bold or strong enough to carry the load above them. Posts which are too thin or spindly will look awkward, even if they are structurally able to carry the load.



Fig. 7: Examples of proper window shutter mounting. Shutters should only be used if the house historically used them, or on additions to a house which uses them.

Window shutters, if used, should be used consistently on all exterior windows. Additions to existing homes which have shutters should try to match the same general type, style and materials of the shutters on the original building whenever possible. **(K) in Fig. 6.** The use of shutters on some facades of the home and not others is not recommended.

If window shutters are used, they should be properly mounted on both sides of each window so as to give the appearance that they would completely cover the openings when shut. **(K) in Fig. 6.** Avoid mounting shutters on only one side of a window, or on either side of a wide window. The exception to this is when you have a group of two windows mounted together to form a larger window, it is generally acceptable to place a shutter on either side of the group. **(L) in Fig. 7.**

Imitation (non-operable) shutters secured onto the facade to give the “appearance” of real shutters are generally not recommended. When in doubt, shutters should only be used on your home if the home has always historically used them in the past.

The addition of a special window or two at a key place in the facade can enliven your homes exterior. Such special windows do not have to match the type or size of the other windows on the home, and are typically small but eye catching because of their use of color, placement or unique shape. **(M) in Fig. 8.**



Fig. 8: A special window placed at a key location on the facade, such as the center, roof peak or above other windows can be a great way to add additional character to your home.

Window openings in masonry facades work best when they show a structural *lintel* or arch at the top of the window to visually express how it is carrying the weight above. **(N) in Fig. 9.** Likewise the window sill beneath is should typically express some depth and create an edge for water to drip away from the facade. **(O) in Fig. 9.** Both the lintel and sill are typically made from the same materials, such as masonry, wood, reinforced concrete or limestone. For more information about exterior materials, see Part 6 – Exterior Materials.

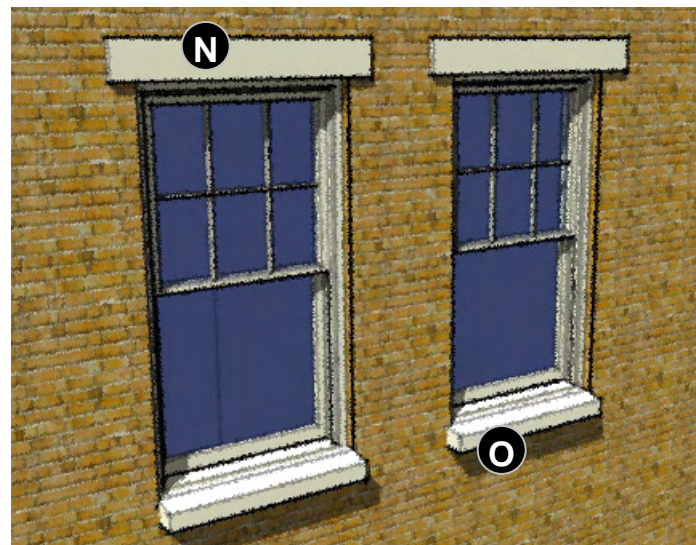


Fig. 9: Window and door openings in masonry facades are often best expressed with an exposed lintel over the opening which shows how it is carrying the weight above.



Doors & Windows

Design Suggestions for Renovating and Improving Your Home
Part Five of a Six Part Design Guideline Series

Try to maintain the original form, materials and dimensions of existing historic doors and entrance features, including surrounding moldings, columns, *transom* windows, etc, whenever possible. Repair or restore them where necessary. Weather-strip existing historic doors to avoid heat loss instead of replacing them, if possible.

Avoid replacement of existing front doors with new ones of incompatible design or material (examples: replacing wood doors with steel; using colonial style paneled doors to replace doors from another period and style).

Maintain the original size, proportion and location of existing doors and entrance openings whenever possible. The relocation or alteration of an original entrance opening on the front facade of a building is discouraged.

The front door should always be placed at the front of the building, facing the street. This entry should be architecturally highlighted by a recess in the facade or porch entry to make it appear more important, but should not be overly grand or large in scale. **(A) in Fig.1.**

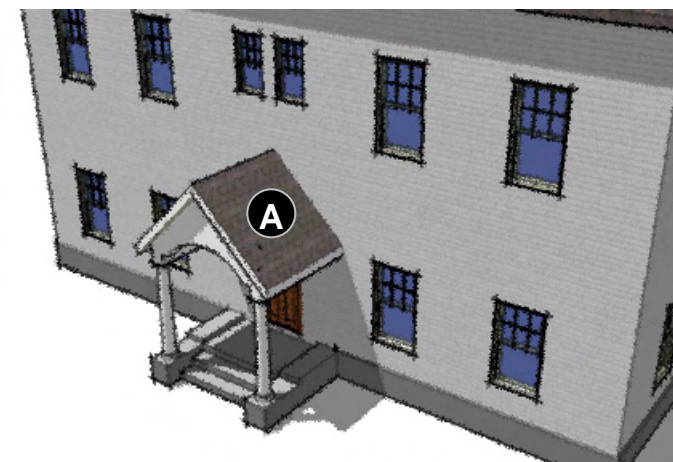


Fig. 1: The front door to a home should always be readily visible and highlighted by a recess in the facade, porch or other roof element to shelter pedestrians from the elements and create an inviting entry space. Homes with existing historic entry designs should try to maintain them in their original form.

If adding a storm door to the front entry, match the color and form of the existing door as closely as possible, and avoid ornament which clashes with the original design. Simple wood screen or storm doors with glass or screen panel(s) are generally recommended. **(B) in Fig. 2.**

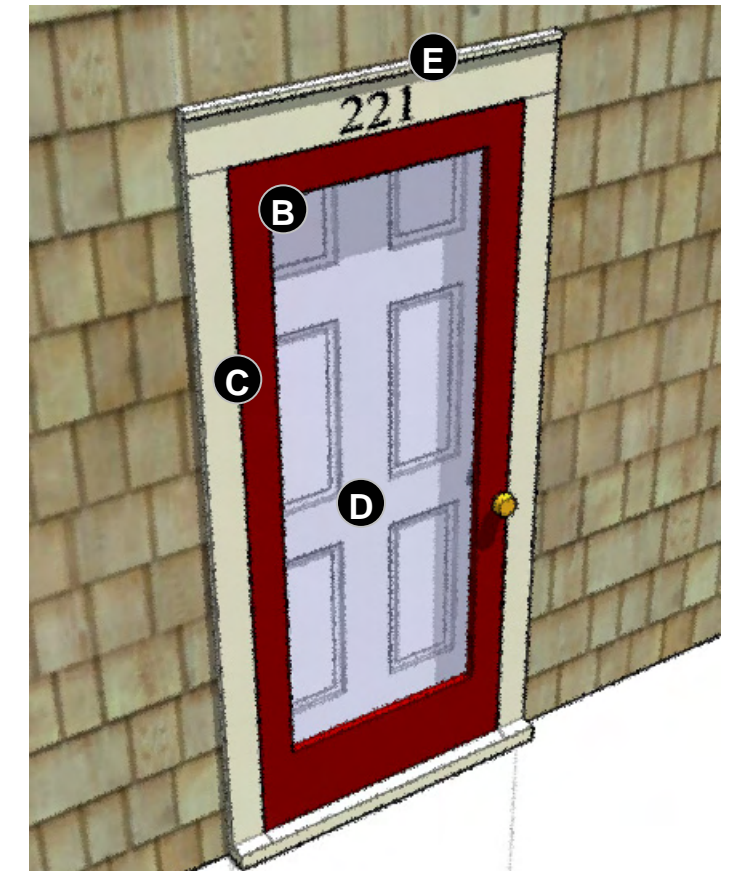


Fig. 2: Example of proper storm door design. This wood storm door is properly installed so that it is recessed within the wood trim of the doorway. The large glass panel allows for the original building door to still be revealed behind it.

Storm doors should be installed so they are recessed within the wood trim *casing* of the doorway whenever possible, and should not be installed or mounted directly onto the surface of the door trim. **(C) in Fig. 2.**

Select the sizes and proportions of glass and panels on storm doors carefully to avoid covering or conflicting with the features of the original door beyond. **(D) in Fig. 2.**

If using aluminum storm doors, make sure they are a color similar to the historic door or entrance features. The installation of storm doors with inappropriate ornament like scallops edges around the glass, curving metal grilles, eagles, imitation hinges, “X” shaped bottom panels, or a bare metal finish is discouraged.

The street address should be clearly visible from the street and displayed adjacent to the doorway so that it is visible from the street. (E) in Fig. 2.

Sliding glass doors are discouraged on front facades.

Try to maintain the original form, materials and dimensions of historic windows, window trim, shutters and their openings whenever possible. Repair or restore them where necessary in lieu of replacement. If replacement is necessary, replace with elements which are similar in design type, style and materials to the original.

Avoid infilling, concealing or covering existing historic windows on the front facade of a building whenever possible.

Windows that are part of an addition to an existing building should attempt to match the general type, scale and proportion of the windows found on the original building, especially on the front facade and areas readily visible from the street. (F) in Fig. 3.

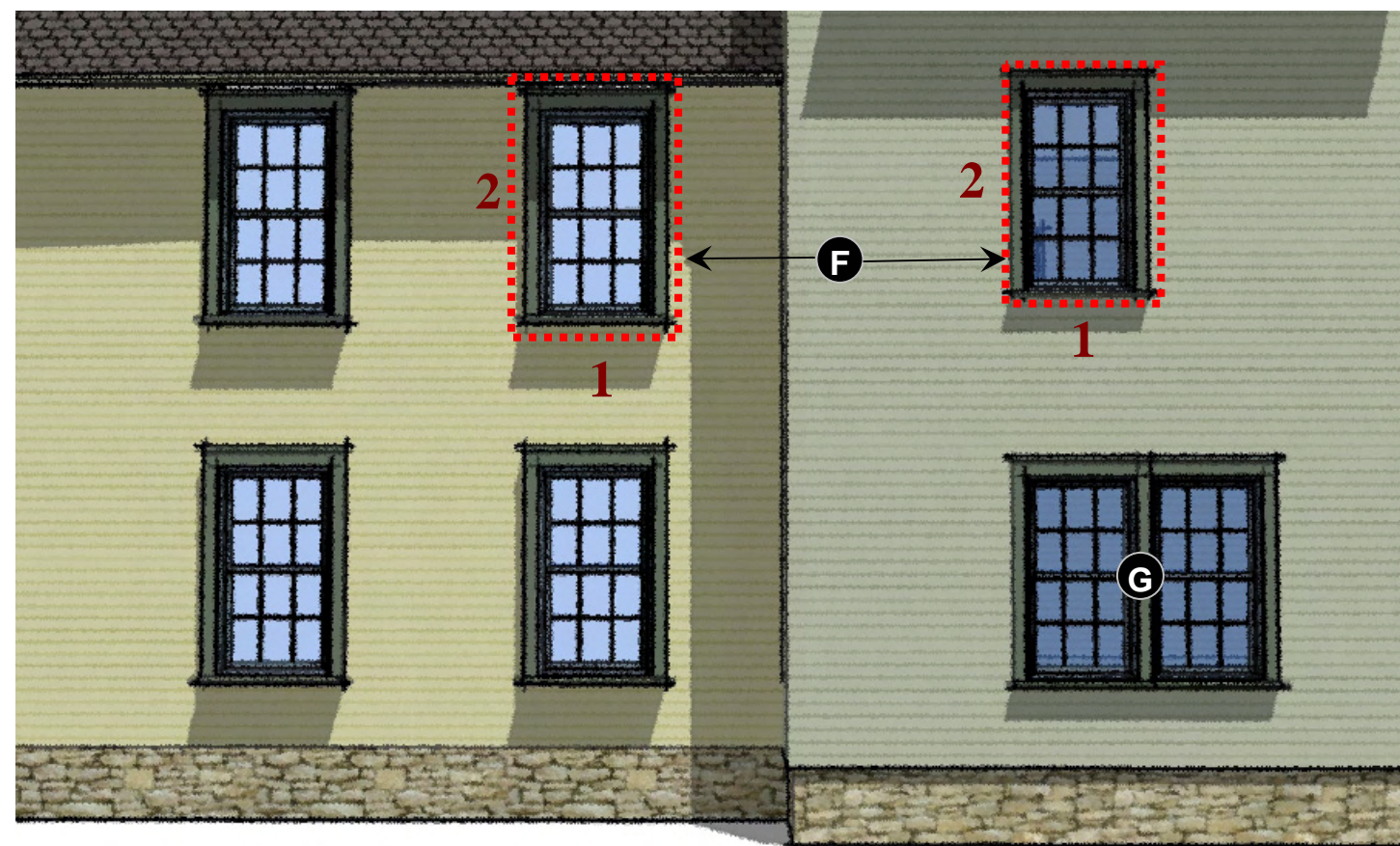


Fig. 3: Similar window proportions. It may not always be possible to match the size of some older windows, but the proportions and style are often the most important. Try to pick windows which have the same width to height proportion as the original construction. In the example above, both the older window and the newer window are slightly different sizes, but they have the same proportion – they are both twice as tall as they are wide.

New or replacement windows on an existing building should match the general size, type, scale and proportion of the existing windows, especially on the front facade and areas readily visible from the street. The replacement designs do not have to be as detailed or ornate as the original materials.

Avoid changing window opening sizes or installing replacement windows in aluminum, vinyl or other contemporary materials.

Avoid artificial “snap-in” window grids which attempt to imitate the appearance of real multiple window panes, but have no 3-dimensional relief on the outside. Instead, simulated divided-lite windows with mullion on the interior and exterior create a better appearance.

A consistent use of window types around the exterior of the house helps to create a more uniform appearance, however it is acceptable to have a specialty window as a highlight or accent which is an exception. (M) in Fig. 8.

Try to keep individual window sizes and proportions within the range typically found on other buildings in the neighborhood. For larger window areas, group two or more windows together. (G) in Fig. 3.

Window proportions within the historic neighborhoods are usually within a range of 1:1.25 to 1:3 (width to height) although 1:1 (square) windows are often appropriate.

Try to limit the use of horizontally proportioned windows except in special cases such as over another window or door as a *transom*.

Try to use window types and designs which are commonly found on other buildings in the neighborhood. Double-hung windows with divided-lights are often the most common and are generally recommended. (H) in Fig. 4.

Avoid the use of non-traditional window types such as picture windows, *casements* and sliders.

Storm windows and screens should be properly installed so that they are recessed inside the outer window *casing*. Avoid mounting storm windows directly onto the face of the trim. Wood storm windows are typically the most attractive. (I) in Fig. 5.



Fig. 4: Standard double hung divided lite windows with wood trim. The bold wood trim helps to give added depth and shadows to the window openings which you do not get from the thin edges of typical vinyl siding trim.

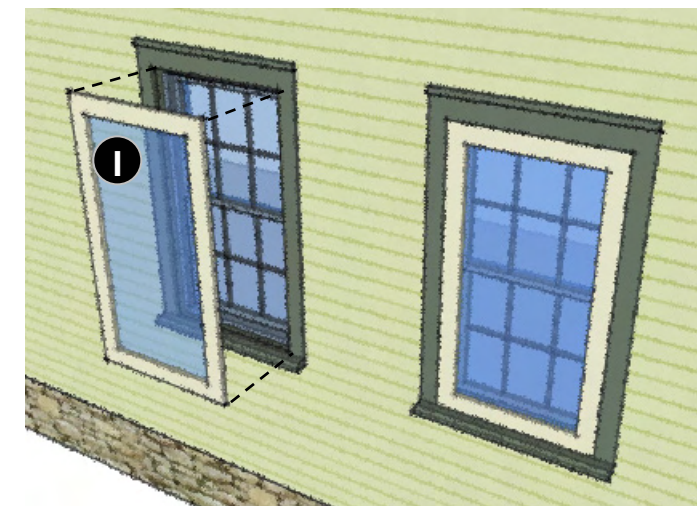


Fig. 5: Example of proper storm window design and installation. Storm windows constructed of wood or vinyl should always be mounted so they are recessed into the frame of the wood window trim, and not attached directly to the face. Wood storm windows are generally preferred, but vinyl or aluminum can be used if they have a painted finish.

Storm windows should be constructed of wood, or painted aluminum. Avoid the use of bare aluminum frames.

Try to avoid using window screens which have a metal or reflective appearance which can obscure the window behind it in sunlight. Darker grey or black screen is often the best for this. (J) in Fig. 6. Window screens should ideally be mounted so that they are recessed back into the window *casing*, and not flush or protruding from it.

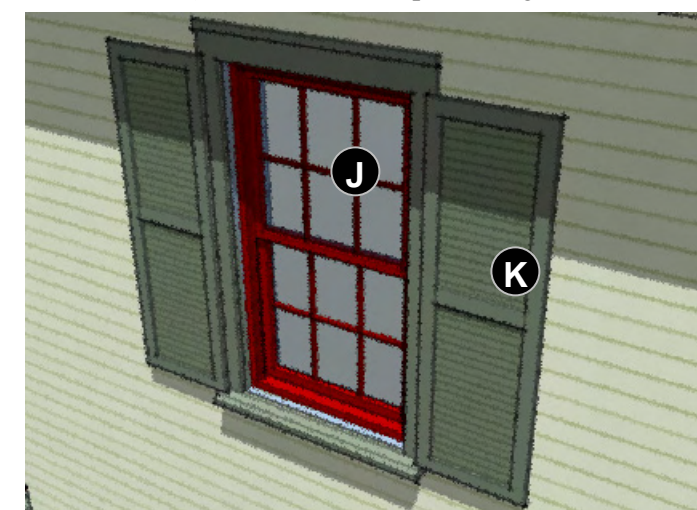


Fig. 6: If window shutters are used, they should be used consistently on all facades, and should appear to completely cover the window opening if closed.



Exterior Materials & Colors

Design Suggestions for Renovating and Improving Your Home
Part Six of a Six Part Design Guideline Series

6

Whenever possible, try to maintain and repair existing historic building materials in lieu of replacement. If replacement is necessary, replace with similar materials which have the same basic forms and proportions. The replacement designs generally do not have to be as detailed or ornate as the original materials, but should look similar.

Avoid covering up or concealing any existing exterior wall materials that may have been part of an original historic architectural design of the home.

Additions to existing homes should ideally match or be compatible with the materials and colors found on the original building.

Whenever possible, use building materials that are commonly found in the adjacent structures and surrounding area. Small-scale, natural materials such as wood clapboard and brick are generally recommended. **(A) in Fig. 1.**

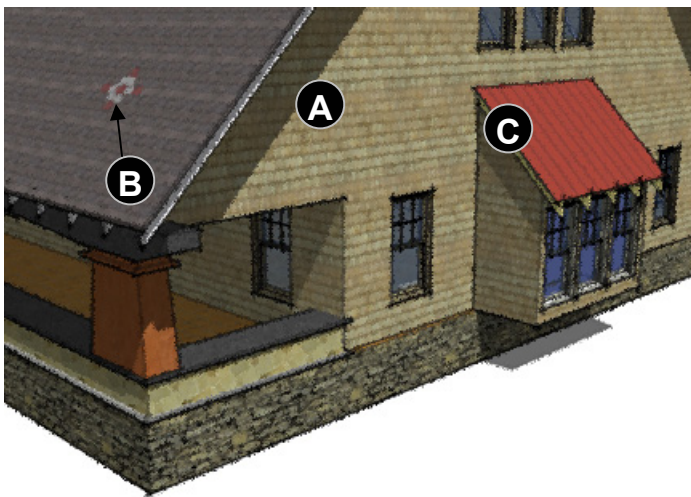


Fig. 1: The subtle use of different materials and colors can make a very interesting design. Although wood is the most dominant exterior material on this home, a relatively small amount of masonry has been used around the base of the house as an accent. Such alternate materials and colors are used only in special places as a highlight.

The use of subtle facade articulations, designs or patterns (i.e. slate roof patterns, decorative brickwork) in certain special places is encouraged. **(B) in Fig. 1.**

Brighter, more vibrant colors, if used, should generally be reserved for minor accents and highlights only, and should be used sparingly. **(C) in Fig. 1.** Successful use of color is often tied to the style of the architecture. Older Victorian homes often used multiple colors to create a lively character, but these colors were always used consistently and selectively around the facade. Such a lively color scheme might not be appropriate on other architectural styles, such as Federal, which is typically much more reserved.

If more than one material, pattern or color is used on the same facade, the transition from one to the next should occur at a sharp edge or reveal in the plane of the facade. This creates a surface for the first material or color to terminate into before the next one begins. **(D) in Fig. 2.**

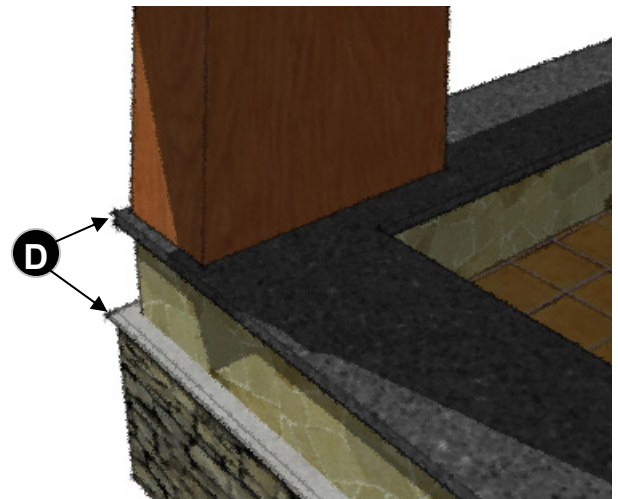


Fig. 2: The transition from one material to the next, or one color to the next, is best achieved at an edge or right angle turn in the plane of the facade. This creates a place where the one color or material can logically stop and the next one can begin, and is reinforced by the change in shadows.

Avoid the use of too many different types of materials, patterns or colors on the same facade. When more than one material, pattern or color is used, try using one as the primary theme with the others used more sparingly to compliment or accentuate the design.

For more information about the types of exterior materials most and least recommended within the Historic and Design Review districts, refer to the chart on the next page.



Exterior Materials & Colors, cont.

Element	Recommended Materials	Not Recommended Materials
Facades	Common Red Brick	Imitation Brick Siding, Asphalt Siding
	Bare (consistent tone)	Jumbo/Utility Brick
	Painted	Concrete Masonry Units
	Natural Stone / Imitation Stone	Metal, Aluminum Siding
	Wood Clapboard (6" exposure max. or match existing)	E.I.F.S. (a.k.a. Dryvit)
	Painted or Stained	Unfinished, Lumber Grade Wood
	Wood Shingle (6" exposure max. or match existing)	Vinyl Siding (Within City Center)
	Painted or Stained	Concrete Panel
	Imitation/Synthetic Wood	Wood Paneling/ Adirondack Siding
	Fiber Reinforced Cement Siding (approved thickness)	Plywood, T-111, Lumber Grade Wood
		Unpainted Composite, MDO/MDF Board
		Vinyl Siding
Trimwork	Wood - Finished Grade	Bare or Unfinished Wood
	Painted or Stained	Lumber Grade
	Fiber Reinforced Cement/PVC	Aluminum/Vinyl
	Imitation/Synthetic Wood	
Windows & Doors	Wood, Wood Clad, Vinyl Clad, PVC Frame, Extruded Aluminum	Bare Aluminum
		Anodized Aluminum Frame/Storefront
	Clear, Etched, Frosted or Stained Glass	Mirrored or Dark Tinted Glass
	Expressed Lintels Over Openings	Steel Plate or Angle Lintels
	Brick, Natural Stone, Colored or Bare Concrete	
Roof	Asphalt Shingle (approved color)	Imitation Slate (rubber)
	Imitation Slate (non-rubber)	
	Natural Slate	
	Wood Shake / Shingle (With Fire Retardant Treatment)	
	Standing Seam Metal, Soldered Copper	
	Small Seam Width, approved color	
	Rubber Membrane, Modified Bitumen (Flat roof structures only)	
	Snow Slides (Aluminum, copper, terne coated lead)	
Other / Misc.	Canvas Awning	Plastic, Vinyl or Other Synthetic Awnings
	2 Color Max, approved colors	
	Concrete Sidewalks / Walkways (poured)	Asphalt Sidewalks / Walkways
	Stamped Concrete	
	Wood / Synthetic Wood Porches, Stairs	
	Parapet & Chimney Caps	
	Stone, Limestone or Precast Concrete	
Wood, Colored Aluminum or Wrought Iron Fence	PVC / Synthetic / Plastic or Chain Link Fences	

Fig. 2: Exterior Materials List. The following list is meant as a general guide for the exterior materials which should and shouldn't be used within the Historic Districts. The list is not meant to be all-inclusive or exhaustive. The Design Review Commission should approve all exterior materials during the design approval process. Refer to the Chamber of Commerce Paint Color Guide for color recommendations.