

Glastonbury Historic District

Design Guidelines






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Preface

"Glastonbury Historic District Design Guidelines" are required by the Historic Preservation Ordinance, Section 8-5-7. Accordingly, the Historic District Commission has developed these Guidelines as a reference for those comtemplating construction or re-construction projects on structures within the Main Street Historic District.

These guidelines try to anticipate the needs of property owners within the District to expand, reduce, or otherwise modify their property to accommodate the continually changing situations that arise with the passage of time. The underlying principle being that when an old building is improved to meet modern functional standards or when constructing a new facility, it is essential that the architectural character of the building and the neighborhood not be lost in the process. These Guidelines are published by the Commission as a working framework which can evolve and change to meet the needs of the District.

These Guidelines provide the Historic District Commission and Historic District residents with standards which will aid in judging the appropriateness of proposed modifications and to establish a basis for consistency in making these decisions. They are not intended to be inflexible rules, but instead to offer advice for a consistent and reasonable approach to property improvements.

The Commission wishes to acknowledge the Patrick Scullion (Town Intern) for his exceptional work and advice in the research and preparation of these guidelines.

April 2015

Introduction

Glastonbury's Historic District Commission is responsible for protecting and preserving the character and integrity of the Historic District. In so doing, they must determine and pass judgment on the appropriateness of any planned exterior architectural alteration, erection, or demolition visible from a public road way or place. The following guidelines are for use by residents and the Commission as standards upon which to base decisions, and also as an aid to anyone in Glastonbury considering work which involves historic architectural features.

The document breaks historic buildings down into individual features or components which are important to the building and the Historic District as a whole. Sections labeled 'maintain' and 'repair' will normally not require a certificate of appropriateness, but are included as preventative measures property owners may take to avoid more extensive changes or repairs. Other sections, in-cluding 'replace' and 'add', will usually require a certificate of appropriateness. In these sections, alternatives are provided to assist the owner in making decisions concerning the various options to be considered or avoided in rehabilitation. While the guidelines do not cover all situations or conditions found in the Historic District, reference material recommended in the text and described in the bibliography may be helpful for more particular problems or questions.

Even though slight changes may not affect the building's character and integrity, it is the understanding of the Commission and this plan that multiple small changes over the years can radically alter the appearance of a building. The Commission does not intend to turn Glastonbury's Historic District into a collection of dimly-lit museum-houses, but rather to provide room for contemporary needs and styles while remaining sensitive to the historic building's character and sense of place.

No building or structure shall be erected, altered, demolished, or removed within the district until an application for a certificate of appropriateness has been submitted to and approved by the Commission. A certificate of appropriateness shall be required regardless of whether or not a building permit is required. Reviewable actions include but are not limited to:

Addition of a structure to a property
Masonry replacement and repointing
Any visible temporary or permanent additions to the house or site whether structural or technological including signs, generators, solar panels, fences, and outbuildings
Any alteration or enlargement to parking areas
The methods and reasons for total paint removal
The addition, removal, alteration, or replacement of window shutters, porches, or any architectural ornament
The removal or replacement of window and door surround features
Any partial or entire window, storm window, door, and storm door modification or replacement whether similar or different from the original.
Any replacements that are not exact copies of the existing features including windows, doors, and gutters in both materials and appearance

Changes that do not require a Certificate of Appropriateness include:

The addition or replacement of storm windows

Minor surface repairs or replacements where a damaged part is replaced by one of the same geometry and material, but not necessarily the same color

Roof repairs regardless of replacement material (alteration of roof line considered a replacement, not a repair)

When in doubt as to whether any planned work on a structure in the Historic District requires application for appropriateness, please bring any questions to the Community Development Office or a Historic District Commission member before beginning.

The Secretary of the Interior's 10 Standards for rehabilitation set forth the principles and purposes of historic preservation, and provide a good introduction to the more specific guidelines which follow them.

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.

More detailed information can be found in the National Parks Service's Preservation Briefs, mentioned throughout the text and referenced in the bibliography.

Exterior Walls and Siding

Maintain

Exterior walls and siding provide the building with an overall texture. The choice of materials and their relationships to each other help define the historic character of the building. Clapboard siding remains the earliest and most prevalent siding choice in the Historic District, although masonry, especially brick and Portland brownstone, has been used for municipal buildings, 'fashionable' homes, and foundations. Other siding materials include wood shingles, vinyl, and aluminum.

Masonry is a very durable material, and with proper care can last indefinitely. The primary cause for its deterioration is water damage due to improper drainage. Decay is usually found near the roof, at ground level, around mortar joints, or any horizontal surface such as window sills. Air pollutants can also be a reason for masonry decay. Maintenance for masonry walls and foundations include proper drainage systems and when necessary cleaning of the exterior surface. (See Preservation Brief #1)

Wood siding is also very durable material when properly cared for. Routine painting and caulking are usually the best preservatives. Moisture, insects, fungi, and vegetation growing close to its surface can all contribute to the siding's damage. Try to retain and preserve any hand-crafted detailing and finishing that is still present.

Repair

Masonry repair normally consists of repointing and limited replacement. Both are rather technical procedures which will require further research. (See Preservations Briefs #1 and #2). When repairing, try to match the original color, texture, size, and pattern of the existing mortar joints and masonry. Take special care when repointing. Historic mortars are generally softer and use more lime than Portland cement; today's standard mortars, because of strength differences, can destroy historic masonry walls.

When wood decay is suspected there is an easy method for detecting affected areas. Limited replacement or repair for decayed, warped, or missing siding pieces should be considered if they are no longer providing adequate weather protection. Try to match patching materials with existing siding in size, shape, texture, pattern, and color.


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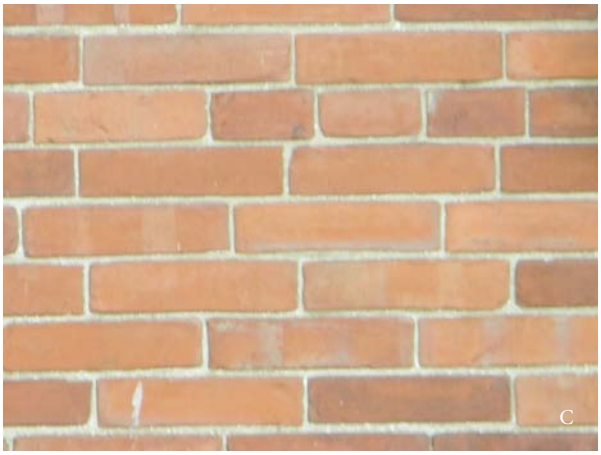

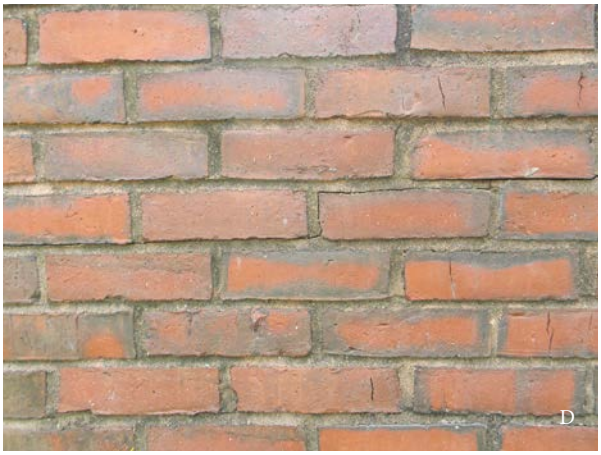

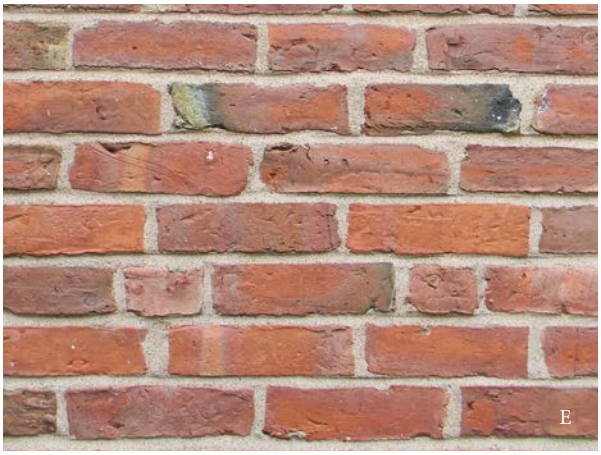

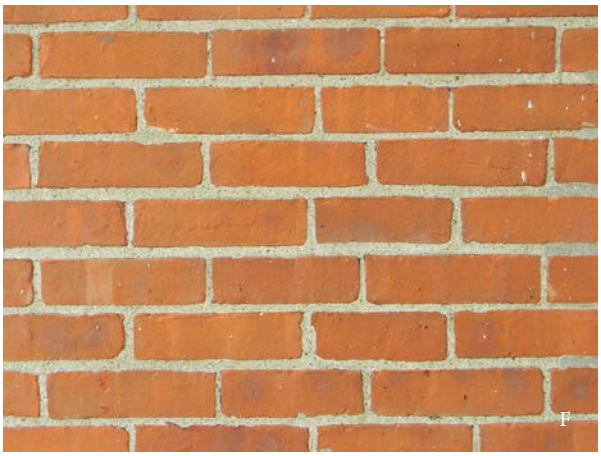

Paint

Paint is used on both masonry and wood to provide protection, color and articulation of details. When reapplication is needed, normally every five to eight years, cleaning, light scraping, and hand sanding is generally sufficient and recommended. Different paint problems require different treatments. In most instances, total paint removal is not recommended or necessary. If paint is entirely removed a new coating should be reapplied to the exposed surfaces. Among the most destructive methods of paint removal is sandblasting which has become popular today as a 'quick and easy' way to remove paint. However, it is highly inappropriate for the Historic District, and alternative methods should be used. (Preservation Briefs #6 and #10)

Replace

In 18th and 19th century Glastonbury, clapboards and weatherboards were the most common siding types. Synthetic siding was not invented until the 20th century. Texture, relief and patterns of siding give the walls light, shadow, and character, while sill boards, corner boards and roof lines define the building's edges. Changes in material between stories and/or gables reflect original stylistic intentions. Try to be sensitive to these effects when replacing original siding.

Add

Synthetic siding is permitted but not recommended for historic buildings, and its advantages and disadvantages should be weighed carefully. If synthetic siding is your choice, try to match the original siding's direction and spacing. When installing, avoid covering or removing the surrounding architectural features such as window and door trim, corner or sill boards, cornices, brackets, and / or eave details. (See Preservation Brief #8)

Fig. A: acceptable wooden siding
Fig. B: stone masonry sample
Fig. C, D, E, F: various brick bond styles found in the Glastonbury Historic District

Windows

Maintain

Window material, type, arrangement, ornamentation, and construction are very often an important part of the character and style of a historic building. Their evolution has been concurrent with improvements in glass making and changes in building style. Consequently, a good fenestration study can often help in dating a building. The earliest window type still used in the Historic District is the 12/12 double-hung window, and many original examples remain. In addition to the more traditional window types, one can also find more decorative and unusual styles, especially in houses and additions of the 19th century. The window and its parts should be considered together as a related whole, and should therefore be preserved as such. Routine window maintenance can help insure the building's character and style, as well as thermal efficiency.

Repair

A window can often be repaired through patching or replacing deteriorated parts. It is recommended that this alternative be thoroughly researched and seriously considered before replacing the entire window. (See Preservation Brief # 9)

Replace

When replacing an entire window, the original features should be duplicated as best as possible. Since most windows in the Historic District are of wood construction, it is recommended to replace a window using the same material; if this is not possible, a substitute material, such as metal, should match the color of other windows or surrounding elements. When replacing a non-original window, attempt to obtain window types appropriate to the building's style.

Add

New windows can easily destroy the building's integrity. The placement, type, and number of windows contribute and conform to both the original function and appearance of


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B


C

the building. Attempts should be made to place new windows on non-character-defining sides of the building, as well as trying to conform to the building's overall style, proportions, scale, and material.

Storm Windows

Storm Windows and screens can be both appropriate and energy efficient for historic buildings, and when present, should be retained. Storm windows combined with an original window can provide better thermal efficiency than a modern (double glazed) replacement (see Section on Green Energy). When choosing and installing a storm window or screen, attempts should be made not to cover window details, damage the frame, or visually impair the appearance, i.e. match color to trim.

Shutters

Exterior window shutters were not used until the end of the 18th century, though at this time, many were added to older buildings. Their first function was to provide insulation and privacy, but have since been used merely as decorative features. People have become so accustomed that houses oftentimes look 'bare' without them. In many cases, it is not recommended to add non-original shutters to a house, but when desired, attempt to use traditional wood slat types which can close and cover the window completely.

Fig. A, C: 12/12 double hung windows
Fig. B: 6/6 double hung windows
Fig. D: decorative palladian window
Fig. E: bow window
Fig. F: proper shutters on a 6 over 6 double hung window

Entrances and Porches

Maintain

Entrances and porches are often the focal point of a building's façade. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character. Furthermore, they can be the most individually expressive part of the building, and many variations can exist within each architectural style. Unfortunately, for porches in particular, they are also often the part of the house which undergoes the most change. This is a result of faster deterioration due to greater exposure, stylistic trends, personal taste, or special needs. Such changes have occurred in the Historic District, and in some instances, these changes were important to the architectural history of the house and / or sympathetic to the building's scale, massing proportion, and integrity (i.e. numbers 2169, 2190, & 2205 Main St.) Entrance and porch retention, protection, and repair should be carefully considered when planning rehabilitation work.

Repair

Most entrances and porches in the Historic District are constructed from wood, and are therefore more prone to deterioration. Try to watch for this in order to keep limited replacement and reinforcement to a minimum. Decorative woodwork often gives the entrance or porch its unique character, and when repairing, try to match new parts with existing features as best and accurately as possible.

Replace

Replacement of doors and their features such as transom, fan, and sidelights, pilasters, caps, panels, and hardware, should try to conform to the original building style, façade proportion, and material. It is sometimes possible to find used doors of the same period, and this may be a good solution if size or design is a problem.

Avoid removing the original features or an entrance without replacing them with visually compatible elements.

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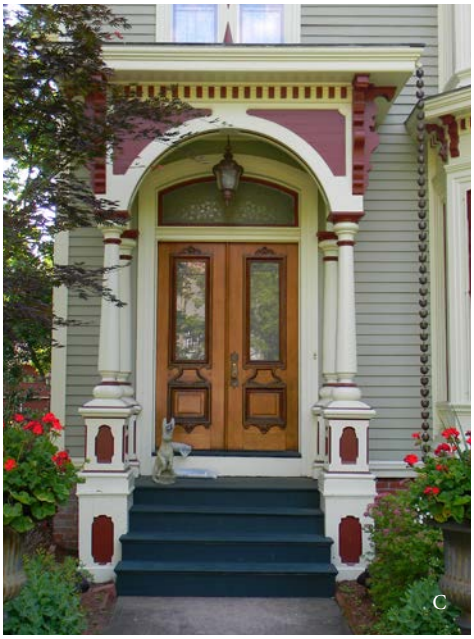
C

D

E

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Porches did not come into use until the middle of the 19th century when lifestyles and architectural concepts of space began to change. At that time, like shutters, they were added to older houses as well. When replacing a porch, try to determine whether it is a later addition. If so, one may consider restoring the house back to its original condition, providing the building's historical and architectural integrity is not lost. If the porch is part of the original house, it is an integral part of the total design and its replacement should convey the same visual appearance.

Add

Generally, the addition of new entrances, porches, or decks should be confined to the sides of a building, not visible from a public road or place. Additionally, they should not damage or destroy character-defining features. When adding a porch to a house which originally had one, photographic or physical documentation is particularly helpful. A 'new' porch which resembles the old in material, arrangement, scale, and proportion may often be appropriate and even help restore the house's original character and integrity.

Some houses in the Historic District have enclosed their porches or porticoes in order to provide more interior space, greater privacy, and/or better thermal efficiency. Often these goals can be achieved in more appropriate and less visually disrupting ways such as using large sheets of glass behind the porch supports, rails, and details; installing removable screens for seasonal use; and / or weather stripping existing windows and doors.

Storm doors are often very prominent features which can distract from the original door. Avoid excessive details such as scrollwork, and try to choose a simple one which resembles the main door in size, proportion, and color.

Fig. A, B, C: porches of Glastonbury
Fig. D, E, F: front doors of Glastonbury

Roofs and Roofing


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B

The roof's shape, particular features, and material can be important in defining the building's external appearance and overall character. Along with this design role, the roof is essential for the preservation of the entire structure, and should be maintained to provide a weather tight cover. (See Preservation Briefs #4)

In Glastonbury, wood has been the predominant roofing material since colonial times. Slate tiles forming colorful and decorative patterns and metal were also used in the 19th century; while in the 20th century, asphalt has become popular for both roofing and re-roofing, and is now the most prevalent roofing material in the Historic District, especially as a replacement for wood shingles.

Repair

When repairing the roof, attempts should be made to retain its original features, forms, and details. Roofing material will often require limited replacement and should be compatible with the existing material in size, shape, color, and texture, so as not to look patched.


C


D

Replace

When damage is too extensive or when limited repair is not possible, replacement should consider first the roof's original shapes, features, and materials. Any substitutions, such as new chimneys and dormers, should be compatible with the original style and period of the building. Gutters and downspouts are often highly visible, and replacements should try not to detract from the building's composition, color, or special details. Avoid removing, without replacing, any character defining feature of a building which indicates the original style and period. Alternative materials, such as asphalt shingle, are usually appropriate, except when the original roofing material is highly decorative or where the wood shingle is an integral part of the house's style. Exceptions such as this should be maintained as long as possible or replaced in kind.


E


F

Add

Additions to roofs are generally discouraged except when proper documentation reveals missing features. When adding new features such as skylights, dormers, satellite dishes, or solar collectors, consider placing them out of view from a public road or place, and try to avoid covering, removing, or distracting from the character defining features or forms. For example, the use of flat-style skylights at the rear of a house greatly diminishes their visibility from the street.

Fig. A: mansard roof
Fig. B: commonly seen gable roof
Fig. C: gambrel roof
Fig. D: unusual jointed gambrel roof
Fig. E: hip roof
Fig. F: mixture of previously mentioned roofs

Architectural Ornament

Maintain

The earliest colonial houses rarely received any kind of ornamentation, yet in the first part of the 18th century, simple hand-carved cornice moldings began to be applied. By the end of the 18th century, these moldings had become more prominent and refined. Glastonbury has some elaborate and distinctive examples of this kind of treatment, such as seen at 2027 Main St. Later, by the end of the Civil War and with the perfection of the band saw and turning techniques, many architectural styles become known for their prolific ornamentation.

Details and trim, such as cornices, columns, corner boards, entablatures, balustrades, etc., give each building its own special character and charm. The type and variety of ornament and decoration often help emphasize and define the building's form, use, and style. As original features, whether simple or elaborate, they are integral to and consistent with the building as a whole, and should be maintained as such.

Repair

Since most details and decorative elements are commonly made from wood, their maintenance and repair is similar to any wood construction. Depending on whether the feature is structural or applied ornament, its repair may consist of refastening, reinforcement, piecing-in, patching, or limited replacement. Often partially rotted wood may be preserved and reconditioned using contemporary materials such as epoxies, polyesters, and other synthetic resins. (See Preservation Briefs #9 and 10)

A


B


C

Replace

When it is necessary to replace a detail or decorative feature, closely examine the original, its parts, and how they are combined or constructed. If duplication of the original design is not possible, approximation or careful simplification, which conveys a similar visual appearance, may be appropriate. Any replacement should be compatible in size, scale, rhythm, and material. If the feature is too deteriorated to allow for proper examination, consider looking at a similar feature on another building. Avoid removing original details or decorative features without replacing them.

Add

In most cases, it is appropriate, and encouraged, to add missing historic details and decorative features. Any additions should be appropriate to the style and period of the building. Try to respect original ornamentation patterns using pictorial and historical evidence, and avoid creating a 'false' historical appearance. Additions should be compatible in size, scale, and material to both the building and its historical prototype.


D

Fig. A, B, C, D: examples of architectural ornament in Glastonbury

Site

The relationship between a historic building or buildings and their site helps to define and often enhance the character of a historic property. The site's features, such as outbuildings, walkways, drives, vegetation, fences, and signs, can all contribute to, or detract from, the historic building. Even though most features are not regulated by the Commission, (these include walkways, drives, and vegetation), they are nevertheless an integral part of Glastonbury's streetscape while also reflecting inhabitants individual tastes.

Outbuildings

Outbuildings found in the Historic District include garages, toolsheds, cottages, carriage houses, and barns. Some of these are historically and architecturally important in their own right. For example, a number of barns reflect the history of Glastonbury as a farming community. Every effort should be made to maintain and repair these historic outbuildings in keeping with the previous sections. Consider rehabilitation or adaptive re-use options before demolition of a deteriorated historic outbuilding: they can often satisfy contemporary needs that are not accommodated in an historic house.

New construction, such as garages and toolsheds, should be compatible with the major building in material, scale, design, and location. If possible, try to locate these new structures near the rear of the property and/or screened from public sight. (See section on new additions.)


A


B

Walkways and Drives

Large expanses of paved surfaces can visually detract from the historic house. When repaving, try to choose either material originally used or something compatible in color and texture to the building and site. Avoid large areas of concrete or blacktop, aside from being historically incorrect, they attract and retain heat in the summer, and in the winter are more susceptible to cracking and buckling than alternative materials. Consider alternatives such as sod (for paths), water-struck brick, flat stones, gravel, or crushed stone rolled into a sticky base.

Vegetation

Trees, shrubbery, and flowers should provide sufficient privacy but not hide the building. Vegetation too close to or on the house can cause rapid deterioration of foundations and walls due to excessive moisture and physical contact.

Fences

New fences should be compatible with the building's style and character. Simple wooden fences are usually appropriate for any building; though a more elaborate house may choose a more elaborate fence, provided it is in keeping with the house's style and detailing. Since many stone fence supports remain in the Historic District try to retain and use them when fencing in a property. Concrete walls and chain link fences are not recommended. New fences should not obscure the building.

Signs

New signs are subject to zoning regulations and review by the Historic District Commission. Signs simple in shape and color are usually appropriate for any building. The sign should relate to and not obscure its surroundings. Furthermore, it should be compatible in design, material, and details to the building and its style. For example, avoid a 'colonial' style sign in front of a Victorian structure.

Fig. A, B: barns and outbuildings of Glastonbury
Fig. C: inappropriate vegatation
Fig. D, E: appropriate signs

New Additions

An attached exterior addition to a historic building expands its 'outer limits' to create a new profile. Such expansion has the capability to radically change the historic appearance. If a new use cannot be met by altering non-character-defining interior spaces, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. Additions should reflect the original era of construction yet still be differentiable.

Many houses in the Historic District have been expanded in the past, with some additions over 200 years old. Additions such as those at 2027 and 2169 Main Street are often sensitive to and compatible with the older structure, and many serve as paradigms for future additions. The new addition should attempt to be compatible with the historic building in terms of mass, materials, proportion, location, scale, and relation of solids to voids. This is not to say that additions should imitate a historic style or period; in fact, a contemporary styled addition specifically designed and planned for its context may be more successful and appropriate.

When designing a new addition, avoid single massive forms which are not compatible with the original building's massing. Try to relate the new addition to the type and variety of original forms and their composition. Be sensitive to the original building's size and proportion and build to an according scale so as not to detract from the aesthetic qualities of the original building. Do not build any addition that will obscure any character defining sides of the building or those most visible to the public. For this reason, additions are generally best built off the back or sides of the building. Additionally, the new addition should continue the rhythm of the original building. Rhythm is affected by drastic differences in wall planes, window and door placement, size, and shape symmetry, asymmetry, and overall composition of solids to voids. (See Preservation Brief #14)

Fig. A, B, C, D: various acceptable additions

Green Energy and Energy Efficiency

Buildings in the Historic District were originally designed with energy efficiency in mind. The structures needed to conserve as much warmth as possible in times before modern heating techniques. Design aspects such as small windows and central fireplaces helped to conserve and distribute heat during cold winters. However, as the buildings age and settle, gaps and air leaks begin to form, weakening the original efficiency. Additionally, modern technology is available which can further bolster the energy efficiency of a building beyond what was possible centuries ago.

When looking to increase the energy efficiency of an historic building, the first step is often the completion of a professional energy audit. The results of the audit will suggest which actions need to be taken to further strengthen the building's energy efficiency. Some simple, possible suggestions may be to replace old light bulbs with compact fluorescent lights, update the thermostat, replace old shower heads with low flow versions, and seal off external air leaks with caulk and weather stripping. Often, these changes can be completed by the energy auditors.

Additionally, there are several more complex or costly methods for increasing the energy efficiency of historic buildings without altering or destroying their historic integrity.

Storm Windows

Storm windows can help improve the energy efficiency of a historic building by providing an extra layer of insulation against heat loss. When possible, new storm windows should be installed on the interior so as not to detract from the exterior elevations. The addition of a storm window is often cheaper and more energy efficient than replacing the old window with a modern alternative. (See Windows and subsection Storm Windows)

Vegetation

Trees can be planted near a historic building to increase its energy efficiency. Deciduous trees (those that drop their leaves in the winter) can be planted so as to shade windows in the summer to provide relief from the heat. In the winter, when the leaves drop, the sun can once again help warm the building. Coniferous trees (those that do not drop leaves i.e. pine trees) can be planted around the building to shield it from heavy winds which exacerbate heat loss. In either case, be sure to leave adequate space between the building and the tree to ensure it has room to grow and that its proximity will not damage the building.

Solar Panels

Connecticut General Statutes Section 7-147F stipulates that a Certificate of Appropriateness (COA) for any exterior feature designed for the utilization of renewable resources shall not be denied unless the Commission concludes that the system cannot be installed without substantially impairing the historic character and appearance of the district. However, a COA may include stipulations requiring design modifications and limitations on the location of the feature which do not significantly impair its effectiveness.

House Facades in Glastonbury

Character Defining Features

Strict symmetry, five-bay façade, elaborate door surround
Paired interior chimneys
Side gabled roof
Decorative cornice with tooth like dentils and modillions
12 over 12 double hung windows
Brownstone sills
Flat patterned brick lintels
Elliptical fanlight
Portico with triangular pediment, fluted columns, and detailed wood carving
Flemish bond brick pattern
Brownstone steps and underpinning

Graphic Representation of Inappropriate Modifications

One chimney enlarged, detracting from the former, balanced and symmetric massing
Decorative cornice details removed and not replaced
12 over 12 double hung windows replaced with modern 2 over 2 double hung
Porch removed and not replaced
Replacement door and fanlight inappropriate for former house style

House Facades in Glastonbury

Character Defining Features

Asymmetrical Massing • Mansard Roof with slate tiles • Flat roofed portico with dentils and brackets, columns leading into arches/pilasters • Bow window • Decorative cornice on roof and bow window • 1 over 1 windows singly, pairs, and groupings • Appropriate landscaping

Potential Inappropriate Modifications

Slate roof replaced with asphalt • 1 over 1 arch windows replaced with rectangular 6 over 6 • Slender portico columns replaced with heavy Doric columns •A new inappropriate contemporary style door • New shutters that do not cover entire window

Character Defining Features

Symmetrical three bay façade • Front gable low pitch roof • Semi-elliptical gable window to echo entrance • Gable and cornice trim with modillions and dentils • Carved Greek key lintels • 6 over 6 double hung windows • Brownstone sills • American bond brick pattern • Elaborate entryway with keystone lintel, elliptical fanlight, egg and dart molding, carved entablature, sidelights, and ionic pilasters

Potential Inappropriate Modifications

Gable window retained, but framing features removed and not replaced • Replacement of 1 over 1 windows not in keeping with house's original 6 over 6 • First floor ceiling lowered without respect to change in window size and appearance • Insensitive, enclosed porch obscures original entrance and house's general character

Bibliography and Further Information

The Secretary of the Interior's Standards for Rehabilitation

http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm

Preservation Briefs

http://www.nps.gov/tps/how-to-preserve/briefs.htm

#1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

#2 Repointing Mortar Joints in Historic Masonry Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

#3 Improving Energy Efficiency in Historic Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

#4 Roofing for Historic Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm

#6 Dangers of Abrasive Cleaning to Historic Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm

#8 Aluminum and Vinyl Siding on Historic Buildings
http://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm

#9 The Repair of Historic Wooden Windows
http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

#10 Exterior Paint Problems on Historic Woodwork
http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

#14 New Exterior Additions to Historic Buildings: Preservation Concerns
http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

Connecticut Trust for Historic Preservation

http://www.cttrust.org

Regulation of the Historic District Commission

Sec. 8.5-7. Same—Authority of commission.
(a) Regulations. The commission hereby is empowered to adopt from time to time, and shall adopt, not later than six (6) months after its initial members are appointed, regulations to implement the provisions of this chapter. The commission shall have the authority and act in all respects as permitted by G.S. §§ 7-147a through 7-147k, inclusive, as amended, and such other statutes as may be adopted hereafter by the Connecticut General Assembly to amend, supersede or supplement the foregoing statutes.

(b) Definitions; criteria. For the purposes of this section, the word "structure" means and includes any building, structure or other physical betterment of real property and the word "construction" means and includes construction, erection, alteration, restoration, moving or demolition of any structure. No structure shall be constructed within the historic district until after an application for a certificate of appropriateness as to exterior architectural features has been approved by the commission. "Exterior architectural features" shall include only the location, architectural style, general design and general arrangement of such portion of the exterior of a building structure or physical betterment as is open to view from a public road, way or place. "Exterior architectural features" shall not include alterations or renovations to the rear exterior of a building, structure or physical betterment which is not open to view from a public road, way or place. In passing upon appropriateness, the commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture and material of the exterior architectural features involved and the relationship of such to the exterior architectural system and pertinent features of the surroundings, including other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any structure construction of which, in the opinion of the commission, would be detrimental to the interests of the historic district, unless as a result of such action the owner of such structure will be deprived of reasonable use of the structure. When a certificate of appropriateness is denied, the commission shall place upon its records and in the notice to the applicant the reasons for its determination, and to the extent practical, the commission shall identify what changes or modifications might be undertaken by the applicant in order to obtain approval of a new application. The style, material, size and location of fences, outdoor signs or similar devices within a historic district shall be under the control of the commission.

(c) Exclusions. The provisions of this chapter shall not be construed to extend to
(i) the color of material used or
(ii) the use of aluminum or vinyl exterior siding in lieu of wood clapboard siding on the exterior of any structure within the district.

Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior feature which does not involve a change of design or appearance thereof. In addition, in its deliberations the commission shall not consider arrangement or use of the interior of any

improvement and shall take no action except for the purpose of preventing the construction of a structure obviously incongruous with the historical and aesthetic aspects of the other structures in the historic district.

(d) Application for certificate of appropriateness. An application for a certificate of appropriateness shall be filed with the commission through the office of community development (or whatever town agency or official is then performing the functions of such body). For purposes of this chapter, the office of community development shall require the applicant to provide such information on those forms devised by the commission as may be adopted or modified from time to time by the commission. Prior to considering each application for a certificate of appropriateness, the commission shall set a date for a public hearing to be held within thirty-five (35) days of receipt of a completed application.

(e) Hearing on application. Notice of the time and place of said hearing shall be given by publication in the form of a legal advertisement, at least twice at intervals of not less than two (2) days, appearing in a newspaper having substantial circulation in the municipality. The first such advertisement shall be no more than fifteen (15) days nor less than ten (10) days and the second not less than two (2) days before such hearing. Within sixty (60) days of the filing of an application, the commission shall act upon such application and shall give written notice of its decision to the applicant. Failure to act within sixty (60) days after receipt of a completed application shall constitute approval of the application. All hearings and all meetings of the commission shall be open to the public.

(f) Plan of appropriateness and protection. Within twelve (12) months after its initial members are appointed, the commission shall prepare, and update as necessary from time to time thereafter, a plan of appropriateness and protection for the historic district, as a standard by which to determine the appropriateness of historic exterior architectural features of any structure or of any modification of an existing structure within the district. The plan shall comprehend construction materials and architectural arrangements considered appropriate for the district, to be illustrative but not necessarily comprehensive or extensive and to serve as a general guide for the information of persons contemplating work involving historic exterior architectural features within the district. Copies of the plan shall be available to the public in the office of community development.

(g) How to construe chapter. The provisions of this chapter are separable from and in addition to whatever provisions of the zoning laws of the town also may affect any structure or use thereof within the district.

(h) Exceptions for public safety; "grandfathering." Nothing in this chapter shall be construed to prevent the erection or alteration of any such feature which the building inspector or a similar agent certifies is required by the public safety because of a condition which is unsafe or dangerous due to deterioration; nor to prevent the erection or alteration of any such feature under a permit issued by a building inspector or similar agent prior to the effective date of the establishment of such district.
(Ord. of 10-23-84, § 7; Ord. of 6-25-85)