City of Avon

Landmarks Preservation Commission Permit Application

Note: Owner, applicant or authorized agent must appear at commission meeting. If a contractor or other agent represents the owner, written owner’s authorization must be presented to the Chairperson of the Commission.

Date: ______________________    L. P. C. Meeting Date: ______________________

Site Address: ________________________________________________________________

Applicant or Agent: ___________________________    Phone: ______________________

Property Owner: ___________________________    Phone: ______________________

Property Owner Address: ______________________________________________________

Nature of Request: __________________________________________________________

____________________________________________________________________________

Specific Approval Requested
☐ Alteration to a designated landmark (siding, windows, addition, etc.)
☐ Demolition of a historic outbuilding (garage, carriage house, barn, silo, etc.)
☐ New construction on a property with a designated landmark (garage, etc.)
☐ Demolition of a designated landmark

Certificate of Appropriateness
☐ Granted
☐ Denied
☐ Granted with Conditions

Conditions

____________________________________________________________________________

____________________________________________________________________________

Signed for LPC, name and title, date ______________________    Signature of Applicant, date ______________________

LPC Cert or Approp

Avon Law Director Review
CHECKLIST FOR APPLICANTS APPEARING BEFORE THE AVON LANDMARKS PRESERVATION COMMISSION

The following must be provided by Noon, 10 days prior to meeting date

A. Site of Plot Plan (may be in sketch form)
   1. show location of primary building and secondary structures
   2. show major trees and other landscaping, plus drives and major walks
   3. include all pertinent facts of all adjacent properties

B. Floor Plans (for additions or for new structures)

C. Elevation drawings to scale and color photographs of the existing conditions
   1. front, side and rear view of the building should be shown
   2. include adjacent structures and outbuildings such as garages and barns
   3. provide samples of exterior materials and their colors (siding, etc.)

D. Provide drawings or product information on the following:
   1. signage and/or graphics
   2. exterior lighting
   3. landscaping

Be prepared to describe, illustrate and support the following items at your appearance before the Commission:

A. Design concept such as function, style and character

B. Design relationship with adjacent buildings and the streetscape

The commission will appreciate applications that are as complete as possible. Your application will proceed more smoothly if you provide these materials to the fullest extent possible. Incomplete submissions that lack basic information such as photographs, plans, site plans, etc., may be tabled by the Commission pending receipt of these items at their next meeting.
City of Avon, Ohio
HISTORIC PRESERVATION DESIGN GUIDELINES
Prepared for the Avon Landmarks Preservation Commission

Steven McQuillin & Associates  Preservation Consultants

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City of Avon, Ohio
HISTORIC PRESERVATION DESIGN GUIDELINES

Prepared for the Avon Landmarks Preservation Commission

Steven McQuillin & Associates  Preservation Consultants

First Draft:  August 2004

The Avon Landmarks Preservation Commission is charged by city charter with the protection and retention of the value, appearance and use of properties within the city's designated historic district. These design guidelines are formulated in furtherance of that responsibility and are intended to assist property owners and their architect/designers in planning new residences within historic districts, in planning improvements to existing historic structures and in planning new commercial buildings or additions and alterations to existing contemporary commercial properties. The guidelines are generally in the form of suggestions and recommendations, although applicants are advised to consult with the city's codified ordinances as certain types of construction are either mandated or prohibited by ordinance. These guidelines also indicate certain activities that the Commission wishes to strongly discourage and these are so noted.

Avon has a tradition of being a community where people are good neighbors. This policy of neighborliness extends to the subject of building design. For the protection of new residents and for the protection of people who have already made the community a good place to live, it is important that design guidelines be established. For instance, houses can be designed to not only reflect modern living standards and trends in contemporary architecture but also to blend in with their historic neighbors and the beautiful natural surroundings that make Avon so special. Individuality can be expressed in one's home design while maintaining the overall harmony of an established neighborhood by adherence to general guidelines.

Dramatically contemporary houses might best be situated where they will not contrast with existing historic landmarks, for example on a large private lot that is screened from view by trees and/or ravines and other natural features. In areas where a new home can be viewed from a public road in the historic district, it will be most welcome if the design of the new home blends with the architectural character of the district. This can be done by using appropriate materials, massing, placement and scaling of the new structure. The preservation of natural vistas is also important and one should be sensitive to the impact of a new house on one's neighbors in terms of retaining any natural vistas that may exist. Reading and considering these guidelines will afford every opportunity afforded for a sensitive and successful result.

By way of introduction, it is important to recognize that Avon has examples of several American architectural styles. The historic buildings are not all of one type and these individual styles and their distinctive elements should be respected. To aid in the identification of the various styles so that compatible restoration work may be performed and to afford individuals planning a new house the opportunity to select from a variety of compatible styles, the first portion of these design guidelines will briefly describe each of these styles.
THE GREEK REVIVAL STYLE

This is the earliest style of architecture found in the community and had the most profound impact on its physical development. It derives from the architecture of the ancient Greeks and was common throughout America from about 1830 to 1860. Americans, as heirs to the democratic traditions of the ancient Greeks, found a particular kinship to this style of architecture, although it became translated from large stone Greek temples down to fairly small wood frame houses.

Over the course of many years, many Greek Revival style houses have been expanded through additions and alterations. There has been a long history in the community of respecting the basic architectural character of these buildings by creating sympathetic additions. This is why this style of building more than any other has served to help define the character of Avon.

IDENTIFYING CHARACTERISTICS
• wood frame construction with clapboard siding
• moderately pitched gable roofs
• six-over-six window sash with real mullions
• rectangular window and door openings (no circle tops)
• three-bay side hallway plans, five-bay center hall plans or T-shaped plans with intersecting gable roofs
• simple symmetrical forms without complex dormers, etc.

CONSIDER
• use of massive wood cornices with brick, returns and corner pilaster accents, arched side and top lites around doors
• new additions, which are set back from make the front of the house toward obscure the the sides and in the rear
• use of simple rear dormers
• shutters, which are authentic and fit the window openings
• side or rear porches

AVOID
• exotic sidings, extensive use of red brick, small-scale highly detailed trim, door details, intricately paneled doors
• massive new additions, which may make the house look too large or front
• large front-facing dormers
• modern non-functional shutters or shutters on picture windows
• large front porches/porticos
THE ITALIANATE STYLE

The American Industrial Revolution influenced this style of architecture. Large glass factories made possible the use of single-paned sheets of glass instead of small panes. Ornamentation could be churned out on massive machines. Elaborate fireplace mantels and front doorways and stair balusters all could be ordered from catalogues. Changes in paint technology made possible the use of vivid colors, instead of simple whitewash. These factors, as well as a change in taste away from the restrained character of the Greek Revival, led to the popularity of the Italianate style.

IDENTIFYING CHARACTERISTICS
- single or double-paned window sash
- low-pitched hipped or gable roofs
- often an asymmetrical plan
- elaborate main entrances, sometimes with ornate porches
- clapboard siding with contrasting trim such as shingles
- usually a side hallway plan

CONSIDER
- retaining existing windows
- keeping the front entrance as the focal point
- reconstructing missing original detailing based on accurate photographic or building on-site evidence
- an historic multi-color paint scheme or based on proper paint analysis
- landscaping which enhances the historic character of the property
- separate garages which may resemble two-story historic carriage barns

AVOID
- replacement windows
- changing the front elevation of the building, except to restore it
- hypothetical reproductions of vanished details or trying to make the building look Greek Revival
- simply painting the building white
- using colors not appropriate for this style
- inappropriate modern foundation plantings or use of modern plant materials
- modern attached multi-car garages that may destroy the overall character
THE QUEEN ANNE STYLE

A revival of interest in American Colonial styles in the closing years of the nineteenth century led to the popularity of this style. Queen Anne buildings combine Colonial details with robust forms, often featuring towers, gables and large porches. Also a product of the Industrial Revolution, this style popularized the use of mass-produced ornamentation.

These Queen Anne style building have a greater plasticity to their form, featuring projections, angled walls, steeply pitched roofs and dormers. There is also a greater asymmetry than either the Italianate or Greek Revival. While these buildings were painted in multi-color schemes, they generally favored lighter colors than the Italianate style, which favored earth tones.

IDENTIFYING CHARACTERISTICS

- Wraparound porches with baluster railings
- Octagonal corner towers with pyramidal roofs
- Complex gable or hipped roofs, often with side dormers
- Elaborate stairways, with large landing windows
- Asymmetrical form, with wings spreading out from a center
- Multiple tall chimneys with corbelled tops
- Occasional Palladian window, often in the roof gable
- Tall, steep proportions, elevated foundation
- Different types of wood siding

CONSIDER

- Preserving and restoring historic window as
- Using an appropriate multi-color historic paint scheme
- Retaining and restoring porches and turned baluster porch railings
- Repairing an old slate roof

AVOID

- Adding incongruous new elements such as shutters or picture windows
- Painting the exterior white or in pastel colors
- Removing an old porch or using inappropriate railing design
- Replacing a character-defining slate
THE COLONIAL REVIVAL STYLE

This is one of the most popular American styles of Architecture and was in common usage from about 1890 through the 1920's. The Colonial Revival Style has its roots in the architecture during the American Revolution. Interest was sparked by the nation's centennial in 1876 and with the restorations of George Washington's Mount Vernon, Independence Hall and the Boston State Capitol, among other landmarks of the Colonial period. The style blended the needs of the twentieth century with the reassuring forms and details of our Colonial past.

DISTINGUISHING CHARACTERISTICS

◆ classically inspired trim details, such as cornices, pilasters and pediments
◆ symmetrical facades, often with the main entrance in the center
◆ often has clapboard siding, painted white, with dark green or black shutters
◆ elaborate main entrance, often with side and top lites
◆ center hallway plan
◆ massive chimneys, often symmetrically arranged
◆ originally often had a wood shingle or slate roof

CONSIDER
repairing and retaining the original clapboard siding
constructing new wings so that they are discreetly sited toward the rear and that do not disturb the overall symmetry

AVOID
residing with inappropriate new materials
massive new additions which change the form and character of the building
THE BUNGALOW STYLE

• This is a twentieth century style of architecture and has its roots in the sunny climate of California. People moving to the Golden State in the early years of this century wanted a smaller type of house that generally had one primary level. This desire combined with the Arts and Crafts Movement to create interesting cottages that were generally one story but with dormers and gables, which allowed for a partial second floor.

DISTINGUISHING CHARACTERISTICS
♦ often dormer-fronted with a large porch spanning the facade
♦ massive chimney usually present, with large fireplace
♦ wood exterior, often clapboard siding or wood shingle siding
♦ one principal story, generally with a partial second floor
♦ massive overhanging eaves
♦ generally symmetrical plan and profile
♦ small-scale and small in size

CONSIDER
retaining small-scale charm when planning additions
retaining the humble cottage-like character
repairing and repainting the wood exterior siding in appropriate earth tone colors
retaining the front porch

AVOID
massive second story additions which destroy the one-story character
overly ornate details, or details which would be seen on a larger Colonial Revival style residence
covering with brick, etc., or painting white or in Colonial colors
enclosing a front porch to gain space
SITE PLANNING

Please refer to city ordinances for specific information on lot sizes, setbacks and any other regulations that may pertain to a specific parcel of land in the historic district. These conditions must all be met by a project before the Commission can review it.

Avon's character stems from its beautiful natural setting combined with its rich and varied historic architecture. The goal is to create landscapes that enhance the character of the city's landmarks and historic districts. For example, attractive landscaping can soften the impact of new construction. Proper landscaping can add to the significance of existing landmarks.

Landscape Plantings
Historically, foundation plantings (shrubs grouped around the foundation of a house) were generally not used, but instead a more picturesque type of landscaping was used that emphasized clumps of varied shrubs and trees and curving walks and drives. Formal gardens or herb gardens were usually a separate area and were often placed behind a house.

Prepare a Site Plan
The Commission feels it is a good idea for applications to prepare a landscape plan for review when seeking approval of building plans. A landscape architect need not prepare this plan, although it may be a good idea to consult with a landscape specialist, such as a landscape architect or a landscape contractor. By doing this type of advance planning, the applicant will not only help to ensure the Board that this issue has been carefully considered, it is also the best means of securing a very attractive environment for the new building. On commercial projects, the Board will require detailed site plans as these are so important to softening the impact of necessary features such as parking lots, drives and building signs.

Appropriate:
It is suggested that a variety of more unusual specimen trees be placed so that when mature they can really complement a landscape or create an attractive mature landscape eventually. Some specimen trees could include bald cypress, hemlock, beech, disease-resistant elms or other native hardwood trees. Landscape materials work best when set away from the house in clusters that serve to frame views toward the house.

Inappropriate:
Evergreens are modern twentieth century materials and are occasionally overused, especially as foundation plantings. An attractive foundation should be emphasized, not hidden. Attractive sandstone foundations are an asset that was originally meant to be exposed. Also, close foundation plantings trap moisture up against a house, creating basement dampness problems and causing eventual deterioration or the exterior.

**Inappropriate:**
Removal of healthy, mature trees and the total elimination of open green areas are strongly discouraged. Also excessive use of mulch, crushed stone, railroad ties and so forth are discouraged as they are not traditional landscape materials.

*Avon Design Guidelines, Page 8*

**FENCES**

**Historically,** fences were used in rural settings for the practical purpose of enclosing farm animals and as such were generally non-decorative. Today, Avon has a number of attractive fences that not only perform a practical role but also have aesthetic value.

**Appropriate:**
Repairing an historic or period fence or replacing it with an equivalent type is the preferred treatment. Wrought iron, stone or wood picket fences are among the preferred types. Privacy fences or vertical board, nailed side-by-side on parallel stringers are suggested for rear yard areas where privacy is an issue. Please be sure to orient the fence such that the stringers are on the inside and the better-finished side faces your neighbors. Brick or dry-laid stone is another type of attractive fence that is encouraged.

**Inappropriate:**
It is suggested that fences not be over-used in the community. Front yard fences generally should be in response to a specific necessity rather than simply to enclose the grounds. Side and rear yard fences are often needed but should also be designed so that they are attractive. Chain link fences are often considered unattractive so alternatives should be investigated. These would include natural board fences, open wood railing type fences, wrought iron fences and picket fences. A property benefits from having a more distinctive fence. Rather than simply buying and installing a standard stockade fence from a discount lumber store, consider a unique variation, for example a vertical board fence where the board tops have distinctive forms, or a picket fence where the picket tops are rounded. Plants can be made to form fences as well. Trellises that facilitate the growth of natural material are especially attractive. In commercial settings, wrought iron fences can help to reinforce buffer strips around parking lots and are quite durable.

Elaborate driveway entrances are discouraged as they are often at odds with the historic character of a district. Avoid excessive scale in new fences as well.
Avon has a long tradition of using sandstone, particularly since Lorain County was at one time the site of extensive sandstone quarry operations. These were used in walks and for house foundations and an occasional fence post. Brick was also used for walks and drives.

The commission recognizes that asphalt paving has become very widespread as a durable and relatively inexpensive driveway material. However, please consider some alternatives. First, a standard blacktop driveway can be visually softened and its life extended by the application of tar and gravel over its top. This will resemble the old sealed roads and have an appearance approximating old gravel drives.

Brick or stone would be preferable to concrete in laying walks and drives. Sandstone is still obtainable for walk purposes. Avoid over-using railroad ties as a landscape feature as well as generally any feature that may be too contemporary and which may not fit in well with its surroundings. If a retaining wall is necessary, it should ideally be faced with stone, not poured concrete. Air conditioning compressor units should be well landscaped so they do not become intrusive features of a landscape.

**Lighting**

Lighting is a modern feature without much historical precedent in the community. Historically, Avon was quite dark at night, with a few oil lamps extended overt the main street in the center of town. Recognizing that lighting is necessary for safety, the commission still wishes to discourage its dramatic use. Early houses did not have quaint-looking coach lights on their doorways and these should be avoided. Big spotlights shining up at a building may look attractive at a distance but, especially in a residential neighborhood, they can be impractical and may erode the spirit of neighborliness of they are too bright. Consider instead the readily available low-wattage systems that provide walkway lighting for safe walking at night and for security but which do not overpower a house with light. It is suggested that a possible approach would be to install historic street lampposts for front-yard lighting, even though this is not strictly in conformance with the historic character of the community. An early twentieth century lamp with octagonal tops will provide light and will form an attractive architectural complement in a residential setting. For commercial structures, historic lampposts would do well for lighting parking lots and for helping to reinforce the historic themes of the district.
BUILDING MATERIALS

Within historic areas, the use of similar materials can contribute greatly to making new construction more compatible with its surroundings. By studying the materials used historically in the community and by suggesting readily available compatible new materials, these design guidelines can point the way to successful new work.

Foundation
Sandstone was used as the foundation material on many older Avon houses, due to the relative abundance of this material in the area. Some walls were laid up with rubble stone but the best were quarried into rectangular blocks and hand-tooled with serrated markings on the perimeter and bush hammer strokes on the inner areas of the face. Brick was sometimes used and was a soft-fired rose-colored brick locally produced. Joints in the masonry were made with lime mortar, often colored with coarse river sand to add texture and character.

Appropriate Foundation Treatments:
The proper use of stone veneer on new foundations is encouraged, although the stone may be split-faced instead of hand-tooled. Lime mortar, combined with white portland cement for strength, is preferred. Brick should be an appropriate texture and color, a warm reddish orange being the preferred color, not browns or glazed or colored brick. Foundations should also be raised high enough so that the facing is visible, consistent with older houses in the area.

Inappropriate:
Using stucco, permastone, artificial stone or stone veneer, Zee brick, cinder block and asphalt paint that is exposed are all discouraged treatments for foundations. Repointing old masonry with portland cement, which will cause bricks to crack and spall, is also discouraged.
WOOD FRAME WALLS

Historically, the Civil War era houses used hardwood siding that was sawn by water-powered saws, leaving distinctive diagonal markings on the wood. Poplar, elm or oak were popular. Later heart-sawn redwood or cedar were used as a siding material. Four-inch clapboards (or slight variations thereof) were the most popular treatment. Beaded clapboards were sometimes used. Horizontal tongue-and-groove siding was occasionally used under porches and on the north sides of Greek Revival and Italianate style houses, but never on the sides exposed to weathering, such as the west and south sides. Drop siding was also used at the turn of the century. This is broader siding, often with distinctive grooves near the top of each board for interlocking.

Appropriate:
Repairing or preserving original wood siding is preferred. Removal of non-original siding and exposing original siding underneath to its original condition is also highly encouraged. Replaced siding that matches the original in appearance, material and workmanship is appropriate. When siding is applied, all architectural detailing must be retained. Width of new siding should match the original. Window trim, door trim, corner boards, soffits and fascias should be maintained.

Inappropriate:
Vinyl and aluminum siding are contemporary materials that are inconsistent with the character of historic districts and the National Park Service discourages their use in historic districts and on historic buildings. These materials applied over historic sidings not only can drastically alter a building's appearance but they can also create moisture barriers, raising the potential for decay due to water penetration. New construction can best blend into its historic surroundings by using rear wood siding, preferably an appropriate grade of cedar siding. Properly applied, real wood siding adds value and character to a house.

Vinyl siding has become popular in part due to its very low cost in comparison with real wood siding. However, there is an appropriate alternative for those not wishing to spend the far greater expense of cedar clapboard siding. Real wood shingle siding is now available at a very moderate cost, considerably less than clapboards but not as cheap as vinyl. It also comes in panels so that great savings can be realized on the labor cost for installation.
Any siding that covers over the original siding of a house is discouraged. Aluminum and vinyl are the most popular materials, but Zee brick, stone veneer, asbestos shingles, asphalt shingle siding, lava rock and sheet plywood siding are all examples of inappropriate materials. In addition to their covering over original siding, these new coverings also distort and may in some instances obliterate original trim. Historic trim should never be removed or covered over.

**Prohibited:**
Blast stripping of old paint or other destructive means of removing old finishes whereby adequate care is not taken to provide environmental safeguards and to protect the historic wood surfaces is strictly prohibited.

*Avon Design Guidelines, Page 12*

**BRICK OR STONE WALLS**

These types of structures are rare in Avon, most of its historic building stock being of wood frame construction. Some of the town’s grandest landmarks are made from hand-carved locally quarried sandstone. However, brick and stone remain popular building materials and it is possible for them to be used appropriately in historic preservation projects.

**Appropriate:**
The concept of having the front wall done in a masonry veneer and the other walls clearly exposed in a frame treatment is generally a non-historic treatment. Consider using brick or stone throughout the main portion of a house or if one wishes to combine masonry with frame walls for economy or for contrast, consider having the first floor faced with masonry on all four sides and then having the second floor faced in wood shingles. This is an historically appropriate treatment. When using brick especially, it is important to preserve at least the illusion of it being a solid wall rather than a single course of brick veneered to a stud wall. This can be done by providing for stone lintels and sills around window and door openings or by providing brick jack arches. Lime mortar is preferred for its softer texture and appearance, as opposed to the often cold appearance of more common portland cement. If stone is selected, it needs to be laid up so that it resembles large stone blocks.

**Inappropriate:**
The contemporary concept of thin stone slabs set like jigsaw puzzle pieces on a broad wall is completely inappropriate, providing an insubstantial obviously veneered appearance. Painted bricks and stucco are inappropriate material choices as they have little historical precedent in the district. Limestone, granite and other non-native stones are also discouraged. Painting previously unpainted masonry surfaces is also discouraged. Using imitation masonry materials such as Zee brick and Permastone are also discouraged. Historic masonry surfaces generally do not require cleaning. Often a patina of age is considered attractive on an historic stone or brick building. If deciding to clean, please seek professional assistance as many chemicals are intended for certain kinds of masonry and may damage other kinds. Also, cleaners can be hazardous if not installed properly.

**Prohibited:**
Sandblasting is never recommended as a suitable treatment for masonry surfaces. It can severely damage such surfaces.

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ROOFS

Since roofs are often very conspicuous features of a building, especially in residential construction, it is important that careful consideration be given to appropriate roofing materials. It would be ideal if in residential construction, consideration be given to alternatives to asphalt shingles. When used appropriately, slate, composition or clay tile, wood shingles or standing seam copper roofing can really enhance a house while lending historic charm. In commercial situations, it is even more important to provide a wider range of roofing options in order to relieve monotony and to establish some type of visual linkage to the past through the use of historically appropriate roofing materials.

Appropriate Materials:
The earliest type of roofing material in Avon was hand-split wood shingles. These formed an acceptable roofing material until later in the 19th century when slate became more widespread. Slate has the advantage that, if applied properly and good stone is used, the roof can last up to 100 years or more. Slate was more common in the community at the turn of the century. Less common were standing seam metal roofs. Tile roofs are quite rare in the community. Asbestos shingles were used on a number of roofs but not many survive. Today, most roofs are covered with asphalt shingles as this is a less expensive and fairly durable roofing material.

New homeowners are encouraged to explore alternatives to asphalt shingle roofs. Slate is of course much more expensive but it has a timeless elegance to it that can really enhance a home's appearance. There are slate substitutes that look very good such as Supradur and other cement-based substitutes. Less successful are the asphalt shingles such as GAF Slateline that attempt to look like aged slate roofs. Wood shingles or standing seam metal roofs are good choices for aesthetic reasons and will go a long way toward harmonizing a new house into an historic setting. Wood shingles have gotten a bad reputation because so many were often improperly applied or were done with poor materials, often not the required heart-sawn cedar shingles.

In commercial situations, there will be even greater emphasis on distinctive roofing materials. Sheet copper can really enhance an otherwise drab store. Likewise, slates judiciously applied as a roof fascia can achieve considerable exposure at a relatively low cost.

Inappropriate:
The Commission discourages use of roof types that have no historical precedent in Avon. Mansard roofs are an example of this. Unornamented, unrelieved flat roofs are another. Also, using plain asphalt shingles without considering other materials that might create more character would be inappropriate.

**Overhangs**

Historically, a one-foot to two-foot overhang was common because it allowed water to be shed from the roof without causing moisture problems in the walls. The overhang also created shadow lines that emphasized the proportions of the house. Overhangs are also appropriate for many architectural styles, such as the Greek Revival and Italianate. With the advent of modern gutter and downspout systems, many new homebuilders have chosen to minimize roof overhangs. However, for purposes of aesthetics, it may be important to add ample roof overhangs.

*Avon Design Guidelines, Page 14*

**DORMERS AND SKYLIGHTS**

While many historic buildings in the community have dormers, they are not consistent with the earliest styles of architecture. Greek Revival residences often did not originally have dormers, which were instead often added earlier in the present century to admit more light and provide more space on their upper floors. Dormers are often a charming feature on houses, but they do provide a more complex appearance and may be inappropriate, especially when planning additions. In general, dormers should best be added to the rear of historic houses, not to the front.

**Appropriate:**
Unobtrusive rear or side-facing dormers can provide useful upper story space without detracting from the character of a house. Choosing a style such as Bungalow for new construction would mean that a front-facing dormer would look attractive.

**Inappropriate:**
In new construction, avoid the use of overly dramatic or showy dormers, instead keeping dormers consistent with the style of architecture of a house. Remember to provide for symmetry of dormers, consistent with the style being planned for the residence. Asymmetrical dormers or overscaled dormers would not be appropriate.

**Inappropriate:**
Skylights that are visible from a public right-of-way are not good taste and really should not be used at all on any roofline that faces toward the street. They are contemporary features that detract from the historic character of a neighborhood. Skylights may be appropriately placed on rear roof areas or in places where they will be largely inconspicuous.
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CHIMNEYS

These are important visual elements of a building. Original chimneys were often formed of brick that corbelled outward at the top in interesting patterns. Some had decorative chimney pots. On some older houses, Chimneys may have been rebuilt and often the rebuilding was done without replicating interesting historical features.

Appropriate:
Where original chimneys exist, they should be carefully preserved. Often, repointing is required for masonry joints, as the exposed locations of chimneys and the heat and cold work to weather mortar joints more severely. This repointing should be done with compatibly colored and textured mortar as previously described.

Inappropriate:
Applying paints or sealers to chimneys or plastering up their exterior surfaces is not recommended. Adding showy new chimneys in conspicuous locations such that they conceal important historic features of a house would also not be appropriate. Installing simple metal flue chimneys without adequately designing a covering for the new stack through the roof would be discouraged.

Often leaks can occur around chimneys whose flashing was improperly applied or which may have deteriorated over the years. It is important to have good flashing to protect the chimney and prevent water infiltration. A skilled professional mason should generally undertake this type of work.
GUTTERS AND DOWNSPOUTS

Gutters and downspouts are important functioning elements of a house's water protection system. In some of the turn of the century Queen Anne and Colonial Revival style houses, built-in guttering systems were popular. This combined a gutter with a decorative cornice element. Older Italianate houses often had broad swales in their shallower roofs that were incorporated as part of their large bracketed overhangs. Where these built-in guttering systems exist, it is important they be well-maintained. This includes periodic painting, sealing and repairing. However, in many instances, this type of periodic maintenance was neglected at some point, resulting in deterioration. In many cases, these built-in systems were removed and replaced by more common hanging gutter systems.

Appropriate:
Of course, it is desirable to retain and restore built-in gutter systems, especially where they are part of prominent decorative features. However, in many cases, these have been removed and reconstructing them may well be too expensive. It is more important to have a good functioning gutter system, but care should be taken to ensure the system is architecturally compatible with the house and is unobtrusively and properly installed. For example, downspouts should be tucked into inconspicuous corners, not run across windows and exposed areas where possible.

The best gutters and downspouts are made of copper, but this may be too expensive for most neighborhood restoration projects. A good alternative is the galvanized metal half-round gutters and round downspouts system. This will have to be periodically painted, but will be fairly strong, resisting wind and tree damage. These systems often have a larger capacity than more common aluminum and vinyl systems. Aluminum gutters can be rather flimsy, so if deciding on this material, please select a better grade and make sure that it is large enough to serve the roofs. All gutters and downspouts should be painted, and this painting should be done in background colors, matching the surfaces to which the gutters and downspouts are affixed, not highlighting them as trim elements.

Inappropriate:
Avoid running downspouts onto roofs. Do not attempt to make a bold architectural statement with gutters and downspouts by painting them in a contrasting color. Avoid running downspouts across windows or in other conspicuous areas. Do not allow downspouts to simply drain near the foundation. Provision must be made for adequate drainage well away from the foundations.

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WINDOWS

Among the most important features of a building are its windows. It is important to preserve historic windows and historic glass where it is practical to do so. All too often, historic windows are sacrificed in the name of energy efficiency, without realizing that historic windows can often be repaired and made more efficient at a lower cost and without sacrificing the historic integrity of a building. This section contains suggestions for making these repairs and improvements. Additions and compatible new construction recognize that window sizes, types and arrangement on a building are important factors in making new construction compatible with its historic surroundings.

Type and Shape

Historically, double-hung rectangular windows were used throughout the town of Avon. On some of the older houses, these were divided into smaller panes, two-over-two or four-over-four were common. Some houses, especially Italianate residences, had segmental arched windows that added distinction. These were often crowned by elaborate exterior hood moldings over their tops, but on the interior were often framed in rectangular openings to permit easy opening and closing. Many Colonial Revival style houses have multi-paned upper sash as accents. Most common were the simple rectangular one-over-one windows. A few of the newer houses have metal casement windows and some houses have stained glass used as an accent, often on stair landing or front windows. Beveled glass was used as an accent on the upper sash of broad front windows or flanking main entrances. These historic windows are quite beautiful and distinctive features of these landmark houses and should be carefully preserved.

Window Preservation

Cost and energy efficiency are high-priority concerns when dealing with old windows. Too often in the past, historic windows have been discarded because replacement windows were assumed to be the best solution, both in terms of cost and energy efficiency. Today, it is better known that techniques of restoration can make repair of historic windows both cost-effective and energy efficient. While there are firms and craftspeople who can undertake such work, window
repair is also a good do-it-yourself home improvement project. In most instances it is possible to repair a window sash by simply replacing lose putty and painting. Where sash have loosened at the corners, applying wood glue at the cracks and installing deep wood screws will fix the problem. Sometimes a broken window may need to have a missing or deteriorated element replaced. This can often be done at a local lumberyard. West End Lumber in Cleveland, for instance, can even fabricate a top or bottom sash that has deteriorated too greatly for repair.

Many historic windows have sash cords and counterweights. Over the years, cords become broken and the windows do not work properly. Taking off the stops and removing the sash, then opening up the wall pockets to install new sash cords to the weights and windows, lubricating moving parts with graphite powder, can be a relatively simple chore. It is also possible to hire a carpenter or handyman to do this work, generally fairly economically.

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Storm Windows
For energy efficiency, storm windows are often a good idea. When placed on the outside of a window, they serve to protect the historic window from the elements and avoid the possibility of condensation damage that can sometimes occur with interior storm windows. Aluminum and vinyl storm windows are fine, except that they need to be properly sized and painted to match surrounding trim elements. A number of neighborhood windows have upper sash that are smaller than the lower sash. There is an extra charge to make the storm window with the meeting rail in the right location, but this really enhances the appearance. Of course, it is not possible to replicate multi-paned upper sash glazing in storm windows, but having the meeting rail properly sited should be sufficient for appearance's sake. Properly applied, storm windows can be just as energy efficient as modern replacement double-glazed windows.

Storm windows can add security to a house by making it that much more difficult to enter. In instances where expensive stained or leaded glass windows are present, storm windows can provide an extra measure of security. Consider using heavy plate glass or Plexiglas instead of regular strength glass in these situations.

Wood storm windows are a viable option in many situations. Lumber companies such as West End can custom make wood storm windows at a moderate cost. They provide an authentic character to the building. Of course they have the drawback of having to be taken off and put back on seasonally. But for windows that are not used for ventilation, wood storms are an excellent choice.

Appropriate:
Retaining and repairing existing sash and glazing where possible is recommended. Windows should be kept in good repair and often appropriately designed and installed storm windows will aid in this effort.

Inappropriate:
Replacing historic windows with modern sash where the existing windows could have been repaired is strongly discouraged. It would not be appropriate to place additional windows within
an historic building if this would change the external appearance from a public right-of-way. Adding storm windows that are improperly sized is not a good idea, especially where it cuts off the tops of rounded or segmental arched historic windows or where the meeting rails do not line up.

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BLINDS/SHUTTERS

Historically, wood shutters were used on Greek Revival and Italianate style houses as a sun screen and sometimes as a means of sealing off unused rooms. They actually functioned and were not merely decorative devices. Some Italianate style houses had wood interior shutters that would fold into wall recesses on either side of the sash. Later styles, such as Queen Anne and Italianate, often did not have exterior shutters.

**Appropriate:**
Where historic shutters exist, it is important that they be carefully preserved. This includes retaining the shutter hardware. Often these decorative hinges and stays, known as shutter dogs, are significant features worthy of preservation. Installing new non-functioning shutters may or may not be a good idea. If one is sure that shutters existed on the windows originally, then restoration with an appropriately sized wood shutter with hinges and dogs would be appropriate.

**Inappropriate:**
Installing improperly sized shutters, for example, shutters around a broad picture window or a door, is not a good idea. Also not recommended would be installing shutters on houses where they never would have existed. Inexpensive plastic or aluminum shutters are also discouraged.

**Awnings**

Awnings were in common use in the early years of this century as a means of providing shade in the summer. These were made of canvas and generally striped or solid colors, green or brown being the most common colors. Canvas awnings must be taken down in the fall and reinstalled in the spring but are still available and are historically appropriate. They can also add character to a porch or can be used to form a side porch, etc. or used over a patio or terrace. Aluminum awnings are generally not appropriate and should be removed if they are visually prominent as they can detract from a building's historic appearance.
Respecting the role that front doors played historically is key to a successful rehabilitation project. Often ceremonial as well as practical, these old doorways often contain trim and other historic features worthy of careful preservation. Care should be taken to preserve historic doorways when remodeling and to consider appropriate door placement and detailing when planning new construction projects.

Types

In historic houses front entrances were often ceremonial features that tended to concentrate ornamentation in order to attract attention. Often trim exists around the sides and tops of a front entrance. In some instances, narrow windows extend around the sides and/or across the top of the door. Leaded and beveled glass trim were often used as accents as well. Italianate style houses often have double doors, elaborately paneled, with a segmental arched glass transom above. Colonial Revival style houses often feature side and top lights, sometimes with beveled and leaded glass trim.

The actual front door was historically treated quite decoratively. Generally, it would be the most elaborate door in the house, often wider and perhaps taller than the others. In the Queen Anne style, these would often be formed from oak and have rich deep panels. Arts and Crafts doors are often massive features, emphasizing well-crafted and large-scale trim and are generally made of oak.

Storm Doors and Energy Efficiency

Storm doors are a popular means of providing insulation and protection for the front door. However, many historic houses did not have storm doors originally, as the reason for creating elaborate front doors was for them to be seen from the exterior as well as the interior. Historic doors can be made more energy efficient by ensuring that they operate properly and by applying weather-stripping around the perimeter. It is also possible to repair deteriorated doors. Where
the bottoms are badly worn, it is often possible to cut off the deteriorated edge and glue on a new piece of sound wood. Bad hinges can be repaired. Generally, it is best to save and repair the historic front door rather than buying a modern replacement. Many modern doors lack the distinctive character of historic doors. And while some doors are now made in historic styles, often these doors are not of similar quality to the original and their styling may not be appropriate. New doors may be hard to find in the broad widths and tall heights often found on historic houses.

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Appropriate:
Storm doors can add protection and improve energy efficiency. However, it is important to select an appropriate storm door. Generally, the full-view doors are best, as these allow the front door to remain exposed to view. These are made from tempered glass for safety. Wood storms can be attractive but should not be so elaborate that they compete with the front door in appearance. In places where there is a sheltering front porch and a set of inner vestibule doors, it may not be necessary to have a storm door.

Inappropriate:
Security type storm doors are often intrusive features and may not yield the desired protection benefit. These should generally be used only for side and rear doors or in places that are not readily exposed to view. If deciding to use such a door, plan to select the least intrusive type of this door. A solid frame and extra-strength full-view plate glass design can provide security while not obscuring the enjoyment of the attractive front door.

Prohibited:
The Commission wishes to specifically discourage the use of modern "Colonial" crossbuck type aluminum storm doors, especially on major entrances. These doors not only often conceal historic detailing of the main door, but they also impart a false sense of history with their Early American decor cheaply executed. If deciding to use an aluminum door, please consider the full-view type, which has the advantage of really showing off the historic main door while unobtrusively providing the needed energy efficiency.
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GARAGES, SHEDS, AND BARNs

These are important visual features and should be given careful attention in the course of design. The Commission strongly encourages the preservation of historic garages, barns and carriage houses where they exist. In new construction projects, consideration should be given to having a separate rear garage as opposed to having large garage doors facing the street. New attached garages should, where feasible, not have their doors facing the street.

Types and Placement

In the built-up areas of Avon such as the French Creek District, garages are often located behind a house and generally to one edge of the property, with the driveway leading up along one side of the house. Attached garages are rarely present in denser neighborhoods. Because they are set back from the road and are often not readily visible, garages are often simple structures, less elaborate than the houses that stand in front of them.

Historically, in the age before the automobile, many houses could boast fairly large carriage barns. These were not as large as agricultural barns, but were often quite large, featuring two floors and a steep gable roof. The upper floor was used for hay storage and the lower level was divided into horse stalls plus an area for the horse-drawn carriages. There may also have been a stall for the milk cow that people often kept. Most of these old barns have vanished, but some remain scattered throughout the city, often having been adapted for automobile usage.

1910 is approximately the time in which the automobile came into dominance over the horse as a means of transportation. This is a period in which Avon began to become somewhat suburbanized. It is possible to observe vestiges of the horse-and-buggy era on many of the houses. Porte cochères placed at the sides or as extensions of the front porch were used for alighting and departing. Elaborate carriage barns in the rear could house either horse and buggy
or automobile. Sometimes these later carriage barns had upper levels that were used as servants' quarters or game rooms, rather than simply for hay storage.

Many historic carriage barns were demolished and replaced during the Postwar years with simple contemporary garages. These modern garages often lack the character of their older predecessors. During the period from the 1920's through World War II, simple shed roofed garages were popular. These were always one story high and may have a decorative parapet or overhanging roof in front, then an almost flat rearward-sloping roof. Where these garages survive, they have often been adapted with rear extensions to house larger cars and outfitted with overhead doors to replace the outward swinging doors that were present originally.

Barns are an extremely important historic resource in Avon and should be preserved whenever possible. They are vital to convey the historic role of this community’s agrarian roots. Avon is fortunate to have a number of large rectangular barns that have gable roofs, board-and-batten siding and often have heavy timber framing. There are still quite a variety of barn types and sizes in the community.

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**Appropriate:**
Garages are important features and should be retained where feasible. This especially applies to historic carriage barns, as these are increasingly rare and highly significant historic and architectural features of the neighborhood. Properly selected and appropriately installed overhead doors can make usage of the old garages or barns more convenient. In instances where old barns exist, it is important not to detract from their appearance by adding new doors in inappropriate locations or in ways that might jeopardize their structural integrity.

Old automobile garages can be more easily adapted. New overhead doors can often be fitted into the same spaces as the old outward swinging doors. Often, the rear wall can be extended outward to provide additional space. It is generally recommended that an old garage be repaired rather than replaced by a new structure. Even badly deteriorated old garages can be rescued and made usable at often significant savings over new construction.

Two-level garages and carriage barns pose an added opportunity. Of course, their upper levels can be left vacant or used for storage. But, in instances of some larger structures, there might be the potential to create useful space. Small apartments might be able to be created. There have been some excellent examples of taking old barns and making them into wonderful lofted apartments with attractive skylights and balconies, etc. In other instances, the space over an old barn might make an excellent children's' game room, or a guest or in-law suite. A home office or retreat might also be created. Where these uses are income-producing, such as an apartment, there is the potential to realize a 20% investment tax credit on the cost of construction. To plan for the use of this credit it is important to consult city zoning codes and coordinate with the Landmarks Preservation Commission. The Commission may be willing to support a zoning variance that results in the tasteful conversion of an historic barn. It may be advantageous to employ an architect or preservation consultant to assist in the design and application process.

New garages can harmonize with the historic house by using compatible materials and styling. For example, if the main house is clapboard sided, having real clapboards on the garage would
be a good idea. A hipped roof or jerkinhead gable on the main house can be duplicated on a new garage at a moderate cost. Grape arbors and proper landscaping can help to integrate a garage into its historic setting. It may often be valuable to consult a professional designer such as an architect or preservationist on such matters.

Barns can be converted into attractive and highly original offices, shops or residences. A reconstructed barn has been turned into a delightful commercial enterprise by Ron Larsen. Jamieson House Antiques uses a large barn for its showroom. Gerbers retains a fine old barn as part of its nursery business. Often the best approach is to continue to maintain the barn as is.

Inappropriate:
Building a garage that does not harmonize with the house is not a good idea. Very large garages might appear out of scale to the house. The very simple garages available in kit form from local lumber supply outlets are not appropriate for highly visible locations.

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TRIM AND OTHER DETAILS

Historic trim should be retained and repaired where it exists. Avoid removing and replacing original features with similar modern materials and avoid adding fancy new trim to plain historic buildings that probably were never very elaborate. Attention should be given to trim details in new construction, not so that they exactly duplicate trim on historic buildings but so instead similar proportions and locations are established for new trim details on modern construction.

Trim and Its Repair
Historically building trim was most often formed from wood, generally large pieces of hardwood that were planed and finished often on the job site by hand. Around the turn of the century, standardized trim details became more widely used, such that whereas an Italianate style house might have had all its trim made on the job site by the carpenter/builder, a Colonial Revival style house would perhaps have its trim ordered from a lumber supply house, with some trim still being made on the job site. Because these trim features were often carefully made of good woods, they can generally be seen today on many historic houses. The exposed nature of many trim elements and lack of maintenance, especially periodic painting, have resulted in deterioration in many situations.

Appropriate:
Trim can be repaired by using consolidants such as epoxy wood filler or by simply filling in cracks and repainting. Unusually dry trim elements would benefit from the application of a linseed oil-based penetrant to add more life to the wood. It is almost always best to repair deteriorated trim elements than to replace them. However, if replacement is necessary, care should be taken to use high-quality woods such as poplar, cedar or redwood, as opposed to construction grade softwood lumber. Trim should always be recreated exactly; shortcuts often resulting in less than satisfactory appearances.
Missing trim can and should be duplicated where good documentary evidence survives and the means are at hand to perform quality work. For instance, a balustrade atop a front porch may have been torn off years ago and simply discarded. Its replacement would add greatly to the elegance of a house. Many of the flat-topped towers that can be observed once had rooftop balustrades. However, it is important to have good evidence, such as an historic photograph or surviving fragments on which to base a design. If there is considerable doubt as to the original feature, it is perhaps best not to risk duplication in a way that might not be appropriate to the style or period of the house.

**Inappropriate:**
Avoid adding trim details that are not appropriate and which may never have been present. Some restoration supply houses offer very elaborate bargeboard or gabled edge trim, sometimes meant to go in the uppermost part of a front gable. While such trim features might be appropriate for a California Italianate style house, they are probably completely out of character for a Colonial Revival style house.  

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An instance where replicating original trim might be better than leaving in place a serious alteration would be cases of front porch columns and/or railings that have been replaced by wrought iron or some other very contemporary material. Even if historic photographs do not exist, it should be possible to examine other similar houses with their original features intact to come up with a suitable replacement design. It would be inappropriate to simply leave such alterations uncorrected for an indefinite period.

**MECHANICAL SYSTEMS**

Historic homeowners now have the opportunity to avail themselves of the latest technology in heating and ventilating, electrical, plumbing and the other systems that serve a building. For example, air conditioning may make the concept of transforming an old attic space into a delightful lofted bonus room, as the space can be made comfortable even in the summer. However, this brings up the issue of how to properly locate such equipment as air compressor units for central air conditioning.

**Appropriate:**
Shrubbery can often effectively conceal such units from direct view. Placement of these features away from primary elevations will also help. In some instances, constructing attractive fencing or latticework can camouflage such features. Running longer supply lines so as to connect compressors and vent openings away from conspicuous areas should not adversely affect their operating ability if properly planned in advance.

**Inappropriate:**
Avoid cutting duct or vent passages through historic woodwork or venting new elements conspicuously through exposed walls or roof areas that are publicly visible. Wiring is increasingly an issue on historic houses. Often, the telephone company and the cable television service will run such lines along a house's exterior, cluttering it up with unsightly exposed...
wiring. With careful advance planning, these services can be run more inconspicuously, perhaps through the basement until reaching the desired locations or put inside the walls as part of major remodeling work.

Window air conditioners or through-the-wall units are discouraged in historic buildings. Of course, they are a convenience when only one or two rooms are at issue. Again, good planning can be helpful, as having the units in less conspicuous side windows is more desirable. At the same time, it is wise to avoid making permanent changes when using these units. This would include permanently removing an historic window sash or enlarging an existing opening or creating a new opening on an exterior wall in a visible location.

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EXTerior PAINT COLORS

The Commission wishes to encourage the use of historic color schemes in the community as a means of improving the historic character and helping to instill pride in the town's historic landmarks. Aluminum or vinyl siding are strongly discouraged, both in new construction and in renovation work. There are a number of better alternatives to these synthetic sidings.

Exterior Paint Technology

A common saying in historic preservation circles is "white isn't right". This is in reaction to the common tendency to paint an historic house white. In actuality, white was a common paint color throughout our nation's history for certain styles and types of buildings. Paint technology was limited up until the time of the Civil War, with white lead and red lead paints being purchased in dry mixed form from a local dry goods store, or various home-made batches being employed, some using white lime or even milk as a base. White lime and white lead were influences on the use of this color, as they were readily available materials.

However, even in Colonial days, other colors were used in house painting. They became much more common after the Civil War as paint companies such as Sherwin-Williams were formed to deal with the boom in residential construction. Styles of architecture such as Italianate, Queen Anne and colonial Revival are often associated with certain ranges of paint colors and their various combinations. Thus it is possible to select appropriate color schemes based on the style of a house. Another means of determining historic paint colors is by careful analysis of the building. This can be done by obtaining a paint chip from the house, taking care to select a location that has been protected such that a full sampling of the color layers may be obtained. This can then be sent to a paint color lab and analyzed. Some may have seen this demonstrated on the This Old House series on Public Television.
Another way of determining historic paint colors is to carefully sand down through paint layers until reaching the final coat before the bare wood. This may be the original paint color, taking into account fading, etc. Books on historic paint colors are available and professional consultants can provide advice. There are many appropriate color schemes for historic houses, but bright, harsh and pastel colors should generally be avoided. Many paint companies now feature historic paint color series. These could be good sources of inspiration.

Avon has some fine examples of historic paint color schemes. In particular the recently restored historic houses that are part of the French Creek District provide good examples. In general, a safe historic scheme would consist of whites, yellows, grays, greens or reds, avoiding blues, purples and bright, harsh or pastel colors. Subdued hues are more appropriate than bright colors.

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There has been a long-standing argument about the use of oil-based versus latex paint on a building's exterior. Both types of paint have their advantages and disadvantages, and a good quality of either type is acceptable. However, oil-based primers work best and both types of paint hold up best when applied in two full coats. For environmental reasons, latex paint is now being preferred. It may be possible to gain eight to ten years of wear from properly applied high-quality paints. Stains are another matter. These do not provide nearly as much protection against ultra-violet rays from the sun breaking down the wood components as the other types of paint.

Appropriate Painting Procedure:
While the use of historic paint colors is strongly urged as a means of dramatically enhancing the character of the historic district, it is also important that exterior painting work be done properly as its most important task is to safeguard the integrity of the building. Paint protects the wood from deterioration by shedding water and preventing deterioration. However, it allows water vapor to pass through so that build-up of moisture does not occur inside a house.

Older houses often have multiple layers of paint and one or more paint adhesion problems to be addressed. Careful preparation of a house prior to painting is often half or most of the work. Peeling paint may be evidence of water penetration that should first be corrected prior to repainting. Repaired and functioning downsputs and gutters can generally solve such problems. Also, clipping shrubs and trees away from house so that the walls can "breathe" or dry off after rains, etc., is also important. However, many houses face a situation where the old paint must be removed down to bare wood to ensure a long-lasting paint job.

Usually this means heat removal. Specially designed heat plates run by electricity can heat up the paint allowing it to be readily scraped off. These must be carefully monitored so that fires do not occur. Flame torches are less safe and should probably only be done by trained
professionals. In all instances, the work should be very carefully monitored to avoid burning the house down in the process. Some chemical removal agents have been touted as good at removal of excess paint. These are generally more costly and less effective, and some chemical agents can cause environmental problems such as killing off plants or worse.

Inappropriate:
Vinyl or aluminum siding on historic buildings are both strongly discouraged. They do not provide the same look as clapboard siding and they pose longer-term problems for a building such as moisture buildup, loss of important trim features and weathering characteristics that can result in unsightly appearances. Since these materials fade more readily than paint, they often cannot be used in historic color schemes.

Stains are essentially thinned down paints and therefore cannot provide the type of protection that real paints do. Since they are so thin, they often do not peel as paints may do. But properly prepared surfaces should not peel and stain applied over unsound paint will peel anyway, so therefore use of stains is discouraged on historic houses.

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Prohibited:
Sandblasting is definitely prohibited. The blasting can severely damage wood surfaces, creating a rough pitted surface that will be difficult to repaint and keep clean. Trim features can be eroded or even blown off. Sand infiltration into a house can be a problem. Then there are the health issues not only of the silica in the sand but of the lead in lead-based paint. Using chemical paint removal agents without providing adequate safeguards such that plants and shrubbery are damaged is also prohibited. Spray painting cannot be done without adequate safeguards.

ADDITIONS

Properly located, designed and integrated into a house, an addition need not be detrimental to its historic character. Indeed, carefully planning an addition as part of an overall building restoration plan can really help improve the historic character of a neighborhood. However, additions must not be disguised as part of the original construction. Generally, they should not materially alter a major elevation of a building. Instead, they should form a harmonious, well-proportioned and historically respectful composition.

While many historic houses have more space than the average newly constructed house, sometimes they are not large enough or the space is not well distributed enough to be satisfactory. Perhaps a well-planned addition may remedy the situation. Before planning an addition, it is best to consider the alternatives. These would obviously include selling and finding another house, especially if the required addition is so massive as to compromise the character of the house. Another alternative would be to rearrange the existing spaces within the house. However, as the following section on interior structure will show, this is not often easy to accomplish and in some cases an addition may be historically preferable to large-scale interior changes, especially of architecturally significant spaces.
The success of an addition will depend on a number of factors. Perhaps the first of these is to realize that current construction costs and practices will make the cost of building a new addition far higher than one might imagine. For example, constructing a fairly moderate addition, perhaps with a bath or a kitchen, might exceed the purchase price of an entire house in the neighborhood. Therefore, if an addition is to be built, from an investment standpoint, it must be very carefully planned both from a functional and aesthetic standpoint. The addition should have a clearly defined and broadly acceptable purpose and it should be styled so as not to detract and, if possible, to even enhance the appearance of a building. Creating a house with a hybrid personality is not likely to appeal to a broad range of the home buying public. A strikingly contemporary addition is likely to affect not only the individual house itself but its neighbors as well, often to their detriment. Considering that a basic responsibility of being part of a community is to be a good neighbor, it is wise to consider how these actions will affect one's neighbors.

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The U. S. Secretary of the Interior's Standards for Rehabilitation advise that "contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant ..., material, and such design is compatible with the size, scale, color, material and character of the property or neighborhood". This should not be interpreted as sanctioning dramatically contemporary designs. The key is new designs that are compatible. However, current preservation practice favors additions that do not disguise themselves as part of the original construction. This can be done by avoiding excessive ornamentation or slavish copying of all details, for example, using the same type of siding, but perhaps having simpler windows and trim elements that are not strikingly different and yet carry forth the same rhythm and character as the original.

Placement of an addition can be key to its success. It is difficult to envision how all but the smallest additions can responsibly be accomplished on the front of a building without causing serious harm to its integrity. On the other hand, the rear elevations of many historic houses were plainly finished and might more readily admit changes. It may even be possible to transform a rather plain asymmetrical rear wall into a visually balanced elevation that is exciting and functional while preserving the overall harmony of the building. Sometimes a small kitchen wing or rear porch can be enclosed and/or extended to very good effect.

Side additions are more problematical as they are obviously more prominent and may tend to distort the overall proportions of an historic house. Side yard setbacks are an important concern as well as any potential impact on a neighboring property. An example of an effective side addition might be the careful enclosure of a side porch or porte cochere such that its original columns are preserved and the sense of at least partial openness remains through large windows, recessed walls and/or trellises.

Perhaps the best option for creating additional space is to expand into an attic or basement. These are likely to be the most cost-effective solutions and, properly designed and constructed, should create interesting and sometimes dramatic spaces. Strategically placed skylights that do
not show from the public right-of-way can combine with angled walls to create a dramatic and impressive environment. Separate heating and air conditioning systems can make the space comfortable at moderate cost. A basement could have a recessed terraced rear courtyard, attractively planted to add more light.

**Appropriate:**
Additions that are sensitively designed and which relate to the architectural character of the historic building without being confused as being part of the original construction are appropriate. Placement of additions on a less conspicuous site, principally the rear, is preferred. Use of exterior facing materials that relate to the historic building is always a good idea.

**Inappropriate:**
It is difficult to imagine how a front addition can be sensitive to the character of an historic building. Additions that contrast sharply with the character of a building or are dramatically contemporary in design would be discouraged. Use of modern materials such as Dryvit, T-111 or placement of clapboard siding at an odd angle are examples of inappropriate facing materials or methods.

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**PARKING LOTS**

Parking may often be necessary in historic locations. Parked cars and wide expanses of asphalt paving are often not very attractive, yet adequate parking is often essential for the economic vitality of commercial areas. Therefore, while parking must be provided for in commercial developments within the City, car must be taken in their placement and design to ensure that the negative visual influences of parking are strictly minimized.

Avon has a historic commercial center around Detroit Road and Stoney Ridge Road and Colorado Avenue (Route 611). In the historic portions of this area, the spacing of buildings and their location fairly close to one another often means that parking lots must be established off the immediate site. In these instances the parking lots need to be adequately screened and attractively landscaped. This can be accomplished by providing a planting border between the parking lot and the street. Often the best approach is to preserve the treelawn space and sidewalk and then have a space of perhaps ten feet or so where plantings may occur. These would consist of shrubbery and trees and flower plantings. Also enhancing the screening effect are man-made features such as embankments, masonry walls or fencing. Fencing, where highly visible, needs to be of an attractive and appropriate design. Wrought iron is a durable type of fencing that is also attractive when used in conjunction with appropriate landscaping and period lighting. Board-on-board and other types of wood fencing may be well suited for areas where there needs to be a buffer, such as between commercial and residential neighborhoods. However, tall board fences are often not very attractive and are discouraged in highly visible settings where privacy is not the most important issue.

The City of Avon prides itself on its attractive residential character. Parking lots can often detract from that character. Therefore it is strongly recommended that parking lots be located as inconspicuously as possible. This would place them behind a building rather than in front, particularly if a landscaped area might be affected. Even in totally new commercial
developments, front parking should be avoided. Try grouping a commercial development so that parking is convenient but somewhat inconspicuously placed at the side or the rear of a commercial block. Creating inviting drives with masonry gateposts, etc. is a good way of encouraging automobile traffic while concealing to some extent a sea of parked cars.

Some formerly residential areas, especially along Detroit Road in the French Creek District, are or may be developed commercially. Where an old house is to undergo this transformation, it is most important that parking be handled sensitively. This practically mandates that the front lawn be preserved at all costs and that parking preferably be located inconspicuously behind the building or at least to one side and effectively screened.

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Appropriate:
Evergreen shrubbery and trees are particularly effective as screening devices as they retain their foliage during the winter season. White pines are a gentle buffer. Mixing in deciduous trees for variety and attractive profiles is also very appropriate. Consider plantings that change with the season, using bulbs in the spring, annual flowering plants as accents during the summer and hardy plants with attractive evergreen foliage or handsomely formed or colored branching.

Breaking up parking lots with planting beds at the ends of rows of parked cars or between the parking lot and the building is another way of improving its visual character. This also creates a more ordered parking lot and while fewer spaces might result from adding landscaping within a parking lot, many lots have too much parking already and the loss of a few spaces should not interfere with proper function.

The Avon Landmarks Preservation Commission strongly encourages that careful consideration be given to parking lot location and design. This is why detailed landscape plans are required for commercial developments. In situations where existing parking lots do not address these guidelines, planning needs to take place within a reasonable length of time such that the lots are redesigned in conformance with City standards. Repaving of non-conforming lots may not be permitted without approval from the Commission. Funding might be made available to assist in this effort, particularly for non-profit organizations such as churches.

Inappropriate:
Constructing parking lots without providing any landscaped buffers between the road or along sidewalks is strongly discouraged. Adding parking lots in front of buildings that never had parking is not a good idea, especially in the front lawns of houses converted to commercial usage. Using plantings that are not very attractive, that are not adequately maintained or that are not hardy are all discouraged.
GAS STATIONS

Service stations are some of the least attractive features of the community. They need to be present in order to address the community's needs but there are ways of making these facilities much more attractive. Gas stations can become good neighbors through appropriate placement, landscaping, signage, proportioning and use of appropriate building materials.

Pavement and parking are addressed in the previous heading. Gas stations can be made more attractive through the use of perimeter plantings. Historic lampposts combined with wrought iron fencing and generous planting beds can often set a more harmonious tone that enhances the character of the neighborhood without interfering with efficient functioning of the gas station.

Appropriate:
The overhead canopy should be given greater attention. These are necessary features in an age of self-serve, but they are all too often treated as large signs. Adding an appropriate fascia can soften the negative impact of such features. Consider using natural copper which can age to a rich greenish bronze color. It is not an overly expensive material in such limited applications. Wood may also be appropriate, but care needs to be taken to avoid an overly ambitious scheme or an inappropriate design. Real slate would be a nice option on a canted canopy. The canopy design need not be a plain square or rectangle. Canting the corners would add visual interest to the design. Use of oval or round canopies might also be appropriate if care is taken to avoid an overly contemporary character. Some stations have used canopies that have hipped or gabled roofs rather than flat roofs with fascia edges. This might be a good idea, provided the massing does not become overly heavy or poorly proportioned.

The station itself needs to be made from natural materials. Instead, use real brick or stone facing on a service station. Real wood trim with proper detailing and proportioning would also be an enhancement.
Service bay doors should not directly face onto the street but should instead be less conspicuously located on the sides or rear of the building. The front should then be given a richer architectural treatment by use of handsome windows, doors, and by using proper trim elements.

Sign designs are very important and will be very carefully reviewed by the Board. Take care to minimize sign area while having the signs designed attractively so that they harmonize with the character of the historic district.

*Inappropriate:*
The often objectionable aspects of gas stations are the presence of large paved areas, often without appropriate landscaping, large garage doors usually facing onto the street, large and highly conspicuous signs, big bulky overhead canopies, and a high level of night lighting that is often distracting to the neighborhood. Facing materials such as Panel 15, T-111 siding and aluminum-faced plywood or other types of synthetic materials including vinyl and aluminum are prohibited in the community and that includes service stations. Service bay doors should not face directly onto the street.

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**NEW CONSTRUCTION**

All new construction should be compatible with the character of the community's historic areas. Most of the historic buildings in Avon fall into a common design framework that can be respected in planning new construction. New construction can be made to integrate into historic settings by respecting some basic principles of design that are featured below.

*Principles of Compatible new Design*

New construction in or near historic areas of the community should meet the following standards, which are intended to promote good design and are consistent with local building requirements.

**Building Scale and Proportions** New construction should be compatible with the scale, size, mass, color, materials and character of nearby buildings.

**Height** This refers not only to the overall height but the height of foundations, main stories, eaves and ridgelines. Generally a two-story new house is more compatible when placed among a grouping of two story houses. Steeper pitches of roofs might better relate to historic surroundings.

**Projections** The relationship of entrances, porches, bay windows and other projections to property lines and sidewalks should be designed in reference to adjoining buildings.

**Fenestration** Spacing of windows and doors and their height, width and type are important considerations in making a building more compatible with its surroundings.
Setback Generally, the placement of a building on a lot should be consistent with adjoining buildings. Many streets are lined with houses that are set back from the road a uniform distance. It is most desirable to respect those setbacks.

Roof Shape Study nearby buildings to determine compatible roof shapes. Generally a simple hipped or gabled roof should be used. Pay particular attention to eaves and overhangs as well.

Rhythm of Spacing Between Buildings Most historic buildings in the built-up areas are set on fairly narrow lots with their ends toward the street. This concept should be respected in those neighborhoods, whereas in more open areas the historic form of Upright and Wing or some other type would be more appropriate. New construction should respect this spacing of buildings.

Contemporary Design New construction should appear to be new, reflecting current technology and design standards while using design elements that relate to nearby historic buildings. The design of new construction should clearly be contemporary but compatible with the historic character of the district.

*Avon Design Guidelines, page 34*

**NEW COMMERCIAL CONSTRUCTION**

The City of Avon wishes to reinforce the distinctive historic character of the community by encouraging commercial design that is compatible with the historic atmosphere of the community, regardless of whether the commercial buildings adjoin historic neighborhoods. While recognizing the need for appropriate signage and display area and parking, the Commission wishes that primary attention be given to making new commercial construction harmonize with the predominantly residential ambiance of the community.

Prohibited Materials

Certain ubiquitous contemporary materials are not appropriate for use on commercial buildings in the community and are enumerated below.

Synthetic Sidings Included among possibly prohibited materials are Panel 15, T-111 siding and other types of coated plywood siding, even though some of these coatings may be attempting to simulate brick, stone or other natural materials. Vinyl or aluminum siding are also prohibited as are plastic or metal panels.

Contemporary Roofs Plastic roofing materials, roofs that are more sign-like than roof-like such as the bright red pent roofs that contain large signs, strange or unusual materials are all prohibited. For example, a Spanish tile roof is not indigenous to the area and should therefore not be used on a commercial building. Also old-style large shake shingles would not be appropriate. Roofs that have contemporary forms would also be prohibited, such as domed structures or the ubiquitous pent roof fascias that conceal mechanical equipment on flat roofs behind them.
Plastic Back-lit Signs  These are much too contemporary and degrade a historic district. Attractive signs of natural materials that are indirectly lighted are preferred.

Contemporary Masonry Materials  Split-face cement block, particularly in the harsh white often used in new commercial developments, is completely inappropriate. Even split face in more harmonious brick-like colors is discouraged as an incompatible material. Also prohibited is Dryvit or other synthetic stucco coatings. Lava Rock or other similar materials may also not be used.

Appropriate Themes and Materials

Landscaping is one of the most important aspects of integrating a commercial development into an historic setting. Not only do beautiful trees, shrubs and other plant materials enhance a commercial property, but when combined with historic lamp posts, wrought iron or other historic type fencing and a sensitive treatment of parking, a successful commercial development can emerge.

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Wood, stone and brick are the best exterior siding materials but must be used appropriately. Clapboard siding is generally appropriate whereas vertical or diagonal siding would generally not be. Contemporary lava rock facing would be inappropriate, as would be split face or plain concrete block, but bricks of an appropriate color laid up in historic fashion, could be very attractive. Use of native sandstone would help reinforce the historic character of the community.

Slate can really add to the historic character of the buildings and would be highly desirable in new commercial construction. Other appropriate roofing materials are sheet copper, lead-coated copper and wood shingles. Plain asphalt shingles are discouraged on commercial roofs.

ADDENDUM: BUILDING INTERIORS

The Landmarks Preservation Commission does not inspect building interiors, but in the spirit of providing information that may be useful in planning building rehabilitation projects, the following suggestions are offered for dealing with historic interiors.

Structural Systems

Most of the houses in the community are of wood frame construction, basically balloon frame. This means that their walls are formed of 2x4 construction, supporting floor joists generally spaced sixteen inches on center, with roof framing similarly composed. Balloon framing first came into being in Chicago in the pre-Civil War boom years and quickly spread throughout the country, made possible by the mass production of fairly inexpensive nails. It replaced earlier post and beam or mortise and tenon construction, whereby heavy barn-like frames were created from massive hewn beams and laboriously fitted together with dowels, pins or mortises and tenons.
In balloon frame construction, the exterior walls carry much of the load of the building, particularly those on the lateral walls, which must carry the roof as well as the floor loads. Generally gable end walls are less load bearing, as they do not have to carry much roof weight. However, some interior walls are structural as well, carrying weight loads from floors or structures above and transferring it to the foundations below.

In balloon frame buildings, any opening in a load-bearing wall must be framed in with a properly sized header and reinforcing studs as required to transfer the load above to surrounding structural members. Failure to do so can result in structural deterioration or outright collapse. Depending on the width of an opening, the structural member above forming the header must be sufficiently deep. It is difficult to create sufficient structural strength to create a broad bay window in a structural wall or to remove a large section for an addition. To properly accomplish this it may be necessary to employ steel.

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The best rule to follow in dealing with fame building structures is to disturb them as little as possible. New openings must be carefully formed and it is often best to seek professional advice before undertaking such projects. Interior walls may sometimes be able to be removed without harm to the structure, but this must first be carefully investigated. If floor joists or attic rafters on the level above are running perpendicular to the wall proposed for removal, it is almost certainly structural. If the joists are running parallel, the wall may or may not be structural. Further investigations should be undertaken before removal. Plumbing and electrical lines must also be thoroughly investigated prior to any such action.

For the sake of the historic integrity of a house, it is best to leave interior partition walls intact. However, there are situations where such action may well be justified. For example, kitchens in historic houses often tended to be quite small and were often used for food preparation, not for dining, which was often reserved exclusively for the dining room. Today, changes in food preparation, combined with the advent of much modern equipment and further combined with the concept of using the kitchen for family dining often means that the kitchen should undergo change. Often the kitchen has already been remodeled once or twice in the building's history. A common concept is to gain space by removing walls that might create pantry space or small breakfast nooks. In many instances this can be done without much harm to the overall historic character and thereby gaining a much improved kitchen environment. Another case in which wall removal may be justified is to combine two small rear bedrooms, etc., into a single more amply sized spaced.

However, the concept of combining rooms into a continuous contemporary open floor plan is strongly discouraged. It should be the goal of any prudent and respectful house rehabilitation project to retain as much of the historic character as possible in the context of creating an attractive and functioning environment. Those who seek dramatically contemporary interiors are advised not to impose this wish on significant historic landmarks.
Some building owners will discover that their houses already have structural problems, the result of improper past alterations, settling or original defects in construction. These structural deficiencies must be corrected in the early stages of the rehabilitation process. When in doubt about any structural issues, it is best to consult an expert in the form of an architect, preservationist, contractor or structural engineer.

In dealing with walls, it is important to discuss the effects of adding partitions or lowering ceilings. These generally will not impair the historic structure but they can cause great harm to the historic integrity of a building. Often ceilings were dropped in the notion that this would save significantly on energy costs. This is almost always not the case. Dropping ceilings to add new ductwork and/or wiring and other building services is also not recommended. If such services cannot be added within closets or in other out-of-the-way spaces, then it is best to construct the smallest feasible soffit in the least conspicuous location rather than dropping an entire ceiling.

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Removing flat ceilings to create lofted spaces that reach up to capture attic space may initially seem like an attractive option, but often removing the ceiling below an attic can jeopardize the structural integrity of the roof, which generally depends on the attic floor joists as tension members to counteract the outward thrust of the walls. Structural failure may not occur, but gradual settling can warp and crack walls. Also light wells leading up to new rooftop skylights may create structural problems and, if improperly treated, lead to condensation problems as well. In such issues where seemingly aesthetics rather than strict function are the motivating factor, it is advisable to think long and carefully about the impacts of such action, weighing its slim benefits against the potential historic and structural hazards.

*Interior Features and Finishes*

It is recommended that interior features that are important in defining the overall historic character of the building be identified, retained and preserved. These features include columns, cornices, baseboards, fireplaces and their mantels, paneling, light fixtures, hardware and flooring. Also included would be wallpaper, plaster, paint and finishes such as stenciling, marbling and graining, as well as any other decorative materials that accent interior features and that provide color, texture and patterning to walls, floors and ceilings.

This does not mean that all old wallpaper must remain, but perhaps in special instances certain rare patterns that survive in good condition should be respected. These guidelines do not prevent a house from receiving a contemporary treatment. For example, stripping off excess layers of wallpaper down to bare plaster and painting the plaster a more neutral color to achieve a more contemporary appearance is perfectly acceptable as it causes no permanent change to the interior. A future owner could elect to go back to a more strict historic appearance by applying appropriate wallpaper over the paint. However, stripping off old baseboards or painting over naturally finished original trim would be more lasting changes that are definitely discouraged.
Some contemporary remodelings have stripped off plaster from walls or chimneys to expose brick. This creates a rough appearance at odds with the original character and is generally discouraged. Installing new decorative elements that cover over original trim is also discouraged. Sometimes older styles such as the Italianate featured woodwork that was originally of more common poplar and pined and then given elaborate graining treatment to simulate elaborate walnut or other expensive woods. Over the years, these trim elements may have become nicked and otherwise damaged and then simply painted over numerous times. Stripping these surfaces and then varnishing them for a “natural” look would be inappropriate. It is possible to historically recreate the woodgrained appearance by employing a professional or by the practiced work of an individual with artistic skills. This could be a highly creative project.

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Repair of existing deteriorated interior features is almost always better than their removal or replacement. Even old plaster walls should be saved as a more authentic and therefore historically valuable element than plaster-like drywall. Of course, some walls are so deteriorated that they must be replaced. New plaster may be too expensive and properly finished drywall is a good substitute. However, avoid stuccoing walls or texturing ceilings as these are inappropriate contemporary treatments out of character with an historic house.

A wider latitude is always fine when selecting wallcoverings and floor coverings. There are many fine books on the subject and it may be an enjoyable experience to research the style of a particular house to determine what types of wallpapers, paintings and carpeting or other floor treatments would have been used then and then selecting from among these options. Certainly the desire is not to pressure historic homeowners into living and breathing in a strictly authentic environment, but to expose people to the concept of selecting from a broader range of choices such that an eclectic mix of new and old might be achieved, or an authentic totally restored interior environment, or a respectful contemporary character is created without destroying original features and finishes. A guideline worth following if electing to furnish and decorate in an historic fashion is to respect the timeframe from which one's house dates and not, for instance, use Colonial Williamsburg as a model for furnishing an Italianate style houses.

*Mechanical Systems*

The potential impact of such systems has already been discussed as they might affect partitions and historic features. It is almost always possible to update a building's mechanical systems such as heating/ventilating, electrical service and plumbing without wreaking great harm upon original finishes. This takes thoughtful planning and in some instances, the advice of a professional may be of considerable value.
The visible features of historic heating, lighting and plumbing systems may help define the overall historic character and should be retained and repaired. An obvious example would be an attractive gas light fixture, which could be unobtrusively converted to electricity and re-used. An old high-tank toilet may be able to be repaired with new flushing mechanism, etc., rather than discarded. Old claw-foot tubs can often be relined and otherwise repaired. Brass faucets may also have historic value. Even old gas wall jets could be saved, although it is best to disconnect them at some main source. In heating systems, attractive metal floor grates could often be recycled into new systems. Many other examples exist, so careful planning is important when upgrading these systems.

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Health and Environmental Issues in Preservation Projects

The process of preserving and restoring an historic building can involve possible exposure to elements that may be harmful. Lead, in the form of paint and old plumbing systems, is a concern, especially in families with small children. Asbestos is another environmental hazard that may be present in some older buildings. Radon has become an issue in certain areas where basement leakage may occur. On these and other issues, it is important that adequate precautions and safeguards be observed.

The following are the most basic steps to take when dealing with these potential environmental hazards. Lead may well be present on old painted surfaces as it was a major ingredient in some paints up until about twenty years ago. Its presence in paint is not a hazard unless it is taken into the body by some means. Chipping or flaking paint may be taken up by small children and ingested. Therefore, all such loose paint should be carefully scraped and properly disposed of. Fresh paint applied over sound wood surfaces should suffice as protection in most instances. A problem arises in the paint removal process, however. Grinding or sanding lead-based painted surfaces may result in lead particles becoming airborne. Adequate masks should be worn during any such activities and the work areas adequately vacuumed afterward, with cleaner bags disposed of separately. Lead more often was used on older houses to form connections in drain lines; however, its presence in water supply lines might pose a problem. Careful inspection and replacement of lead water supply lines should be a priority. Please contact the City of Avon Water Department for more information on this subject.

Asbestos was commonly used, also until about twenty years ago, as an insulating and fireproofing and strengthening agent in building materials. Its most common occurrence would be around a furnace and its ductwork. In some buildings asbestos fibers were added to the plaster mix for added strength and fire protection. This was rarely done in residential
construction. Asbestos in the home can be either isolated and encapsulated or properly removed and disposed. It is best to consult a trained professional in this work. It is always recommended to wear dust masks when undertaking plaster repairs, not only to guard against possible asbestos, but because of the general dust problem, which can be unhealthy.

Radon is a subject that is just now becoming better understood. However, to date, this issue has not be identified as a significant problem in the historic district.

In conclusion, it is always best to become as informed as possible. These precautions should not be seen as discouraging one from attempting preservation projects or from even buying a landmark building, as these problems certainly are not confined to historic buildings, but are present throughout our environment. It is possible and even likely that a little-altered historic house has fewer potential environmental hazards than a house constructed after World War II.

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An important environmental issue is energy conservation. Contrary to some opinions, historic buildings can be extremely energy efficient and can be retrofitted at moderate cost. Insulation added to the attic floor has the biggest payback in terms of energy savings in heating and cooling. Wall insulation is more problematic, as it is both more costly to perform and less cost-effective in term of its insulating value. There are possible problems with wall insulation as well. Non-existent or improper vapor barriers can lead to moisture accumulation in the insulated wall cavities, promoting structural decay. Installation of wall insulation can lead to unsightly bore holes. Homeowners considering wall insulation should become well-informed on the subject by studying the possible hazards of such action in detail and weighing them against the costs of a properly performed wall insulation job.

Replacement of old furnaces can be a significant energy saver. Often the savings is not so great as to warrant immediate replacement of an existing working furnace, but this can be planned for in a phased renovation program. As previously noted, it will take some skill to integrate a new system into an historic building such that no historic features are altered or destroyed. The historic value of such features as register grates and old radiators should not be overlooked. Often, it can be possible to integrate elaborate historic radiators into a modern energy-efficient heating system.

Dealing with the disabled is a subject increasingly before the public, especially with the recent enactment of the Americans With Disabilities Act. While this legislation primarily affects commercial and public facilities, it may be wise to consider some of these issues when planning remodeling work. For example, bathrooms can be made safer through the installation of grab bars and by allowing adequate space around the fixtures. If a disabled person is to be accommodated in an historic house, this should be done conveniently and unobtrusively. Consider placing an entrance ramp conveniently toward the side, not running out down to the front sidewalk and consider integrating this feature into the landscape to make it more attractive.
and less intrusive. If it becomes necessary to enlarge a doorway, etc., this wood trim should be carefully removed after the space has been measured and photographed, then stored for possible future restoration. With care and sensitivity, an historic building can be made to function under a variety of needs and situations.

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THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building structure or site and its environment, or to use the property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided where possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated
by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting or other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy a significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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10. Wherever possible, new additions or alteration to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

In addition to these above standards, the U. S. Department of the Interior's National Park Service has more detailed Guidelines for Rehabilitating Historic Buildings. The Park Service also has a series of detailed Preservation Briefs on various preservation-related issues. The National Trust for Historic Preservation provides preservation assistance through its fine publications and outreach programs. To contact the National Trust, please call (202) 673-4000 or write to them at 1785 Massачusetts Avenue, N.W., Washington, D.C. 20036. The Ohio Historic Preservation Office; 1985 Velma Avenue, Columbus, Ohio 43211, (614) 297-2470; manages state and federal preservation programs for Ohio and has much information available.

DESIGN GUIDELINES FOR NEW RESIDENCES NEAR HISTORIC LANDMARKS

Policy Statement

Attractive and harmonious architecture is a goal of the city of Avon for all parts of the city. There is a special concern that historic buildings be properly preserved and that new construction erected along historic roads (not within modern subdivisions) relate to existing historic themes and patterns. Properties not designated as landmarks may have greater latitude for change and diversity. Yet there are some basic principles that should guide any new construction or alteration to residences. In general, alterations and new construction should be respectful of their natural and made-made surroundings and should seek to create a harmonious composition. The following principles should be of value in planning improvements outside of the historic district.
SITE PLANNING

Important landscape features should be respected when planning additions or new residences. Consideration should be given to siting such changes so that important trees and other vegetation are not destroyed if at all possible. Historic fencing and retaining walls could be respected. In newer subdivisions, consideration may be given to establishing theme plantings, which might consist of a certain type of beautiful tree for tree lawn use. Planning appropriate new plantings beds and providing for attractive landscaping can make a new house or subdivision look much more appealing. However, it is best to avoid using only one species of tree, for example, because disease might strike with more devastating consequences.

The principle of blending in well with one's neighbors and not disrupting beautiful natural scenery applies to new areas as well as historic districts. An overly elaborate or too showy set of gateposts might not be in good taste. The Architectural Board of Review can provide guidance on achieving a suitable entryway as well as appropriate lighting. Generally, lighting that might be disruptive to one's neighbors should be avoided, while attractive lighting, using perhaps historic lamp posts, can always enhance a property.

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Care needs to be given to the location of satellite dishes and other modern elements within a landscape. The zoning regulations address this issue in general terms, but it is also a good idea to locate the feature in an unobtrusive site, often with landscaping so that it is screened from public view and from prominent views within the house.

The Architectural Board of Review recommends that new subdivisions and new single residences prepare site plans that depict landscaping. It may be helpful to engage the services of a landscape professional, but this is not a requirement.

BUILDING MATERIALS

It is suggested that additions to buildings complement them in materials. For instance, a stone addition to a wood frame building might look incongruous. A frame addition to a stone or brick building might be perfectly fine, particularly if it is located to the side or rear and set back from the main plane of the building and appropriately painted. The Commission discourages covering over character-defining trim elements when these elements survive in good condition.

Aluminum siding is generally considered inappropriate for use on existing buildings throughout the city and for new construction. Where existing wood siding remains in good condition, the Commission encourages that it be maintained and painted in appropriate colors. Vinyl siding is a better substitute material than aluminum, but its use has been strongly discouraged in the historic district and on properties with historical significance. Where the existing siding is deteriorated or where the existing building has little character or where a new subdivision is being planned, vinyl might be appropriate. However, the Commission encourages that a quality grade of vinyl be used. Thin vinyl siding not only looks cheap to begin with, but it does not last very long. Vinyl siding also needs to be properly installed, allowing for flat trim areas around windows and doors and avoiding breaks in flat runs where possible. Broader corner joints are also encouraged. In instances where an existing house has character-defining cornices, door
enframements or other similar features, these could be left in wood and simply repainted while the flat siding areas are covered with vinyl.

Brick and stone walls need to be properly cared for regardless of the age of a house. While a building permit is not required for repointing mortar joints, this work should be done carefully to safeguard the integrity and appearance of a house. New mortar should match surrounding joints in color and texture. Loose and disintegrating mortar should be removed at least an inch for proper adherence of the new mortar. Stone repairs and patches may be accomplished by using new compounds such as Jahn mortar. Silicone sealing of brick or stone is generally not recommended, nor is painting a masonry wall that has historically been unpainted. Chimneys are masonry elements that are often in need of attention and should be kept in good condition. It is not a good idea to cover a deteriorated chimney with mortar, as this does not really solve the problem and changes the appearance, often for the worse. It is much better to carefully remove all loose mortar and repoint the joints only.

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Sandblasting and blastripping of old paint is not recommended for any situations within the city. These not only damage masonry and wood, but they also can cause environmental and health hazards.

ROOFS AND ROOF FEATURES
Most houses within the city have asphalt shingle roofs. Where an existing slate, wood shingle or clay tile roof still exists, special efforts should be taken to ensure their preservation when it is feasible to do so. These types of roofs, especially slate and tile, can last many years, if properly maintained. Repairs can often cost much less than a new asphalt shingle roof and the distinctive appearance will be retained. Wood shingle roofs have more limited life spans, but can often have their lives extended through maintenance and repairs. It is best to consult a roofing contractor with experience in fixing shingle roofs as these are a more distinctive and costly roofing material than asphalt shingles.

Asphalt shingles now come in a variety of styles and grades, making it more important to properly coordinate new shingles to the house. The Commission is available to offer advice on this subject.

Gutters and downspouts are important elements in a house that need to be kept in good working order. It is preferred that character-defining gutters and downspouts be preserved rather than replaced with simpler features.

Skylights are an increasingly common addition to existing buildings. They are also used with greater frequency in new residential construction. They have to be carefully located for functional reasons, on roofs of sufficient slope, away from valleys and peaks and, when added, designed so as not to weaken the roof structure. The Commission strongly discourages using skylights on the front of a house, where it will be visible from a public right-of-way. Careful
planning in new design projects can often eliminate this problem. In renovations, there may be another way to accomplish the goal of added lighting. An appropriately scaled and designed dormer might be a better solution.

Dormers are often used to gain more space in an existing building. They can often be attractive and functional features. Generally it is not a good idea to add full-width shed dormers onto the front of an existing house. This is best done on the rear, or a similar result can be accomplished by having a pair of gable dormers instead of a single shed dormer. This often enhances the appearance of a house.

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**WINDOWS AND DOORS**

These are often the most prominent features on a house and deserve special care when planning any changes. Many advances have been made in window technology, with thermal-paned and specially treated glass that often provides greater comfort and versatility. Where multi-paned sash exist, consideration should be given to retaining them as important character-defining elements. Avoid replacing windows without giving consideration to adding storm windows, often a less costly solution and usually just as effective for energy conservation.

Many new types of windows are now available as units for ease of installation. These include bow windows, bay windows and box-like greenhouse windows. Please be sure to carefully consider how these might change the appearance of a house. Usually it is a better idea to add these to the rear or side. The Landmarks Preservation Commission can provide guidance on this. Sometimes a bay window will add a dash of character that enhances a house, but this generally happens as a result of careful planning.

Blinds or shutters might dress up an otherwise plain house, but on some styles, shutters can be inappropriate. For example, shutters on a wide bay window are often ill-proportioned and look bad. Shutters need to match the size of windows.

Doors are another important design issue. Front doors are given prominent treatment often because they are a formal means of entry for visitors. This tradition stretches back many years in house design. It is often a good idea to accent a door with proper lighting and perhaps by trimming back overgrown landscaping that over the years have crept up to partially conceal a beautiful main entry. The Commission has prohibited the use of crossbuck aluminum storm doors in historic preservation projects. These are also probably not a good idea on front doors anywhere, as they have become an over-used cliché. Also the American eagle over the door or
using a plastic broken pediment, etc., are all features that are generally not in good taste and, while not prohibited, often add no real value to a house.

GARAGES
The Commission encourages the use of innovative designs for garages. Generally it is less attractive to have large garage doors prominently sited facing the street, but sometimes there is no alternative. Please give careful consideration to placing garage doors so they do not visually overwhelm the other parts of a house. Consider differentiating the design of the garage from the house possibly by incorporating it as a landscape feature or by making it recede into the landscape. In other instances, making the garage complement the house in styling and materials works well, especially if it is given a rear yard placement. Standard garage kits generally do not have the appropriate character for use in the community.

Please consider saving old barns, carriage houses and other outbuildings, where they exist. These add character to the community and are historic features that relate to our rural past.

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BUILDING INSPECTOR CHECK LIST

ITEMS PROPOSED FOR INSPECTOR APPROVAL FOR DESIGNATED LANDMARKS
repainting a house in the same colors
installing a new asphalt shingle roof where asphalt shingles presently exist and a color change is not planned
electrical wiring work
replacing gutters and downspouts with a similar system
porch repairs
installing storm windows and doors where they are appropriately sized
new driveways
all interior work

(It may be desirable to have the Building Inspector check with the Chair of the Landmarks Preservation Commission on some issues, so that this list could be expanded.)

ITEMS PROPOSED FOR L. P. C. APPROVAL OUTSIDE OF DESIGNATED LANDMARKS
additions to houses
replacing a slate, wood shingle or clay tile roof with asphalt shingles
skylights, except those not visible from the street
bay windows, etc., on the front of a house
vinyl siding or aluminum siding over historic wood siding (replacements would be exempted)
new garages
all new house designs, whether in subdivisions or on separate lots
(Note: It is suggested that a good approach might be to have a list of exemptions within the French Creek District, while having a list of only those items that would be reviewed outside of the district.)