

# The Mount Lebanon Historic District Design Standards

The Town of New Lebanon’s Comprehensive Plan emphasizes fostering our rural character, scenic beauty, natural resources, and cultural and historic heritage. It also specifies that we shall, “Preserve, make accessible, and if appropriate adaptively reuse historic resources, properties, and structures within the Town, in particular those associated with the Town’s Shaker heritage.”

The Shaker Preservation Committee identified the following goals regarding the protection, preservation and rehabilitation of our Shaker heritage, which were unanimously approved by the Town Board on February 13, 2024.

- (1) Protect, preserve, and rehabilitate the Shaker buildings and architecture.
- (2) Protect, preserve, and rehabilitate the Shaker cultural landscape, including the family clusters, ruins, fences, hitching posts, stone paths and walls, and other character-defining features.
- (3) Protect and preserve the undeveloped lands, including the fields and woods, while understanding that achieving these goals may entail accepting limited and respectful development.
- (4) Put the Shaker buildings and land to use in ways that are consistent with certain Shaker values that have enduring appeal, including simplicity, quality, community, hospitality, equality, and innovation.
- (5) Keep the Shaker buildings, landscape, and lands reasonably accessible by the public.
- (6) Share the history we've been fortunate to inherit with our own community and visitors.
- (7) Avoid chemical pollution and minimize excess noise and light pollution.
- (8) Maintain easy access through Darrow Road to nearby residential roads.
- (9) Revisit these goals over time to ensure each one is appropriate and to consider adding new ones.

## I. Introduction to Design Standards

The Mount Lebanon Historic District Design Standards provide criteria for use by property owners and lessees to protect the physical integrity of the Mount Lebanon Shaker Society Historic District, a portion of which was listed as a National Historic Landmark in 1965, on the National Register of Historic Places in 1966 and on the New York State Register of Historic Places in 1980. Note these listings do not carry any restrictions on the private property owners unless there is a Federal or State action (such as a permit or grant) that would trigger a review by the State Historic Preservation Office (SHPO) to determine if the property would be negatively impacted.

These Design Standards are intended to be applied by property owners and lessees when proposing to make improvements or changes to property within the District which require Site Plan Review by the Planning Board, although not all such improvements and changes will be subject to the Design Standards. Section I of this document provides background on the purpose of the design guidelines and describes the unique architectural, cultural, and historical qualities that make the Mount Lebanon Heritage District significant. The design guidelines themselves can be found in Section III.

## A. PURPOSE OF DESIGN STANDARDS

The purpose of these Standards is to maintain a high standard of community development; to protect the value of all real property within the designated zoning District, to promote aesthetically pleasing and historically sensitive development; and to preserve the special character of the District.

Design standards provide guidance to property owners, tenants, designers, and developers considering alterations, additions, demolition or new construction projects in the Mount Lebanon Heritage District. The Town of New Lebanon's Planning Board site plan review and special use permit processes will ensure the design guidelines in Section III will be followed.

The Mount Lebanon Historic District Design Standards are intended to retain and reinforce the architectural, cultural, and historical qualities that make the District significant. The Standards in Section III are informed by:

1. Unique attributes found in the historic District,
2. Preservation best practices, and
3. The Secretary of the Interior's Standards for the Treatment of Historic Properties

## B. SITE PLAN AND HISTORIC RESOURCE REVIEW

Proposals for major alterations, additions, demolition and new construction require site plan approval by the Planning Board pursuant to this chapter and Sections 13 and 14 of Chapter 205 of the New Lebanon Code. Review ensures that development proposals do not diminish the architectural, cultural, or historic significance within this District.

Review is intended to protect historic resources, while allowing flexibility for property owners and lessees. Review of proposed physical changes takes into consideration their appearance, quality, and compatibility with adjacent structures, as well as the unique characteristics of the District. During the Planning Board Site Plan Review Process, proposals for new construction, alterations to or demolition of existing structures, proposed new site features and grounds are

evaluated using a set of approval criteria—in this case, the Mount Lebanon Historic District Design Standards—in addition to other applicable Town land use standards and requirements.

Projects in the MLHD require Zoning Review and Verification. This begins with an application to the Zoning Enforcement Officer (ZEO) on the dedicated MLHD application form. The ZEO will determine if the project requires a Building Permit issued by the Code Enforcement Officer (CEO), Site Plan Review by the Planning Board, a Special Use Permit granted by the Planning Board, or some combination of the above. A more detailed description of the process for the Planning Board applications can be found attached to the MLHD application and at the Town of New Lebanon’s Building Department webpage.

Review requires the initial submission of a MLHD Building Department application, scheduling a Sketch Plan Conference with the submission of a project sketch plan and narrative of the proposed project, and a discussion of the project with the Planning Board. A subsequent submission will entail an Application Submission including stamped plans, a narrative and other requirements of the Planning Board. The Planning Board reviews the project, requests revisions to the plans, if necessary, makes additional requests including establishing escrow if necessary for architectural compliance review, and makes necessary referrals to other agencies or for professional guidance. Once the Planning Board concludes that the proposal is complete and sufficient for compliance with the State Environmental Quality Review Act, it schedules and conducts a public hearing. The Planning Board issues a Decision Document, with or without conditions.

Projects identified in the exemption section are exempt from the need to demonstrate compliance with the process described above. Additional reviews for approval by other local, county, state, or federal agencies, depending on the proposal, may also be required. If the applicant is seeking historic preservation grants or tax incentives, the proposal may be subject to review by other New York State agencies that, in some cases, may be more stringent than the Town of New Lebanon’s Planning Board review.

### C. DEFINITIONS AND CONCEPTS

For purposes of this Section, where not inconsistent with the context of a particular section, the defined terms, phrases, words, abbreviations, and their derivations, shall have the meaning given in this section. When not inconsistent with the context, words in the present tense include the future tense; words used in the plural number include words in the singular number; and words in the singular number include the plural number.

#### Period of Significance

In a historic district, the period of significance is typically the years when important events,

people, or development occurred in a specific place. The period of significance does not encompass all stories associated with a place but captures the dates during which a significant unifying storyline occurred. For the Mount Lebanon Historic District, the period of significance spans from 1785 to 1876, when the last two extant Shaker buildings were completed.

## Contributing and Non-contributing Resources

Contributing resources are those structures, site features, and grounds that convey the architectural, cultural, and historical significance of a historic district. Non-contributing resources are those that were built outside of the period of significance or were built during the period of significance but have been so altered that they no longer convey architectural, cultural, or historical significance. See attached maps identifying contributing and non-contributing structures.

## Physical Integrity

Physical integrity refers to the characteristics of contributing resources, noncontributing resources, and the district as a whole to convey architectural, cultural, and historical importance. The National Park Service administers the National Historic Landmark program and the National Register of Historic Places and considers integrity to be a combination of location, setting, design, materials, workmanship, feeling, and association. For example, contributing resources built during the period of significance that retain all or most aspects of integrity convey significance. The MLHD has a high level of physical integrity.

## Building Features

The prominent and identifying elements visible in a structure.

## Compatibility

Compatibility is achieved through careful attention to the following design principles of building: setback, orientation, scale, proportion, massing, height, materials, color, roof shape, details and ornamentation, and landscape features. Compatible modifications or additions to a historic property are those in harmony with the property's historic context, setting and character, preserving its historical significance.

## Cultural Landscape

A cultural landscape is a geographic area, including both cultural and natural resources, associated with historic events, activities, or people or exhibiting other cultural or aesthetic values. A landscape is shaped by topography, land patterns, vegetation, circulation, water features, and site improvements. The Mount Lebanon Historic District contains remnants of a historic vernacular cultural landscape, a landscape that evolved by local people whose activities and occupancy shaped it. Through 150 years of occupancy by the New Lebanon Shakers, this landscape reflects the physical and cultural character of their lives.

This cultural landscape has some surviving character-defining features such as terracing; undisturbed topography ;roads and paths; a site-wide waterworks system; ponds; site furnishings such as coursed stone walls; fieldstone walls; stone steps at building entries; stone hitching posts; stone gate posts with some hardware; wood fencing (replica of original); and horse railings. This cultural landscape also contains many buried features that due to disuse and abandonment, are no longer visible but extensively documented.

## Vernacular

Vernacular means the design, style, or choice of materials as determined by local builders and craftsmen.

### D. APPLYING THE DESIGN STANDARDS

Site plan approval for proposals requires applicants to demonstrate how their proposals comply with or conform to the Design Standards. There are two categories of design standards that apply in the Mount Lebanon Historic District:

1. Design Standards for the additions to, and removal or major alterations of, historic structures, site features and grounds;
2. Design Standards for new construction

Proposals requiring Site Plan Review or Special Use Permits will be subject to one or both categories depending on the proposal. Although rigid adherence to the Design Standards is not a requirement for every proposal, applicants will be required to demonstrate that each Design Standard in Section III has been considered and that each has been taken into account.

## II. HISTORY AND CHARACTER DEFINING FEATURES

### Setting and Development

Founded in 1785, Mount Lebanon was the home of the Central Ministry of the United Society of Believers community organized by the Shakers. Its community planning, architecture, commercial and industrial endeavors, as well as its spiritual practices, became models for the other Shaker villages in the northeastern United States in the nineteenth century. Within this central community the Shakers developed their progressive ideas on gender equality, racial equality, pacifism, communal property, the value of labor, and sustainability. They also established the now famous Shaker aesthetic of simplicity, expressed in their objects, furniture, buildings, and village planning.

### History and Character-defining Features

A Shaker village was divided into groups or "families." The leading group in each village was the Church Family, and it was surrounded by satellite families that were often named for points on the compass rose. The Shaker structures on Mount Lebanon are what remains of the Church, North, Center, Second and South families and were erected between 1785 and 1876. The remains of the structures are grouped in clusters along Darrow and Abode Roads and on Shaker Road at its intersection with Darrow Road.

The Shaker style of architecture was not driven by an architect's design. Some of the buildings from the first quarter of the nineteenth century follow a simple Federal style of architecture popular at that time. Buildings erected by the third quarter of the nineteenth century show Victorian influences. Character defining features of the Mount Lebanon Historic District include:

1. clusters of buildings by Family grouping
2. buildings no taller than 4.5 stories
3. buildings built of wood frame, brick, stone masonry, or a combination of masonry
4. foundations built of sawn, dressed and coursed marble
5. buildings rectangular in plan
6. simple clapboard or masonry facades with a center entry or two front facade entries, many with sidelights
7. fenestration patterns of double hung multi-paned sash ; with a few shutters remaining
8. buildings have a concave cove cornice unique to Shaker architecture
9. gable roofs with simple cornice returns
10. cantilevered single slope entry roofs; arched entry roofs at Second Meeting House, Church Family (the library at Darrow)
11. topography, terracing, and expansive views over open fields from the public right of way along Darrow Road from the south to the north and west
12. remnants of Shaker cultural landscape site furnishings including ruins of buildings and outbuildings, large coursed stone wall as part of the lumber/grist mill waterworks; fieldstone walls; stone steps at building entries; stone hitching posts; stone gate posts with some hardware; wood fencing (replica of original), horse railings, cemeteries, ponds
13. hidden/buried Shaker water features including a site-wide water system of reservoirs, piping, culverts, cisterns, mill ponds; ruins of the lumber and grist mills at the North Family

### III. DESIGN STANDARDS

The Planning Board will be guided by standards set forth by the U.S. Secretary of the Interior's Standards of Treatment of Historic Properties, specifically the standards for Rehabilitation.

Rehabilitation is defined as the process of creating a compatible use in a historic structure site or landscape through carefully planned minimal alterations and compatible additions. Often

referred to as adaptive reuse, rehabilitation protects and preserves the historic features, materials, elements, and spatial relationships that convey historical, cultural, and architectural values. Rehabilitation acknowledges both the need to alter or add to a property to meet continuing or new uses while retaining historic character and that new, expanded, or upgraded facilities should be designed to avoid impacts to historic elements.

The Secretary of the Interior's Standards for Rehabilitation are summarized below.

- a. New uses of historic properties should minimize necessary interventions or changes to character defining features.
- b. Distinguishing structure, site and landscape features, qualities, and characteristics should be identified and retained.
- c. Existing character defining features, materials, and finishes should be maintained to the maximum extent possible, repaired and protected. If features are deteriorated beyond repair, they should be replaced in-kind.
- d. If a feature is missing or must be removed and intended to be replaced, use accurate documentation to guide the replacement work.
- e. Respect the evolution of historic changes, fashion, taste, and use – do not try to “improve” the design of authentic building features.
- f. Avoid installation of conjectural, inauthentic or fake “historic” features.
- g. Use the gentlest means possible for chemical or physical treatments that may damage historic materials.

Needed change can usually be accommodated in a sensitive manner that helps strengthen historic character. Where new construction is required:

1. Design new construction in a contemporary but respectful manner. Additions and alterations to historic buildings and landscapes should speak of their own time but should be compatible with the character of the existing resource.
2. Follow an established design process that identifies character defining features, explores a range of possible design alternatives, and selects a workable alternative that maximizes the preservation of historic building fabric and minimizes the destruction of these features.
3. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features of the surrounding structures.
4. Respect the surrounding building and landscape context.
5. Maintain a high quality of design and craftsmanship.

6. Existing buildings often have multiple layers of history and changes that are of significance, should be preserved, and can inspire creative and compatible design solutions for new construction.

## TWO SPECIFIC DESIGN STANDARDS

### **1. Standards for treatment of historic structures, site features and grounds**

The following standards apply to alterations, additions, and demolition of historic structures, site features, and grounds not included in the list of exemptions below. Applicants proposing alterations, additions or demolition shall (a) demonstrate in their applications for Site Plan Review and/or Special Use permits how their proposals comply with or conform to the design standards in this section or where strict compliance or conformance is not proposed how each standard has been considered and accounted for and (b) follow the procedures and applicable conditions found in Zoning Code Chapter 205, Section 13 and 14.

#### **EXEMPTIONS**

The following are exemptions from Site Plan Review and Special Use permit applications, though inclusion on this list does not imply that the structure is exempt from requiring a building permit:

1. Access devices/ramps that are temporary and involving no permanent alteration to existing physical structures, and in existence for twelve months or less.
2. Air conditioners: temporary installations only.
3. Antennas: rooftop TV and satellite dishes with a diameter of 24 inches or less.
4. Art: outdoor freestanding art that is not an advertisement and does not alter any exterior feature of a building or the existing landscape.
5. Doors: replacement of existing doors with no change in opening dimensions, design or material; or the installation of storm doors.
6. Resurfacing of existing driveways with no change in layout or dimension.
7. Minimal changes to landscaping or plantings.
8. Lighting: Motion-activated or solar lighting for driveways or walkways, unless lighting is on a pole above 10 feet height.
9. Mailboxes, building numbers, flag brackets.
10. Routine maintenance and minor repairs: including but not limited to the following scopes of work, when the work is completed using the same materials and conforming to the same

design and appearance as the original: Chimney repair & reconstruction; Cornice & Trim repair and replacement; Foundation repairs; Downspouts from existing gutters; Masonry and Stucco repairs; Roofing repairs and replacement; Siding repairs; Steps, stairways, and railing repairs and replacements; Window repairs and the installation of storm windows.

11. Repainting previously painted exterior surfaces.

12. Signs: signage shall follow section 205.17 of the Zoning Code in the Town of New Lebanon with the exception that illuminated signs shall not be lit from within the sign itself.

13. Solar, rooftop-mounted panels only if consistent with Design Standards.

14. Temporary structures up to 90 days if in conformance with the Town of New Lebanon zoning if such will not alter any exterior feature.

## **1. Accessibility**

Ramps, or other accessibility devices such as elevators or lifts, should be designed to avoid obscuring or damaging historical features on the building and to allow historical features to be readily restored if the device is removed.. The widening of historic door openings should be avoided and this may require the creation of an alternative accessible entrance. Where this is not possible, new doors and openings should be designed to be compatible with the existing historic materials and detailing. Ramps should be constructed of materials compatible with the existing structure.

## **2. Architectural Elements including features such as doors, windows, dormers and decorative details such as cornices**

### **a. Cornices**

If present on a facade, cornices should be preserved and retained. If repairs or replacement are needed the cornice should duplicate the original in size, shape and profile.

### **b. Doors**

Primary entrances of structures should be preserved and retained. Historic entrances should not be removed, closed, or filled in even when no longer in use to preserve character and significance of the facade. Later changes to entrances that have become significant in their own right should be retained. If needed, new entrances should be located on side or rear facades in locations that will result in a minimal loss of historic materials and features. New entrances should be designed to be compatible in size, scale, shape, proportion, material, and massing with the existing building features. Secondary entrances on the side and rear of buildings should be preserved and retained to the maximum extent possible. Alterations and changes to

secondary entrances to improve their appearance and/or to make them more functional should be compatible with the character of the entrance and the building, as with any addition or alteration to a historic building. If it is desirable that a secondary entrance or new entrance on the side or rear of a building be featured as the primary entrance in use, paving and landscaping should be used as the primary means through which its prominent role is visually communicated to pedestrians. New entrances on primary facades should not be created. Enclosed vestibules may be added to secondary entrances but should be compatible with the character of the building.

Doors and doorway components such as door frames, sills, hardware, sidelights, transoms, entry roofs, and other features should be preserved and repaired. Historic doors that are deteriorated beyond repair and non-historic doors should be replaced with new doors that are appropriate to the period of the building. Where existing non-original, non-historic doors have been installed but are inappropriate to the character of the building, their replacement with new doors that are appropriate is encouraged.

### **c. Dormers**

Dormers whenever they are still present should be retained and preserved.

New dormers should not be installed on primary facades if they were not historically present on the facade. Dormers should be constructed on secondary or rear facades away from top, side, and eave lines so that the overall roof form is visually apparent. Compatible materials, forms, and detailing should be used provided they are appropriately sized and located and do not dramatically alter the character of the roof.

Windows in new dormers should complement the character of historic windows in the building, though they need not precisely replicate them. Synthetic siding and trim materials such as cement fiber board and polymers should be used for new or existing dormers that are difficult to access, inspect, and maintain.

### **d. Windows**

Windows whenever they are still present should be retained and preserved. Replacement windows from the District's period of significance should be retained unless the windows negatively impact the character and use of the building. Enlarging, reducing, or filling in historic window openings should be avoided. Replacing windows that are beyond repair shall closely match the historic windows that were present to the extent possible. When the installation of accurate reproduction windows is not the selected option, a new similar and compatible manufactured window should be installed provided that the new replacement window is consistent with the remaining existing historic window size, proportion, muntin layout, sills, lintel, and the historic character of the building.

Large expanses of new glass windows, either vertical or horizontal, may be used in new additions only, as long as they are not installed on the primary facade.

### **3. Building Additions**

Additions to historic structures should be subordinate to the primary historic structure and should not overwhelm the original structure. Additions should be designed such that they minimize their visual impact on the building and such that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.

Additions should be designed so there are subtle but distinguishing characteristics between the historic portion and new addition such as simplifying details, changing materials, or modifying proportions. Utility services and service revisions necessitated by exterior alterations should be installed underground.

Additions to non-historic structures (non-contributing structures) should be subordinate to the primary structure and should not overwhelm the original structure. Utility services and service revisions necessitated by exterior alterations should be installed underground.

### **4. Chimneys**

Original chimneys visible from a street should be rebuilt if possible rather than removing or shortening them when they become deteriorated. Parging (covering with cement) as an alternative to repointing deteriorated chimney masonry is not recommended. Chimneys should be rebuilt with comparable materials including the detail, form, ornamentation, color, texture, dimensions and coursing of brick.

### **5. Demolition**

Renovation and/or replacement in kind is preferred to demolition of all or a portion of historic structures. Demolition of any structure or portion thereof requires the approval of the Planning Board when ordered by the Code Enforcement Officer or other safety officer for reasons of public health and safety. An evaluation of the significance of the building to the District should be provided by the applicant and include a report on the attempts to renovate the historic building that have been exhausted prior to considering demolition. The applicant will be required to provide a technical report prepared by a licensed architect or engineer detailing the nature and extent of the problems and an estimate of the cost to correct them. Decorative architectural elements such as trim, brackets, bays, doors, windows and porch columns should not be removed until or unless approved by the Planning Board.

Documentation of a structure proposed to be demolished shall be required, including professional large format photographic documentation of its present appearance and location; measured drawings of the overall building and its major features; relationship of the building to

its site, adjacent buildings, and streetscape; measured elevations; detailed drawings and photographs of specific notable architectural features. If a building is deemed by the Code Enforcement Officer or other safety officer to be too unsafe for occupants to enter the building without significant hazards to their health, every effort shall be made to document the exterior of the building as it stands, and the interior of the building utilizing historical information.

## **6. Garages**

Garage locations shall be based upon their method of vehicular access. A garage can be attached as long as it does not impair the integrity of the original structure and should follow the design standards for an addition. No garage should be designed to serve more than two vehicles, regardless of its location and degree of visibility. The design of garage doors should be compatible with the area's historic character. For garages with doors that are visible from a public street, each bay of the garage should have a separate door. For garages with doors not visible from a street, a single door can serve up to two parking bays. Doors that operate via hinges, sectional, or sliding are encouraged, while those that roll-up or fold (accordion doors) are discouraged.

## **7. Historic Outbuildings: barns and other historic accessory structures**

The same basic standards that apply to the preservation and rehabilitation of a structure should generally apply equally to outbuildings. Outbuildings such as barns and sheds shall be retained to the extent possible. Alterations shall be carried out in a way that does not damage or hide these elements. New architectural elements should match the old in design, color, texture, and, where possible, material. Architectural elements that falsify the history of a building should be avoided. Substitute materials may be considered when replacing lost or deteriorated elements of a building provided that they are visually indistinguishable from what they replace.

## **8. Landscaping and Site features**

Topography should be maintained to the extent possible. Topography should not be altered with grading, filling, or excavating unless it is part of the approved construction of a building addition or a new structure. Site grading should not adversely affect drainage or soil stability on adjoining properties. Site and roof drainage should assure that water does not splash against building or foundation walls or drain toward any building present on the site. Retaining walls, if needed, should be constructed of stone, masonry, or natural materials.

Remaining woodlands should not be clear cut. Woodlands that must be cut for new construction or additions should be restored at least in part to their original state with new plantings.

Trees or shrubs that grow high or wide should not be planted near historic buildings. Roots and branches can cause damage and leaves can clutter gutters and downspouts, leading to moisture and material problems.

Ivy, wisteria or other vines should not be planted to grow directly on building walls as they can trap moisture and accelerate deterioration of the wall. If vines are desired, train vines on trellises or other climbing structures.

Fencing should be simple wooden pickets and posts with unadorned rails and kickboard to reference the replica fencing at the North Family. Split rail, chain link, stockade fencing and modern fencing with panels that obscure the sight of the structure and grounds is not recommended.

Site features such as stone walls, fieldstone walls, stone hitching posts, stone gate posts, visible remains of water system, fencing, horse railings, ruins of outbuildings, stone steps, flagstone walk-ways should remain in situ. Where site features may need to be temporarily modified, replaced, or restored, use appropriate methods for doing so in accordance with recommendations provided earlier in this chapter for similar materials.

## **9. Lighting**

Discrete exterior lighting is appropriate at entrances, porches, steps, and other similar locations to illuminate destinations and conditions for safety. Original or later appropriate light fixtures should be retained, and if possible, repaired. Deteriorated or missing elements should be replaced with like materials. Replacement should be based, if possible, on physical or documentary evidence. New light fixtures should be of a design and scale that is compatible with the structure. The intensity and distribution of light particularly as it affects neighboring structures and the ambiance of the district should be considered when selecting new fixtures.

Up-lighting to illuminate facades and landscaping features is permitted. Holiday lights are permitted.

## **10. Masonry/Foundations**

Original masonry and mortar should be retained wherever possible, without the application of any surface treatment, including abrasive treatments or sealants. Replacement masonry and mortar should be carefully matched in size, type and color to the originals and follow traditional

masonry coursing and pointing. New mortar should match existing mortar in strength, materials, and color. Unpainted masonry should not be painted or stuccoed.

Existing foundations should be retained and repaired as appropriate.

### **11. Mechanical Elements**

Modern rooftop elements, such as mechanical units, vents, ducts, solar panels, antennae, satellite dishes, and electrical conduits should be located at the rear of the building such that they are not visible from the street.

Bathroom vents should be installed where needed on any roof surface but should be of material and color to complement the color of the roofing material..

### **12. New Accessory Structures including garages, permanent sheds, gazebos, pools**

New accessory structures should be appropriately located to avoid visually competing with the property's primary structure and should not be located in a front yard. Features and details that create a false sense of history should not be part of any new structures.

### **13. Painting**

While changing the color of a structure or details does not require review, color selection should be compatible with adjacent buildings. Use of Shaker paint colors is recommended.

### **14. Roofing and related features such as gutters and downspouts**

The roof shape and the pitch or slope should be preserved. Repairs should be of the same material to the extent possible. When in-kind replacement of historic roofing materials is not feasible, install substitute materials that should match historic materials in color, texture, size, shape, profile, and general appearance. Contemporary asphalt shingles are prevalent throughout the District and are an appropriate roofing material for pitched roofs. Shingle colors should be dark gray, brown, or black approximating the color of previously used materials. Roofing materials should be non-reflective.

Gutters should be wood, copper, or seamless painted aluminum or other metal and be of a scale, contour and detail compatible with the style and historic character of the building. Unpainted aluminum and PVC pipe are not appropriate for flashings, gutters and downspouts. Removing trim pieces from the roofline in order to attach gutters more easily is not appropriate. Hung gutters should be as unobtrusive as possible. Downspouts should not be placed

diagonally across a building's elevation that is visible from a public way. Natural stone splash beds near the foundation at the drip edge are appropriate and may be considered.

### **15. Skylights (and Solar Tubes)**

Skylights and solar tubes should not be installed on primary facades facing the street and should be installed on sloped roof planes preferably located facing the rear of the building. Skylights are preferred to be low profile and not be raised significantly from the roof plane. Skylight frames should be similar in color to that of the roofing material.

### **16. Swimming pools**

Pools should be installed only in rear yards. The security fencing should be in compliance with all applicable codes. Pool construction or removal should avoid negative impacts to structures, sites and grounds.

### **17. Wood Siding, wood detail and trim**

Original siding material should be retained whenever possible and deteriorated material repaired or replaced with new material that duplicates the original as closely as possible. Aluminum or vinyl siding should not be used. Alterations should be carried out in a way that does not damage or hide these elements. New architectural elements should match the old in design, texture, and, where possible, material. Architectural elements that obscure the history of a building should be avoided. Replacement of original elements should be substantiated by documentary and physical evidence to the extent possible..

## **2. Design Standards for new construction**

These standards take into account acceptable locations, site setting and orientation, setbacks, size, height, styles, materials, and design of various features such as windows, doors, roofs, etc. New construction should be compatible with and complement the existing Shaker architecture. Contemporary architectural designs that reflect their current time, place and use should be compatible with the character of the District. New buildings should be distinguishable from the historic buildings.

### **1.Site Considerations**

The site should be planned to accomplish a desirable transition with the streetscape and any adjacent historic structure and to provide for adequate planting, safe pedestrian movement and

parking area. Design new construction so that the overall character of the site is maintained. The historic topography should be maintained. Topography should not be significantly altered to accommodate new construction.

New buildings or additions should take advantage of the existing contours of the site and preserve existing vegetation to the extent practicable. New structures particularly those in the Red Zones should be located on the same contours and grades as the nearest historic structures and grading should be the minimum needed to achieve that purpose.

New construction should be sited to be compatible with surrounding buildings that contribute to the overall character of the District. Respect the historic setback and spacing and orientation of buildings from adjacent buildings. Primary entrances and facades of new buildings should have a similar orientation and street presence as other adjacent buildings. District patterns for site access, a parallel or perpendicular orientation of the building to the street, garage or accessory structure location (attached or detached) should be reflected in any new design.

The orientation of the main entrance of a building should be similar to the orientation of other buildings in the District.

Parking areas should be treated with planting, berms, or other innovative means to partially screen parking areas from view from public ways. These elements should be designed with public safety in mind. Site parking behind buildings. Where applicable, shared parking areas for multiple buildings are encouraged.

Newly installed utility services, and service revisions necessitated by exterior alterations should be underground.

## **2. Scale**

The scale of newly constructed buildings should be compatible with that of adjacent historic structures in the District and reflect historic development. The height and scale of each building should be compatible with its site and existing historic (or anticipated) adjoining buildings;

## **3. Massing**

New buildings should be designed to complement the form and massing of neighboring historic buildings and should generally be of the same average height, width, and volume as adjacent buildings. New elevations that are adjacent to existing elevations should be similar in scale to those seen traditionally in the District.

The primary plane of the front should not appear taller than those of typical buildings in the district. A single wall plane should not exceed the typical maximum façade width of adjacent structures.

Building components such as eaves and openings should be compatible with historic building components throughout the district relative to height, proportions and projections.

#### **4. Proportion**

The design of a new building should respect the existing proportions of buildings in the District, particularly those of adjacent structures. New building forms should be similar to those traditionally in the District.

#### **5. Height**

A new building should not be significantly higher or lower than adjacent historic buildings in the District.

#### **6. Roof Shape**

Roof forms should be consistent with typical roofing forms of existing buildings in the District relative to pitch, orientation and complexity. Shed roofs may be appropriate for some additions. Flat roofs are discouraged.

#### **7. Fenestration**

The proportions of window and door openings should reflect the character of the District, particularly those of adjacent buildings. The ratio of wall to window, (solid to void relationship) should be similar to what is found in the district. The rhythm and spacing of openings should also be compatible with what is found in the District. Frame dimensions, proportions, and configurations should be comparable. For doors, use of comparable panel and light configurations should be used.

Large expanses of glass, either vertical or horizontal, are acceptable as long as they are not installed on the primary facade.

#### **9. Materials**

Use of traditional materials is encouraged but not required. Materials that reinforce the quality and integrity of existing historic architecture and contribute to the traditional sense of scale

should be used. Contemporary materials should be compatible with historic materials in visual impact, texture and relationship to architectural style. Durability should be considered.

### **10. Architectural Details**

Building components such as cornices, corner details, gutters and downspouts, eaves, etc., should be similar in size and shape to those found historically in the District.

### **11. Walkways/sidewalks/driveways/parking**

Ensure that any new roads, walkways, sidewalks, driveways, and parking areas respect the history of land ownership and reflect a rural (farm) pattern rather than a modern cul-de-sac model. The use of gravel or other natural materials other than asphalt and concrete (unless imprinted with historic patterns) is encouraged. Pervious paving is also encouraged.

Parking areas should be located to the side and rear of the street elevation of the primary structure, unless granted a waiver by the Planning Board during the Site Plan Review process. Parking areas for multiple buildings should be shared or combined wherever and whenever possible. Lighting for parking areas, roads, sidewalks, and paths should not be on all night. Solar and motion lights are encouraged where lights for safety and security at night are needed.

### **12. Outbuildings including but not limited to garages, pools, barns, sheds**

Place accessory structures to the rear of parcels. At a minimum they should be located behind the rear wall plane of the structure

### **13. Mechanical Equipment**

Modern rooftop elements, such as mechanical units, vents, ducts, solar panels, antennae, satellite dishes, and electrical conduits should be located at the rear of the building such that they are not visible from the street.

Bathroom vents should be installed where needed on any roof surface but should be of material and color to complement the color of the roofing material when permitted by code.