

**PREPARED BY SOUTHBANK PARTNERS FOR MONMOUTH ST.  
BUSINESS COMMITTEE**

# Recommended Monmouth Street Business District Design Review Guidelines

February 2011

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# I. INTRODUCTION

Cultural resource protection on the state and local level is growing across the country. During the 1980s many states began passing legislation, which mandated that preservation be integrated into local and state planning efforts. Reasons for establishing preservation plans are both aesthetic and economic. The preservation of historic resources helps to enhance a community's sense of character and identity. An active preservation policy maintains and promotes property values and encourages heritage tourism. Preservation is also increasingly seen as a revitalization tools for communities.

The adoption of guidelines reflects the desire of Monmouth Street Business District (hereafter referred to as the District) to preserve their quality of life. The intent of this manual is to provide the Monmouth Street Business District Board (hereafter referred to as the Board) and property owners in the District with the criteria for preservation and rehabilitation of their properties. The guidelines define the historic character of the District, outline appropriate rehabilitation methods, and recommend acceptable standards for new construction.

## **Why establish design guidelines?**

Design guidelines are adopted to preserve and protect the historic and architectural character of an area. Guidelines reinforce structural requirements and regulate aesthetic standards as well. Adoption of guidelines can increase property values, reinforce community identity, encourage economic growth and development and extend the life of a building or structure. Guidelines provide a means by which an area can preserve its historic identity while allowing for compatible new construction. Design guidelines can result in a positive change in the visual appearance of a community.

## **Property Protection**

Interest in preserving residential and commercial districts has increased since the 1980s. Investment opportunities presented themselves in the form of rehabilitation and adaptive reuse. Historic neighborhoods began to enjoy a renaissance of development as property owners recognized that the rehabilitation of individual historic properties led to the stabilization of the entire business area and neighborhood. A rejuvenated historic neighborhood thus becomes a sound base for investment. Guidelines ensure that a property owner's investment in a historic area will be protected from inappropriate rehabilitation and new construction.

## **Community Identity**

Many communities have promoted their quality of life by improving road, building parks, and developing strong school systems. These factors can attract business and industry that, in turn, stimulate economic growth. Quality of life also includes such aesthetic considerations as attractive and vital neighborhoods. Design guidelines help preserve historic

neighborhood and commercial areas and illustrate a community's commitment to its heritage and identity.

### **Economic Growth**

A community that is committed to preserving its character often attracts more business and industry than a community that suffers from a poor self-image, or worse, from poor and uncontrolled planning. Design guidelines reflect a community's pride in itself and its emphasis on quality development. The results have proven to be increased property values, neighborhood and commercial revitalization, and stimulation of heritage tourism.

### **Building Preservation**

Guidelines do more than just ensure the preservation of the historic character and architectural integrity of a building. Guidelines also ensure that new and replacement materials are compatible and in character with the original materials and that the best possible rehabilitation techniques are employed. As a result, the lifespan of a historic building can often be extended as property owners invest in quality replacement materials and craftsmanship.

### **What is the purpose of design review guidelines?**

The purpose of the Monmouth Street District Design Review Guidelines Manual is to provide the Board and city staff with standard criteria on which to base design decisions. The guidelines also offer information on appropriate rehabilitation and new construction to property owners to assist them in planning and designing the rehabilitation of their properties.

The guidelines deal with all aspects of construction, rehabilitation, and demolition. Many of the architectural styles that are found in the Monmouth Street District are described and illustrated. Appropriate additions, compatible new construction, and respectful rehabilitation will be outlined in detail for the benefit of the Board and for property owners who wish to change their properties in any way. The guidelines also outline appropriate actions for the Board in times of natural disasters.

The guidelines set forth in this manual deal with primary façades and secondary façades that are readily visible from the street or sidewalk. Alterations to rear façades are not as strictly regulated by the Board because they are usually obscured by fences, trees, or by the building's placement on the lot. Property owners should refer to the guidelines when planning and designing new construction projects or even when completing regular maintenance work.

### **What work requires a COA (Certificate of Appropriateness)?**

The table on the following page outlines what types of work on homes and commercial structures requires a COA.

**Work Requiring COA Approval**

<b>TYPE OF WORK</b>	<b>COMMISSION APPROVAL REQUIRED FOR:</b>	<b>STAFF APPROVAL MAY BE GIVEN FOR:</b>	<b>BUILDING OR OTHER TYPE OF PERMIT NEEDED</b>
<i>Addition, removal, or covering architectural details &amp; decorative elements (cornice, dentils, gingerbread, finial, etc.)</i>	All		
<i>Awnings</i>	Installation of new awnings	Removal of aluminum awnings	Building / zoning
<i>Construction of new buildings or additions</i>	All new buildings or additions including garages and porch enclosures	Storage facilities located in rear yard not visible from street	Building / zoning
<i>Decks</i>	Deck on elevation facing a street	Rear, ground level decks that do not require alteration to any structure	Building / zoning
<i>Demolition</i>	All		Building
<i>Doors</i>	All changes visible from street, all modifications to original wood doors	Doors replaced with in-kind material and of the original size and configuration	Building - if opening size is altered
<i>Fencing</i>	Fencing visible from street	Rear fencing not highly visible from the street	Fence / zoning
<i>Fire Escape</i>	With alteration to the structure, on primary facades	All without alteration to the structure, non-primary facades	Building / zoning
<i>Gutters / downspouts</i>	Alterations to box gutters, roofing over built-in gutters, and applying an appropriate style gutter from the overhang, leaving all cornice details intact	Relining existing gutters, replace downspouts, rebuilding of wood box gutters	
<i>HVAC</i>	All changes visible from street	All changes in rear yard not visible from street	Building / zoning
<i>Masonry cleaning and tuck-pointing painting</i>	Any other masonry treatment including painting unpainted masonry, stone, brick, terra cotta, and concrete	Chemical or water cleaning, tuck-pointing	
<i>Parking lots and paved areas</i>	New parking seen from the street	New parking not seen from the street	Building / zoning
<i>Roofs</i>	Changes in material or form	Replacement in kind of appropriate material	Building when structure is involved
<i>Windows</i>	Replacement of original windows, changes in window openings, materials, or configuration	Replacement of replacement windows when they fit original window openings and are of proper configuration to what was originally in place	Building if window openings are modified
<i>Painting</i>	Painting unpainted masonry	Not required but requested to help document colors for future homeowners & assist other residents with color selection. Resources & assistance available upon request.	

*Note: Commission Approval refers to the Code Enforcement Board of Newport.*

## II. THE REVIEW PROCESS

### A. Initiating the Review Process

The design review process is initiated when a property owner whose property lies within the Monmouth Street Business District (hereafter referred to as the District) applies for a Certificate of Appropriateness (COA). Applications for a COA are available at the Newport City Building at Monmouth and Tenth Street or by calling their offices at 859-292-6667. City staff is available to meet and discuss proposed projects and answer any questions regarding the application process. Staff is also available to assist applicants regarding the guidelines and will provide free design assistance upon request. The application should be completed and submitted to City Staff, accompanied by photographs, drawings, and samples of proposed materials to be used.

When the complete application is submitted, the staff will determine whether a COA can be Staff approved or if the application must be reviewed by the *Board*. Staff is unable to disapprove any project. All work not approved by staff will be forwarded to the Board. COA's are valid for six (6) months from date of issuance.

The Code Enforcement Board of the City of Newport is designated as the Board to serve as the Monmouth Street Design Review Board and shall function in accordance with the procedures and bylaws adopted by that Board and the guidelines established under this Ordinance. The Chairperson of the Board presides over the meeting and follows established rules of order adopted by the Board. An accurate written record of all Board meetings shall be maintained in the offices of the city of Newport. All Board meetings shall be pre-scheduled, well-publicized and all applicant/property owners notified by mail of the time and date of the meeting.

If the application does not require referral to the Board, the staff will issue a COA. If the application requires Board review, staff will notify the applicant of the next hearing date. Board meetings are open to the public and dates are advertised. Applicants are notified of the hearing date and are encouraged to appear before the Board. Applicants must provide the *Board* with sufficient information concerning their proposed work, such as drawings or photographs in addition to the description included in the COA application as provided by city staff. For new construction, and major additions or alterations, applicants should have measured drawings for the presentation to the Board. If insufficient information is presented in the COA application, the Board may deny the application until such information is provided.

The Board may approve, approve with conditions, or disapprove the COA application. When approval is granted, the property owner may begin work if all criteria have been met (i.e. necessary building permits, licensed contractor) and the COA permit is clearly posted on the structure. If the application is denied, the property owner has the following three options: 1) appeal the decision to the appropriate Court, 2) conform to the guidelines set by the Board, or 3) abandon the requested work on the property.

*The Board* will meet on call monthly whenever board action necessitates meeting. The *Board* will review applications that have been submitted with all the necessary materials to staff. Additional meetings may be called as needed and will be advertised in the *Campbell County Recorder*.

Staff shall provide a report at each Board meeting listing and describing the Certificates approved by staff since the last board meeting and for each new application to be heard. Design review is required for all work within the district except for routine or ordinary maintenance. Ordinary repairs and maintenance may be undertaken without a Certificate of Appropriateness provided this work does not change its exterior appearance that is visible to the public.” For additional information, refer to Section B.

If the owner of a property in the District bypasses the COA application and commences work without the approval, a stop work order may then be issued by the Code Enforcement Officer. The owner will be required to cease work and to submit a COA application for approval. If these requirements are not met, an owner may face fines or an order to restore the original condition of the property.

## **B. Routine Maintenance Items**

The following is a list of routine maintenance items which do not require a Certificate of Appropriateness. Generally, these items are minor repairs which do not require a building permit and do not involve the addition or removal of any architectural feature.

- a. Ordinary maintenance and repair intended to correct deterioration of the structure or where no change is made to the exterior of the structure or adjacent property. Ordinary maintenance or repair includes:
  1. Replacement of window glass, but not change the intended window style or type of window;
  2. Caulking and weather stripping;
  3. Repairs to walks, patios, fences, and driveways as long as replacement materials match the original or existing intended materials in detail and color;
  4. Replacement of small amounts of missing or deteriorated intended original or existing siding, trim roof covering, porch flooring, steps, etc., as long as replacement materials match the original or existing intended materials in detail and color;
  5. Replacement of downspouts and chimney caps as long as color, intended material and shape matches existing;
  6. Temporary signs such as real estate, political, etc; are covered by city’s Zoning Ordinance;
  7. Installation of house numbers and mailboxes which are compatible with the original in style, size, and intended material;
  8. Repair of existing yard lighting;

9. Minor landscaping, including vegetable and flower gardens, shrubbery, tree plantings, except as part of overall landscaping or replanting of yard space.
- b. Any construction, alteration, or demolition which only affects the interior of the structure, except as may be required by the building code.
- c. Any construction, alteration, or demolition which is necessary to correct or abate a condition which has been declared unsafe by the Newport Fire Department, Building Inspector, or Code Enforcement Officer after notification of the Board and where emergency measures have been declared necessary by such authorities.
- d. Any construction, alteration, or demolition duly approved prior to the effective date of this ordinance

## **C. Review Criteria**

### **Alterations**

If the proposed work involves the alteration of an existing structure or site, including the demolition of additions, the Board shall first determine whether the structure or site, including any addition, is significant based on the following criteria:

1. Its value as a reminder of the cultural or archeological heritage of the city;
- 2 Its location as a site of significant local, state, or national event;
- 3.Its identification with a person or persons who significantly contributed to the development of the city, state, or nation;
4. Its identification as the works of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation;
5. Its value as a building that is recognized for the quality of its architecture and that retains sufficient elements showing its architectural significance;
6. It represents an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;
7. Its character as a contributing element in a geographically definable area possessing a significant concentration of buildings or structures united by past events or by its plan or physical development.

### **Non-Significant Structures**

If the structure or site is determined to be non-significant, and the proposed work will be compatible with other properties in the District, and it will not increase the incompatibility of an existing structure, the work may be approved.



### III. DESIGN REVIEW GUIDELINES

#### A. Overall Approach and Policy

Design review guidelines serve two important purposes within the context of an overall plan. First, they provide the Board and city staff with uniform standards on which to base design review decisions. Secondly, they provide property owners the necessary information about respectful rehabilitation and construction within the District. This information is helpful when property owners are designing alterations to their properties.

The principal philosophy behind design guidelines is the emphasis of preservation over complete restoration. This outlook is demonstrated through the use of such words as *repair*, *retain*, *maintain*, and *protect*. It's important, wherever reasonable, to *repair* original materials rather than replace them; *retain* original landscaping features like cast iron fences and stone retaining walls; *maintain* the original fabric because it is integral in displaying the character; and the original setting of the building.

Design review guidelines take into account all the aspects that define the character of a building and its surroundings. The guidelines apply to all façades of a building, but may be interpreted differently between rear façades and primary and secondary façades that are readily visible from the street. Guidelines apply only to the exteriors of the building; interior appearance is not regulated by these guidelines, but may be regulated by the city's Building Code. The Board may make recommendations concerning appropriate landscaping and paint colors. Maintaining the original streetscape is also important to the character of the District.

The guideline manual is divided into several chapters dealing with different types of commercial alteration: rehabilitation, construction, and demolition. In addition, procedural, technical, and architectural terms are clearly defined to try to eliminate any "gray areas" that may arise. Included in the appendices are charts, and rehabilitation criteria.

For the purpose of these guidelines, certain words shall be interpreted as follows:

"Shall" a mandatory action

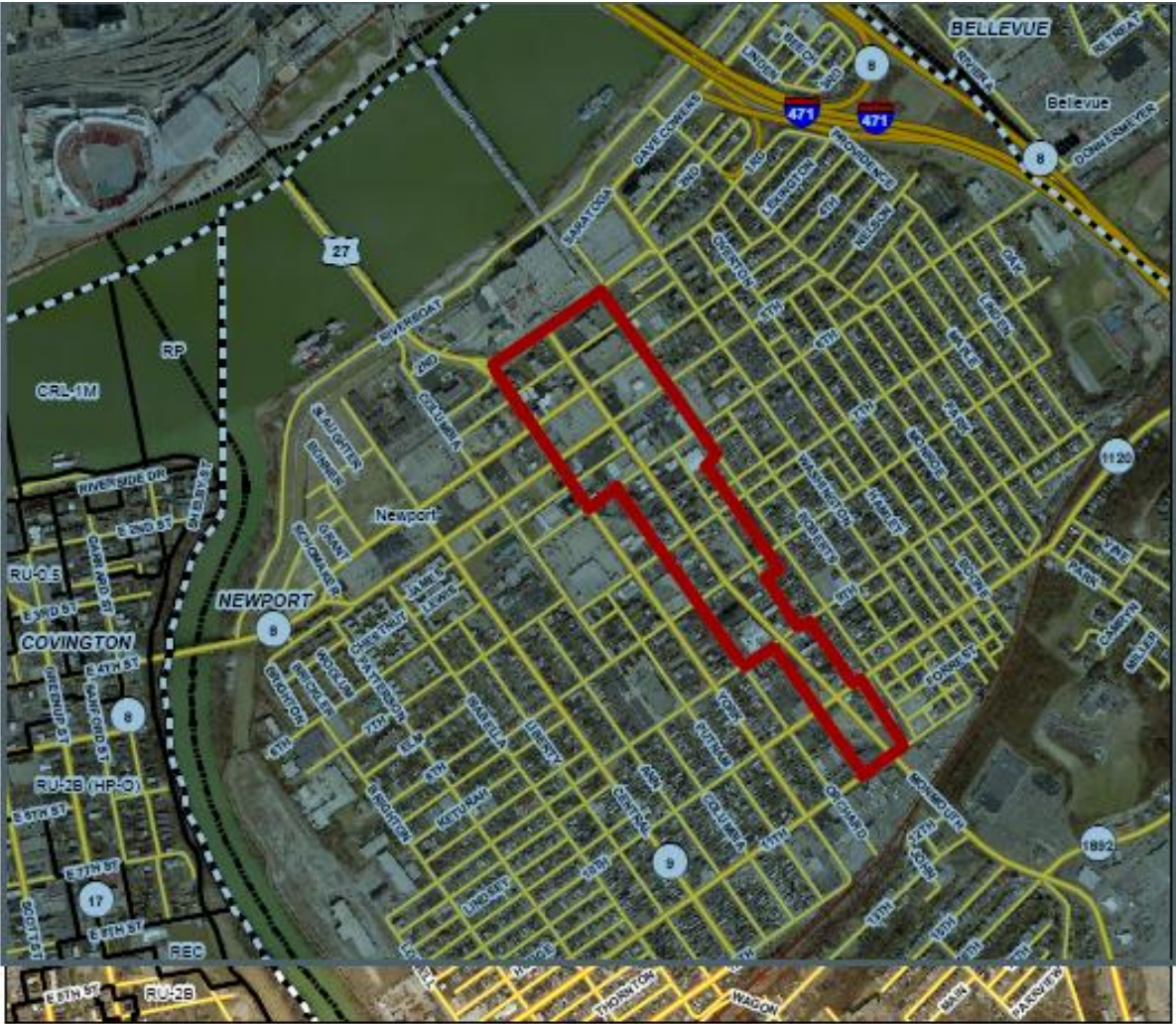
"Should" a preferred action

"May" a permissible action

#### B. Monmouth Street District Boundary Map

The map on the following page identifies the boundaries of the Monmouth Street Business District.

MAP OF MONMOUTH STREET BUSINESS DISTRICT



## **IV. COMMERCIAL GUIDELINES**

### **A. Guidelines for Site and Setting**

#### **[1] PARKING LOTS SHOULD BE SCREENED FROM PEDESTRIAN VIEW**

Normally Required

- a. Parking lots shall follow the minimum landscape requirements as set forth in the City Zoning Ordinance. Landscaping beyond that which is required per the zoning ordinance is encouraged.

#### **[2] PARKING LOTS SHOULD MAINTAIN SETBACK**

Recommended

- a. Parking lots should repeat the general setback found along each block in the District. Almost all blocks have buildings flush with the sidewalk level. This rhythm should not be broken by a parking lot or park area that does not continue this setback. This rhythm can be maintained along parking lots and sidewalks through landscape elements such as trees, hedges, brick walls, iron or wood fences.

#### **[3] LANDSCAPING SHOULD COMPLEMENT RATHER THAN DETRACT FROM BUILDINGS**

Recommended

- a. Trees of limited height and dimensions should be considered for commercial areas. Historic commercial areas often had numerous shade trees to shelter pedestrians. With the coming of the automobile, many of these trees were removed to make way for parking. The introduction of new trees into the commercial areas is appropriate as long as the trees selected are of limited height and dimension. When mature, trees should not overly mask buildings and make signs and details difficult to observe. Trees should be spaced at least thirty (30) feet from each other and have planting beds of at least nine (9) square feet. Tree spacing and location should always take into consideration building protrusions, sign and utility locations that exist where guidelines suggest such planting and/or location.
- b. Low plants and shrubs at sidewalks are appropriate. The introduction of low hedges or planters with flowers or other decorative plants is appropriate. These may be desired as part of an overall streetscape program by the city or added on an individual basis by property owners.

#### **[4] SIDEWALK AND STREET IMPROVEMENTS SHOULD RESPECT THE MONMOUTH STREET DISTRICT CHARACTER**

## Recommended

- a. Streetscape improvements should be in keeping with the traditional character of the District. Appropriate improvements include the introduction of brick sidewalks or textured concrete which imitates the appearance of brick. The use of brick or textured concrete can be of particular assistance in defining pedestrian crosswalks across streets. Simple street furniture such as cast iron and wooden benches, planters, clock and street lampposts would be appropriate. The addition of elements such as continuous metal or concrete canopies, oversized kiosks or gazebos should not occur.
- b. Streetscape improvements should be selected for their simplicity and durability. Many streetscape improvements completed across the country in 1960s and 1970s are now in varying degrees of deterioration. In many cases materials or construction methods were selected which were incompatible with exposure to the elements or could not withstand the constant use of vehicles and pedestrians. Before investing in major expenditures for street furniture, sidewalk materials, or curbing, the longevity and lifespan of the proposed improvements should be carefully studied. Once selected, street furniture should be well maintained and sited away from vehicular areas and bolted or anchored in place to discourage vandalism. Bicycle racks should also be encouraged and planned as an important element of the streetscape.

## **[5] LIGHT FIXTURES WHICH REINFORCE DOWNTOWN CHARACTER SHOULD BE CONSIDERED**

### Recommended

- a. The introduction of traditional-style light fixtures is appropriate. Many communities have re-introduced historic designs for street lighting into their historic commercial areas. These fixtures are generally of cast iron or similar types of material and have globes based on historic precedents. Design of the lighting should be based on light fixtures originally used in the District. If such light designs are not available, fixtures as close to the original intended design should be considered. The expense of such fixtures should be carefully weighed against their potential use.

## **B. Guidelines for Rehabilitation**

### **[6] ORIGINAL STOREFRONT CONFIGURATION SHALL NOT BE ALTERED**

#### Normally Required

- a. Remaining original building design storefronts shall be preserved and maintained. There shall be no removal of original doors, bulkheads, decorative glass, or other

elements unless excessive deterioration can be demonstrated, and replacement the only option.

- b. If original elements are too deteriorated to be retained, they shall be replaced with new elements to match in design and size and should be made of similar acceptable materials.
- c. Storefronts that have existing decorative tile or glass installed prior to 1940 shall be retained.
- d. Buildings that are renovated and have post-1940 storefronts should receive replacement storefronts in keeping with the original architectural character of the building.

The history of storefronts in communities such as Newport in the 20th century is one of continued modernization to keep in step with marketing trends, and few storefronts retain their original design and configuration. Historic storefronts were generally composed of a central or offset recessed entrance, flanking display windows resting on bulkheads, and large transoms. Glass composed a good portion of the storefronts so the store's merchandise could easily be displayed to pedestrians. Materials such as steel beams, cast iron columns, and brick piers were often employed on the storefront to carry the weight of the upper façade and allow the extensive use of glass.

A common characteristic found on some late 19th century commercial buildings is the remodeling of the storefront in the late 1920s and 1930s with designs from this time period. Such storefronts often have interlocking colored panels, known as Carrara glass or Vitrolite, or have designs reflective of the Art Deco or Modern styles. These remodeled storefronts are considered to have architectural and historical value and should be retained. Later, storefront modernization often covers or obscures rather than removes original elements and details such as transoms, cast iron columns, and decorative glass or metalwork that may be found beneath later additions. Such original details should be restored or retained and incorporated into the remodeled or restored storefront. If no original detailing exists, a new storefront based upon traditional or historic designs should be added. Where historic photographs of downtown commercial buildings exist, they shall be considered when a new storefront design is contemplated

#### **[7] ORIGINAL ENTRANCES SHALL BE RETAINED (see illustration 1)**

##### Normally Required

- a. Original doors and transom over doors shall not be removed and replaced unless extensive deterioration is demonstrated.
- b. Original door openings shall not be enclosed or reduced in size.
- c. Unfinished aluminum doors shall not be installed on storefronts. Metal doors with a dark bronze finish or other appropriate colored aluminum finish may be permitted.
- d. Transoms shall not be enclosed, covered, or obscured.
- e. Original designs and dimensions of recessed entrances shall be retained where feasible.

##### Recommended

- f. The rehabilitation of entrances should follow the original design if such evidence is available, such as photographs or “ghosts” of original doors. If such evidence is not available, new doors of wood and glass in keeping with the original architectural design of the building should be installed. Doors of single light and glass are the most appropriate for the District and should be encouraged.
- g. New entrance openings on storefronts shall not be added. Openings may be added, however, if required by building codes. New entrance openings should be kept simple in design with detailing to match the original door. Single light glass and wood doors would be appropriate for most buildings. New doors should be encouraged to be flush with the sidewalk as opposed to mimicking historic recessed entrances. Such doors may meet building codes if they open into a building, rather outward over the sidewalk. If building codes do not allow doors flush with the sidewalk, recessed doors are acceptable.

Original flush or recessed entrances shall be retained and these types of entrance designs should be encouraged for new construction. Most historic doors in Newport’s commercial areas are of wood construction and have a large rectangular glass light. Doors of this design are appropriate for new entrances. Modern metal, aluminum and glass or other such doors are not appropriate and should be avoided. Solid wood paneled doors or doors with small glass lights shall also be avoided. Original transoms over doors shall be retained, and the use of transoms in new door designs should be considered.

## **[8] ORIGINAL DISPLAY WINDOWS AND DETAILING SHALL BE RETAINED**

### Normally Required

- a. Original display windows shall be retained and preserved.
- b. Display window openings should not be enclosed or obscured with added materials.
- c. Display windows should remain clear and not be tinted. New display windows shall match the original dimensions in size and scale.

### Recommended

- d. New display windows should have mullions or muntins of copper or bronze color as opposed to raw aluminum. If aluminum is used, it shall be primed and painted a complimentary color with the rest of the storefront.
- e. Energy saving clear insulated glass may be installed on storefronts where the original glass no longer exists.

Original display window dimensions shall not be altered and materials such as copper or bronze shall be retained wherever possible. Original storefront windows shall not be enclosed or downsized. New storefront display windows shall fill their original opening and have mullion or muntin bars of copper or colored aluminum. Dark anodized aluminum is preferred for new display windows and shall not be untreated or “raw” aluminum frames. If used, raw aluminum shall be primed and painted. Clear transparent glass should be used.

There should be no use of heavily tinted glass. If privacy is desired by the occupant, the use of shades or blinds on the inside of the window is a much better alternative than tinted glass. Decorative leaded or stained glass shall be preserved.

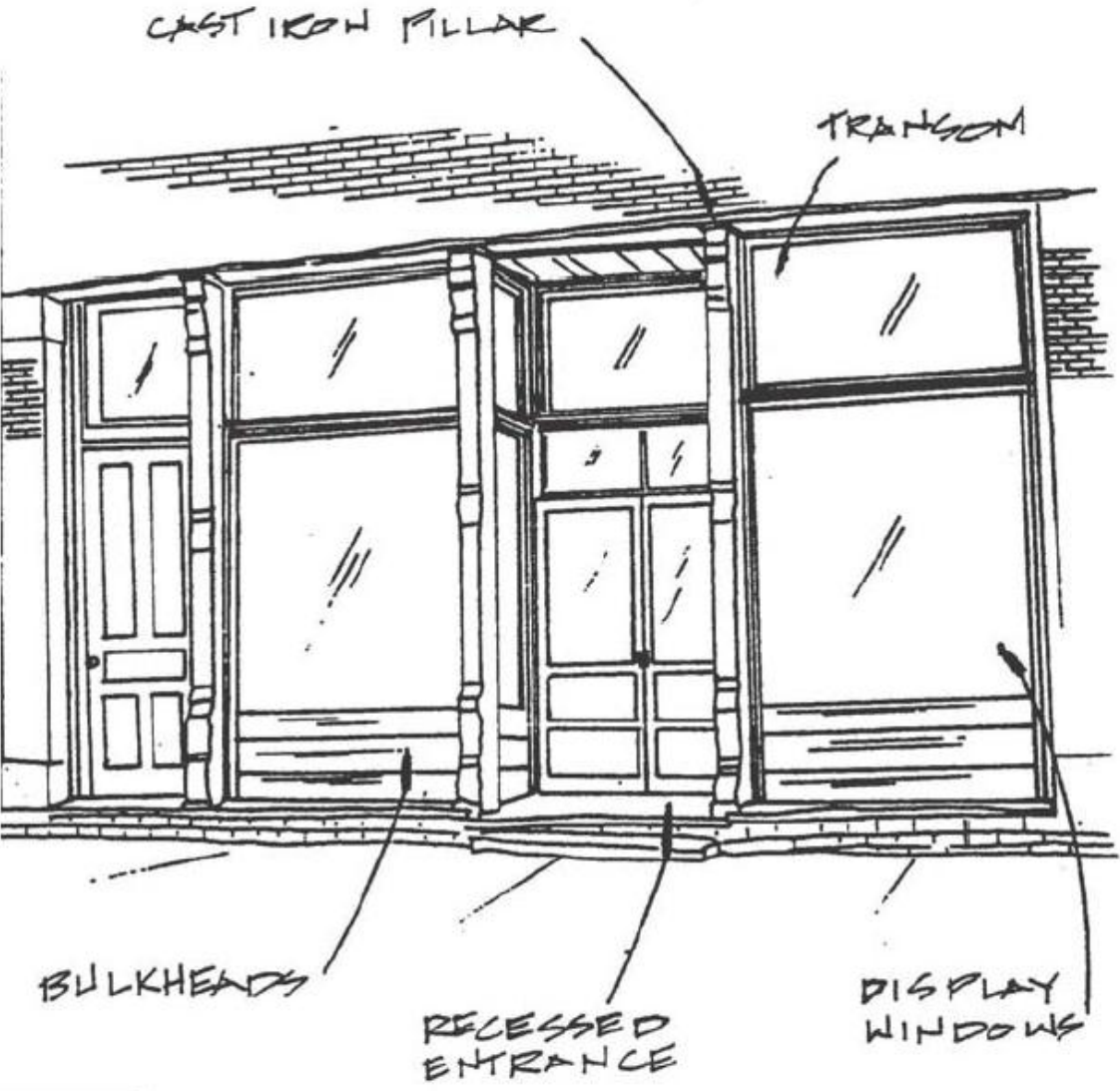


ILLUSTRATION 1

## **[9] PRESERVE CAST IRON, STONE AND BRICK COLUMNS**

Normally Required

- a. Original cast iron columns, brick piers, or stone piers shall be maintained. Several storefronts in the District were built with columns, pilasters, or piers which served as structural as well as decorative storefront elements. The weight of the upper façade was usually carried by these columns or pilasters and enabled most of the storefront to be glass for display purposes. Cast iron was a popular feature of storefronts at the turn of the century because of its strength and the various molds available to create decorative designs. Stone piers were also used on larger buildings. Brick piers were often used on buildings constructed after 1910.
- b. Decorative cast iron elements, brick, or stone piers shall be maintained wherever possible.
- c. Recreating decorative elements should be allowed when evidence of their original existence is available.

## **[10] RETAIN AND PRESERVE BULKHEADS**

Normally Required

- a. Original wood or brick bulkheads shall be preserved and maintained. Elements such as Carrara glass or glazed tile added in the 1920s or 1930s shall also be preserved where ever possible.
- b. Original bulkheads shall not be covered or obscured.

Recommended

- c. If original bulkheads are missing, new bulkheads of wood design should be created. Brick bulkheads may also be added if they closely match the original brick on the building or if they are painted to complement other storefront elements.

Bulkheads are the lower panel that support the display windows and are also referred to as kick plates. Bulkheads are most often of brick or wood construction. Common decorative elements of bulkheads include recessed panels or diagonal siding on those of wood, recessed panels, or corbelled designs on those of brick, and glazed tile or Carrara glass on bulkheads of the early 20th century. Original bulkhead materials shall be replaced, retained and preserved whenever possible. When replacement is necessary, the new bulkheads should be of materials to imitate the original intended design. The new appearance of brick bulkhead can be enhanced through painting the brick and mortar.

## **[11] RETAIN AND PRESERVE TRANSOMS**

Normally Required



- a. Original transoms shall be preserved and maintained.
- b. Transoms shall not be enclosed or obscured with new materials.
- c. Historic transom materials, such as prism glass or leaded glass, should be preserved and maintained.

#### Recommended

- d. New transom glass should be clear and not tinted.
- e. If original transoms are not reopened, the transom opening may be used as the location for a sign panel.

Transoms are rectangular windows added above the display window and door openings. The design of transoms allowed sunlight to reach into the interior of the building to help in illumination and heating. Transoms were often hinged to open and close, and when opened would allow heat to escape in the summer months. Painted signs were often placed on transoms and the use of translucent decorative glass was also used as a decorative feature. Transoms shall be retained and preserved on original storefronts, and new designs should utilize traditional transom design. Transoms were often covered over or obscured in past remodeling, so the existence of original transoms shall be investigated prior to storefront restoration.

### **[12] AWNINGS OR CANOPIES ARE APPROPRIATE FOR STOREFRONTS**

#### Normally Required

- a. Original canopies or awnings of wood or metal construction should be retained and preserved.
- b. Metal awnings shall not be installed.

#### Recommended

- c. Installation of “period color and design” retractable canvas awnings at appropriate storefront locations are recommended.
- d. Canvas, vinyl-coated canvas, and acrylic in “period color and design” are the most appropriate awning materials for pre-1940 commercial buildings.
- e. Awnings should cover only the storefront display windows or transom. Upper façade details should not be obscured.
- f. For existing metal awnings, the application of a canvas overlay or replacement is encouraged.
- g. The most appropriate awning designs for pre-1940 dwellings are standard shed awnings. Also acceptable are circular or accordion designs. Box or casement awnings are not traditional and not desirable; however, these may be installed if considered appropriate. Valances shall be in keeping with traditional patterns such as scalloped, wave or saw tooth designs.

The use of awnings or other sidewalk coverings has always been common in Newport's commercial areas. Awnings protect pedestrians from the elements, protect merchandise from the effects of weathering, and may serve as a sign for a business. In summer months, awnings block sunlight into the first floor area, reducing air conditioning costs and retractable awnings may be rolled up in winter months to allow additional light and solar heat into a building. Awnings should be mounted above the display windows, above the transoms or below the transoms on the transom bar.

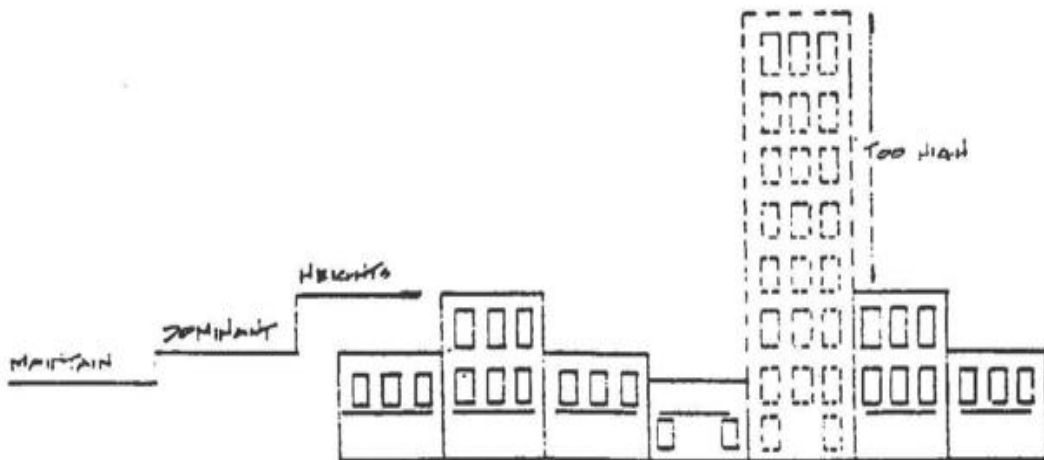
The retention of existing design appropriate awnings and the introduction of design appropriate new awnings into the commercial areas are encouraged. Awnings shall not be of metal but instead of canvas, acrylic coated canvas, or similar materials. Awnings should be placed at the top of openings and not oversized to obscure the upper façade. Awnings shall be designed to relate to the shape of the opening it covers. Most transoms and display windows are rectangular in shape and rectangular straight sided awnings are best for these openings. Arched awnings are suitable for arched entrance or window openings.

**[13] UPPER FAÇADE WINDOWS SHALL RETAIN ORIGINAL DIMENSIONS AND DETAILS (See illustration 2)**

Normally Required

- a. Original window opening dimensions and details shall be preserved and maintained.
- b. Original window openings shall not be altered. This includes enclosing original openings or obscuring windows with added materials.
- c. Window details such as decorative wood, masonry or sheet metal cornices shall be preserved, replaced if missing and maintained

ILLUSTRATIONS 2



## Recommended

- d. If original windows are missing, replacement windows should be of one-over-one sash configuration unless documentation of another window style is available. These windows should have distinct meeting rails and have the appearance of operable windows. Windows with flush or snap on mullions should not be installed.
- e. Wood or wood clad is the preferred material for replacement windows. Also allowed are one-over-one aluminum windows with an appropriate color baked enamel finish. Raw or unpainted aluminum windows shall not be installed.
- f. Storm windows may be applied if they match the original window configuration and have appropriate baked enamel or painted finish. Wood storm windows should also be considered. Upper floor areas of buildings were frequently vacated in the 1960s and 1970s with only the first floor utilized. This led many property owners to cover or enclose upper floor windows or neglect the maintenance of original facades and windows. Windows and original facades are one of the most important defining features on upper floors and the façade openings shall be retained and preserved.

## **[14] RETAIN AND PRESERVE ROOF CORNICES (see illustration 3)**

### Normally Required

- a. Original masonry, wood, or sheet metal cornices shall be preserved and maintained.
- b. Original cornice elements shall not be removed or obscured, and if removed shall be replaced.

### Recommended

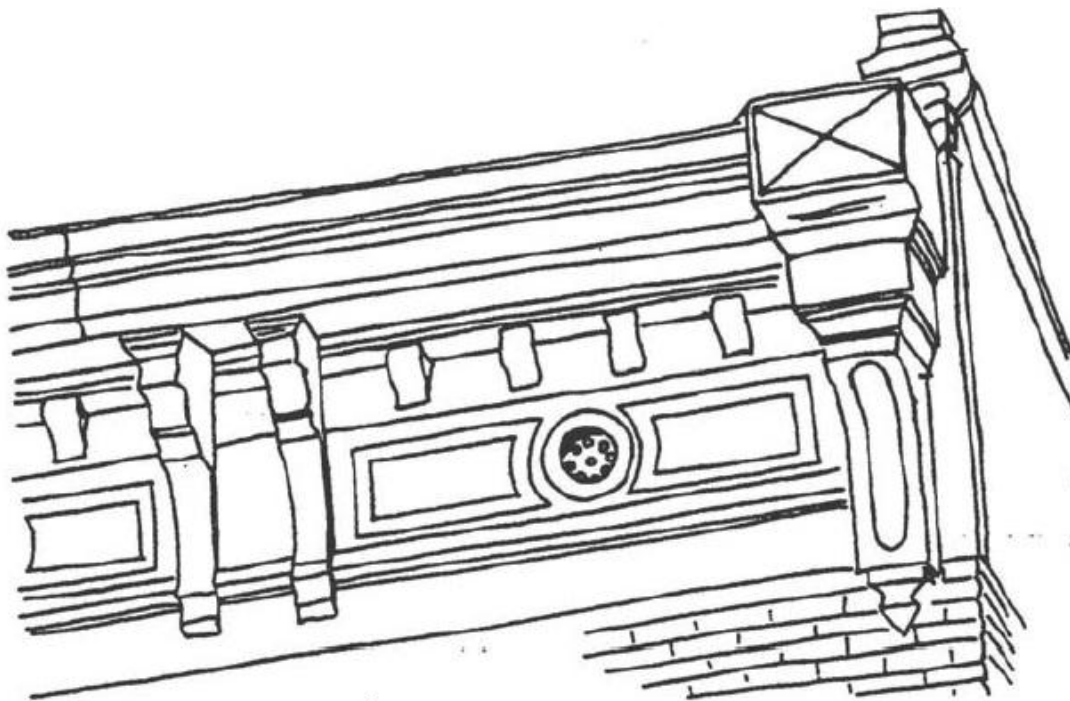
- c. On buildings that have lost their original metal or wood cornices, replacement based on historic evidence, such as photographs or “ghosts” of cornice dressings is highly recommended. If such evidence does not exist, a simple design cornice of wood or metal should be installed. Materials such as fiberglass reinforced concrete may also be used.
- d. New cornices shall have the same overall dimensions as the original or as commonly found on commercial buildings in the District

Historic commercial buildings in Newport were built with cornices at the roofline. This decorative feature served to terminate or cap the building and is an important element for historic commercial structures. A few brick buildings have corbelled brick cornices at the roofline which others are of sheet metal construction.

Brick cornices are made up of several horizontal courses of brick which are stepped progressively forward with height. The bricks are often laid in decorative patterns such as diamond patterns for dentil and modillion block designs. Brick cornices were rarely removed but were often covered with added materials in upper façade remodeling.

Sheet metal cornices are less common, but they are also found in historic commercial areas. These cornices are of tin or similar metal and were stamped in various decorative designs. Common cornice embellishments include any and all elements such as brackets, floral designs, and corner piers or caps as identified in Illustration 3. Sheet metal cornices were also custom-made and stamped with building owner's name or the building's date of construction. Cornices that are properly maintained last indefinitely. Cornices are an important defining element of historic commercial buildings and original cornices shall be reasonably preserved and maintained. On buildings that have had the original cornices removed all future renovation should include the addition of replacement cornices based on reasonable historic design elements.

### ILLUSTRATION 3



### [15] HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED

Normally Required

- a. Masonry walls that have not been previously painted should not be painted unless there are significant contrasts in the brick and mortar colors.

- b. Stucco or drivit surfaces to commercial buildings shall not be added, unless the material provides for the original intended designs that were used.

Recommended

- c. Colors should be selected to complement the dominant existing colors of the original dark reds and similar hues.

The commercial area of the District contains a variety of colors in elements such as upper façades, storefronts, signs, and awnings. This introduction and use of colors shall not be restrictive but encourages colors that complement each buildings and neighboring buildings. The overall dominant colors in commercial areas is typically variations of red, brown, and grey reflected by the widespread use of brick, stone, and concrete building materials. Colors selected should continue this concept.

Painted color on storefronts, trim and upper façade openings should relate to the overall color of the building as should added elements such as signs and awnings. In many cases this will be colors which complement or harmonize with the overall brick or stone colors found on the upper façades. The use of “proper period” contrasting colors to highlight architectural details on storefronts and upper façades is encouraged. Original unpainted masonry exteriors shall not be painted.

**[16] NEW SIGNS SHALL FOLLOW THE SIGN REGULATION OF THE CITY ZONING ORDINANCE**

Normally Required

- a. All signs erected or installed in the District shall meet the minimum sign requirements stipulated in the Zoning Ordinance.
- b. Historic markers are discouraged.

Newport has a detailed sign code in its Zoning Ordinance. New signs must meet the minimum requirements by this code in order to be installed or erected. In addition to these requirements, signs should also be in keeping with traditional materials, size, and placement for “historic and period buildings.” The color and design of signs should not be restricted in most cases, especially when it relates to the business’ logo design. Signs should be selected which are legible, clear, and pedestrian-oriented.

**[17] THE NUMBER OF SIGNS PER BUILDING SHOULD BE KEPT TO A MINIMUM AND MEET ZONING REQUIREMENTS**

Normally Required

- a. Zoning Ordinance permits flat or individual letter signs along the building wall including projecting and ground signs (while ground signs are permitted, they are not used or encouraged to be located in the district)

- b. Flat or individual letter signs shall not exceed one (1) square foot of area for each horizontal linear foot of building wall of the face of the building to which they are attached. Projecting signs are limited to 15 square feet for each first floor tenant and may be used in combination with flat or individual letter signs providing that the combined total do not exceed the one square foot of sign area for each horizontal linear foot of building wall of the building (must be minimum of 8 feet above the ground level and not project into the public right-of-way more than one half the width of the sidewalk)

Recommended

- c. No more than three (3) signs per building are recommended excluding window signs.

Signs should not be the primary focus of a building or window and should not overpower historic or intended design and elements. Excessive information on signs and a large number of signs often causes confusion for shoppers, rather than providing clear identification of a business. Third party signs that advertise such items as soft drinks or other such items on a name of a store or type of store are not recommended for use.

**[18] TRADITIONAL SIGN MATERIALS SHOULD BE USED**

Normally Required

- a. Materials such as plywood, plastic substrates and unfinished wood should not be used for signs in the District.

Recommended

- b. The use of finished wood, metal letters, carved wood, gold leaf, or glass for signs should be used and encouraged. Contemporary materials used to replicate sandblasted wood may be used. Non Period vinyl lettering applied to wood signs should be discouraged unless historically correct in design
- c. Signs shall be mounted in areas that minimize damage to historic materials. Mounting bolts on masonry buildings should be applied to go through mortar joints rather than the face of the masonry.

The use of painted or finished wood for signs was the most common type of wall sign or projecting sign at the turn of the century. These types of wood signs continue to be popular as are sandblasted wood signs. The use of plywood (or similar types of unfinished wood) has textures or appearances that are not appropriate and should be avoided. Non-period plastic letters and signs are also inappropriate materials for historic commercial buildings.

**[19] SIGN COLORS SHOULD COMPLEMENT OVERALL BUILDING COLORS**

Recommended

- a. No more than two or three (2-3) colors should be used per sign.
- b. Dark backgrounds with light letters are historically appropriate and are more legible therefore, should be considered for sign colors. Dark colors are also appropriate since they complement the dark red colors of masonry in historic commercial areas.

**[20] COLONIAL OR “WILLIAMSBURG” SIGNS SHALL BE AVOIDED**

Recommended

- a. Sign designs and signs based on styles from the turn of the century and early 20th century should be used.
- b. Signs which reflect earlier periods of history than the District such as colonial Williamsburg or New England are not appropriate and shall be avoided.

**[21] SIGNS SHOULD NOT CONCEAL ARCHITECTURAL DETAILS**

Recommended

- a. Signs should not conceal original decorative designs or detailing.
- b. Original transom glass shall not be covered or obscured with a solid sign panel.
- c. Temporary signs, such as banners, are prohibited except as provided for by the Zoning Ordinance.

**[22] SIGNS SHOULD BE PLACED AT TRADITIONAL SIGN LOCATIONS**

Normally Required

- a. Wall signs should not exceed the height of the building cornice. The Zoning Ordinance prohibits signage to exceed the roof parapet of a building.

Recommended

- b. Wall signs shall be confined to an appropriate flat surface of the building.
- c. Wall signs may be applied directly to the face of the building in accordance with these guidelines.
- d. Wall signs should be placed at traditional locations, such as above transoms, on cornice fascia Boards, or below cornices.
- e. Awning valences are appropriate locations for reasonably sized and color signs.
- f. Neon may be used if deemed appropriate based on good architectural design and approved per the requirements of the Zoning Ordinance.



### **[23] TRADITIONAL LETTERING IS RECOMMENDED**

Recommended

- a. Zoning Ordinance regulates the acceptable size of letters.
- b. Serif-style letters are appropriate and their use should be encouraged.
- c. No more than 60% of a sign's total area should be occupied by lettering.

### **[24] LIGHTING FOR SIGNS SHOULD BE CONCEALED**

Recommended

- a. Light fixtures for signs should not be readily visible from the street or sidewalk.
- b. Incandescent lights are preferable and should be utilized, rather than spot or flood lights.

### **[25] HISTORIC WALL SIGNS SHOULD BE PRESERVED**

Recommended

- a. If possible, existing historic wall signs painted on exterior masonry walls should be preserved and maintained.
- b. Historic wall signs may be touched up with new paint, as long as the paint color and design matches the original signage.

### **[26] SIGNS SHOULD BE COORDINATED WITH ADJACENT BUILDING**

Recommended

- a. The location, size, and placement of signs should complement those of neighboring or adjacent buildings.
- b. Avoid signs that are out of scale or have substantially different locations as signs on adjacent buildings.

Signs on buildings that do not complement one another vie for the attention of the shopper and can create confusion. Signs that can be read easily from one building to another are best for business identification.

## **C. Guidelines for New Construction**

### **[27] NEW CONSTRUCTION SHALL BE CONTEMPORARY IN DESIGN.**

Normally Required

- a. New construction in the commercial area shall reflect the original period -scale and size of the location in the District

### **(28) ORIGINAL FAÇADE WALLS SHOULD BE PRESERVED**

Normally Required

- a. Original primary façade walls should be retained and preserved. New construction that maintains the original design and appearance of the building should be encouraged.

Due to fires and demolition, buildings in historic commercial areas may sometimes be lost with the exception of their exterior masonry walls. Walls on primary façades often retain much of their original design and detailing; rather than razing these walls, they should be stabilized and preserved where ever feasible. New construction that restores the building's original intended appearance should be encouraged.

### **[29] NEW CONSTRUCTION SHOULD MAINTAIN STOREFRONT AND UPPER FAÇADE CONFIGURATION**

Normally Required

- a. New construction should respect and maintain the existing appearance of storefront and upper façade arrangements.

Recommended

- b. Recessed storefronts are recommended.

Historic commercial buildings traditionally share a number of characteristics. One of the most important of these is the delineation between storefront levels and upper façades. Storefronts contain the primary entrances and are largely transparent with large expanses of display windows. Above the storefronts, the upper façade is composed of solid masonry walls. On the buildings larger than one story, the masonry walls are divided by window openings. The division between the storefront and upper façade is usually clearly defined through a cornice, brick belt coursing, steel lintel, or another architectural element.

New construction design should maintain the appearance of the storefront/upper façade arrangement. The first floor areas of new construction should have large expanses of glass and upper façades should be of solid walls with proportional window openings. The difference between the storefront and upper façade should be clearly defined and expressed through architectural design and features.

Several of the existing storefronts in the district have recessed entrances. This pattern is a common one and new construction should consider the use of recessed entrances to reinforce the rhythm and proportion of storefronts.

### **[30] NEW CONSTRUCTION SHOULD MAINTAIN SETBACK**

Normally Required

- a. New buildings in the commercial areas should maintain the existing alignment and proportions of upper façade windows.

### **[31] UPPER FLOOR WINDOW SHOULD MAINTAIN AND CONTINUE ALIGNMENT**

Normally Required

- a. New building designs in the commercial areas should maintain the existing alignment and proportions of upper façade windows.
- b. Windows which are undersized or oversized shall not be utilized on upper façades.
- c. Historic window details may be added to new buildings.

Most narrow lot upper façades in the district have a minimum of two to three (2-3) windows on each floor. These window openings are generally uniform in size and are closely aligned with window openings on adjacent buildings. The window arrangements and location on upper façades create a rhythm and pattern, which is characteristic of the historic commercial areas. New construction design should reinforce this pattern through the scale, size, and location of window openings on the upper façade. Appropriate window shapes are rectangular and arched with vertical, rather than horizontal proportions. Square windows, narrow width horizontal windows, and other designs out of keeping with traditional window forms and shapes should not be utilized.

Historic details such as bay or box windows, window balconies, or sheet metal cornices may be added to the design of new buildings. The use of brick corbelling banding to define or decorate windows is appropriate in cases of masonry construction.

### **[33] NEW CONSTRUCTION SHALL MAINTAIN TYPICAL BUILDING HEIGHTS**

Normally Required

- a. New building heights shall be in accordance with the existing building heights in the commercial area. Heights of buildings will vary depending on the dominant heights found on each block.
- b. The Zoning Ordinance establishes building height restrictions and allows for taller buildings than exist in the district. However the ordinance states that if new buildings are constructed they must maintain the average setback of the existing buildings within 200 feet of either side of the property on which a new building is to be constructed.

The majority of buildings in the commercial areas average two stories in height with several three stories. New construction should be respectful of the building heights that dominate various blocks.

### **[34] ADDITIONS MAY BE ADDED AT REAR FAÇADES**

Normally Required

- a. Rear façades are appropriate locations for additions to commercial buildings. Additions shall clearly be contemporary in design and shall not be historic reproductions that mimic the original building.
- b. Rear additions shall be simple in design and not be constructed as the primary entrance to the building.

Additions to low-rise commercial buildings are generally of two types – rear additions and rooftop additions. Rear additions are possible where a building’s lot line is deeper than the existing building. The construction of a new addition could therefore extend at the rear of the original building to encompass the entire lot. Present zoning requirements and the configuration of lot lines will restrict additions on the primary or side façades.

Rear façades are appropriate locations for additions to existing buildings. Most rear façades are not visible from the major street elevations and face rear alleys or parking areas. Rear additions should be stepped lower than the roofline of the original building. Acceptable materials for rear additions include brick or simulated brick, concrete, and combinations of metal and glass.

Rear additions shall be contemporary but must complement the original building. The construction of the addition should also not result in the loss of substantial material on the rear façade of the original building.

Rear additions shall be kept simple in design and not be constructed as the primary entrance to a building. Several buildings within the area utilize secondary entrances facing rear parking areas. Additions to these buildings are appropriate. However, because of their visibility, property owners may desire constructing additions that have elaborate entrances and decorative façades. This façade orientation would not be in keeping with the historic orientation, so rear primary entrance locations on commercial buildings shall be avoided

### **[35] MINIMAL ROOFTOP ADDITIONS MAY BE ALLOWED**

Normally Required

- a. The construction of an extra story at the roof of a commercial building may be acceptable as long as the addition is not readily visible from the street.
- b. Additions shall be contemporary in design to distinguish them from the original structure. The construction of an additional story on existing buildings in the commercial areas is acceptable under certain conditions. Additions must be stepped back from the main façade of the building so that no part of the addition is visible from the street. The addition must also be of such scale that it is not readily visible from within the one-block area surrounding the building. Roof additions are encouraged to be contemporary in design to distinguish the addition from the original building.

### **[36] MATERIALS FOR NEW CONSTRUCTION SHOULD BE COMPATIBLE WITH EXISTING MATERIALS**

Normally Required

- a. Brick or simulated brick is the preferred building material for commercial areas. Building with exterior surfaces of glass and metal, wood, vinyl, or stucco should not to continue to occur.
- b. Masonry materials should be compatible in size, profile, and detailing with historic materials.

Primarily commercial buildings are of some type of masonry construction. Buildings are predominantly of brick construction with concrete and stone used for foundations, decorative elements, and belt courses. New construction materials should match existing materials in color, texture, and dimensions. Brick or simulated brick is the recommended for use, although concrete may be allowed if scored or textured to be resemble brick. Buildings with exterior surfaces of glass and metal, wood, or vinyl and aluminum siding should not be constructed.

New brick buildings should have brick or simulated brick that matches in dimensions and profile of typical historic bricks in historic commercial areas. Smooth bricks of dark red colors are preferred over textured bricks or bricks with light colors. Oversized or undersized bricks should not be used. The use of concrete for foundations, upper façade decoration, or divisions may be used.

Wood or wood clad windows should be used for new construction; however, metal windows such as dark or dark colored anodized aluminum are acceptable.

## V. DEFINITIONS

### A. Procedural Definitions

**Certificate of Appropriateness:** A document awarded by the Board allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria

**Due Process:** The established procedure by which legal action is carried out

**Normally Required:** Mandatory actions, summarized in the guidelines, whose compliance is enforced by the Board

**Recommended:** Suggested, but not mandatory, actions summarized in the Design Review Guidelines Manual

### B. Technical Definitions

**Addition:** New construction added to an existing building or structure

**Alteration:** Work which impacts any exterior architectural feature, including construction, reconstruction, repair, or removal of any building element

**Appropriate:** Especially suitable or compatible

**Building:** A structure used to house a business or human activity.

**Character:** The qualities and attributes of any structure, site, street, or district

**Board:** Refers to the Code Enforcement Board of the city of Newport

**Configuration:** The arrangement of elements and details on a building or structure which help to define its character

**Contemporary:** Reflecting characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

**Compatible:** In harmony with location and surroundings

**Context:** The setting in which a historic element, site, structure, street, or district exists

**Demolition:** Any act which destroys in whole or in part a building or structure

**Demolition by Neglect:** The destruction of a building or structure through abandonment or lack of maintenance

**Design Guidelines:** Criteria developed for the Monmouth Street Business District to identify design concerns in an area to help property owners ensure that rehabilitation and new construction respect the character of designated buildings in the District

**District:** Refers to the Monmouth Street Business District

**Element:** A material part or detail of a site, structure, street, or district

**Elevation:** Any one of the external faces or façades of a building

**Fabric:** The physical material of a building, structure, or community, connoting an interweaving of component parts

**Harmony:** Pleasing or congruent arrangement

**Height:** The distance from the bottom to the top of a building or structure

**Historic Imitation:** New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings

**Infill:** New construction in the District on vacant lots or to replace existing buildings

**Landscape:** The totality of the built or human-influence habitat experience at any one place; dominant features are topography, plant cover, buildings, or other structures and their patterns.

**Maintain:** To keep in an existing state of repair

**New Construction:** Construction which is characterized by the introduction of new elements, sites, buildings/structures or additions to existing buildings/structures in the district.

**Obscured:** Covered, concealed, or hidden from view

**Preservation:** Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects, and providing for their continued use by means of restoration, rehabilitation, or adaptive use

**Proportion:** Harmonious relation of parts to one another or to the whole

**Recommendation:** An action or activity advised but not required by the Board

**Reconstruction:** The act or process of reproducing by new construction the exact form and detail of a vanished building, construction of the exact form and detail of a vanished building, structure, or object, or part thereof, as it appeared at a specific period of time

**Rehabilitation:** The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its architectural and cultural values

**Restoration:** The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original

**Retain:** To keep secure and intact; in the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites, and structures

**Re-use:** To use again. An element, detail, or structure might be reused in historic districts

**Rhythm:** Movement or fluctuation marked by the regular occurrence or natural flow or related elements

**Scale:** Proportional elements that demonstrate the size, materials, and style of buildings

**Setting:** The sum of attributes of a locality, business district, or property that defines its character

**Significant:** Having particularly important associations within the contexts of architecture, history, and culture

**Stabilization:** The act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and weather-resistant enclosure



**Streetscape:** The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings

**Style:** A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character

Appendix A. Paint Color Recommendations				
STYLE	HOUSE SIDING OR BODY	TRIM	SHUTTERS	SASH
<b>FEDERAL</b> <b>1790 TO 1830</b>	<b>Gentle pastel shades:</b> light yellow creamy beige bluish gray smoky blue muted green off-white	<b>Lighter than siding:</b> off-white cream pale yellow buff muted blue	rich green dark red deep brown black creamy off-white	
<b>GREEK REVIVAL</b> <b>1820 TO 1860</b>	whites pale yellow light blue gray buff muted green gray smoky gray	<b>For non-white houses:</b> gray blue olive green buff evergreen green	bottle green chrome green vivid green	whites <b>putty line:</b> black or green black
<b>GOTHIC REVIVAL</b> <b>1820 TO 1860</b>	<b>Light earthy colors:</b> fawn warm gray gray tan stone gray smoky gray slate gray straw yellow rose beige chocolate brown	Same color as the body of the building, but different shade, i.e. a light colored building with darker trim or a darker-colored building with lighter trim or creamy off-whites	dark greens deeper shade of the body of the building natural wood color stained	
<b>ITALIANATE</b> <b>1845 TO 1860</b>	<b>Warm neutral hues on early buildings:</b> earth brown muted stone gray yellow ochre peachy tan moss green <b>Later buildings:</b> yellow grayish green terra-cotta red dark brown blue gray	<b>Early buildings:</b> creamy off-white beige same color as body of the building but in a darker shade <b>Later buildings:</b> evergreen green deep brown dark olive green	<b>Early buildings:</b> warm brown <b>Later buildings:</b> deep forest green reddish brown color stained	black chocolate brown deep green

(Continued on next page)

(Continued Appendix A. Paint Color Recommendations)

STYLE	HOUSE SIDING OR BODY	TRIM	SHUTTERS	SASH
<b>SECOND EMPIRE TO 1880</b>	<b>Rich earth tones:</b>	<b>Color contrast with the body of the building:</b>	slate gray	velvety brown
	maroons	evergreen green	green black	velvety gray
	warm red brown	light chocolate	dark brown	
	stone gray	white		
	lead gray	beige		
	blue gray	cream		
	dark terra-cotta red	yellow		
	chocolate brown			
	umber brown			
	olive green			
	evergreen green			
	sage green			
	dark golden ochre			
	burnt orange			
	parchment, soft tan			
yellowish beige				
<b>ROMANESQUE 1875 TO 1895</b>		red brown		
		chocolate brown		
		dark stone gray		
<b>QUEEN ANNE 1876 TO 1900</b>	<b>Mostly multi-colored harmonious tones 3 to 5 on one house, to emphasize varied textures and decorative details</b>	<b>Wood houses:</b>	evergreen green	maroon
	<b>Early buildings:</b>	maroon	dark red	dark red
	warm brick red	medium chocolate brown	tan	olive
	terra-cotta red	slate gray	dark blue	deep green
	buttercup yellow	umber brown	two tones	Alizarin crimson
	deep sand, fawn	evergreen green		white
	medium olive	rich tan		
	deep yellow ochre	chrome yellow		
	gray green	sage green		
	<b>Later buildings:</b>	sap green		
	soft ash yellow	burnt sienna		
	muted gray	<b>Stone or brick buildings:</b>		
	olive green	<b>earth colors:</b>		
	medium ochre	burnt sienna		
	bluish bottle green	dark copper		
	tan, dark brown	Indian red		
	sage green	chocolate brown		
	yellowish avocado	sand color		
	nutmeg russet	maroon		
	sand taupe	deep tan		
	<b>Less common, with single colors or contrasting shade of the same color:</b>	rich ochre		
	brown	dark burnt orange		
gray green	white			
olive	<b>Less common, with buildings having single body colors:</b>			
	contrasting shades of the same color			

(Continued on next page.)

(Continued Appendix A. Paint Color Recommendations)

<b>STYLE</b>	<b>HOUSE SIDING OR BODY</b>	<b>TRIM</b>	<b>SHUTTERS</b>	<b>SASH</b>
<b>GEORGIAN REVIVAL 1885 TO 1940</b>	white	white	dark bottle green	white
	pale yellow	creamy ivory	deep olive	(especially
	soft buff		At times, the same	on brick)
	muted terra-cotta red		color as the body	same color as
	pale olive		of the building	the trim,
	medium gray			dark green
				sometimes
			black putty	
			lines	