



Historic Ridgewood



Preservation Guidelines

Community pride and cooperation are highly contagious, especially where people care about maintaining the quality of their neighborhood. Respect for our historic past and its architecture are at the heart of preservation of this urban area. To preserve its charm requires only a small amount of extra effort as a united community project.

As you review the aesthetic considerations and guidelines contained in this publication, you will note that you have great latitude in planning your preservation and reconstructive work. The same applies with the guidelines for new construction. Utilizing these guidelines when planning your projects will ensure that your results will be compatible with the character of our neighborhood. The Historic Ridgewood Resource and Restoration Committee can help you with questions, concerns and design problems not addressed in this publication.

It is with our dedication and support that our area will be both protected and enhanced.

General Standards

Complying in intent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, these Standards and Guidelines pertain to buildings of all occupancy and construction types, sizes and materials. They apply to permanent and temporary construction on the exterior of existing buildings within historic districts, as well as new construction.

Original or historically significant materials and/ or features of a structure or site shall be maintained and repaired rather than replaced whenever possible.

- 1. If replacement of existing materials or features is necessary, the new feature shall match the old in design, color, texture, and other visual qualities.*
- 2. Replacement of missing features should be based on historical, documentary, physical or pictorial evidence.*
- 3. Minimal alteration of the building, structure, site or environment shall be made.*
- 4. Each property shall be recognized as a product of its own time. Alterations that seek to create a false sense of historical development shall be discouraged.*
- 5. New additions, exterior alterations, or new construction shall not destroy historic materials or general features that characterize the property. The new work may be differentiated from the old and shall be compatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood, to protect the historic integrity of the property and the site.*
- 6. Whenever possible, new additions or alterations to structures shall be done in such a manner that if removed in the future, the essential form and integrity of the structure and the site would be unimpaired.*

Proper, regular maintenance is encouraged for all structures.

Repairs, In-Kind Replacement and Restoration

DEFINITIONS

Repair: Work meant to remedy damage or deterioration of a structure or its appurtenances, which will involve no change in materials, dimensions, design, configuration, texture or visual appearance.

In-Kind Replacement: Replacement of an architectural feature, damaged or deteriorated beyond repair where the new feature should match the feature being replaced in materials, dimensions, design, configuration, texture or visual appearance.

Restoration: Re-creating an original architectural element so that it closely resembles the appearance it had at some previous point in time, based on historical, documentary, physical or pictorial evidence.

GENERAL

Deteriorated architectural features should be repaired rather than replaced wherever possible; repair is often cost effective and conserves original historic materials.

If replacement of a historic architectural feature is necessary, the new feature should match the existing as closely as possible in materials, dimensions, design, color, texture, and other visual qualities.

Restoration of missing historic features, or of original or historical conditions, should be substantiated by documentation (e.g. historic photographs, drawings, physical evidence) if possible.

COMMON REPAIR/REPLACEMENT ISSUES

The following guidelines attempt to address the most common repair/replacement issues in historic districts.

Exterior Wood: The decorative patterns, spacing, beaded edges, and visual texture of wood shingles and clapboards are character-defining features of historic buildings which should be retained and preserved. Shingles and clapboards should be repaired wherever possible, and if replacement is necessary they may be replaced to match. Wood trim elements such as corner boards, belt courses, window and door surrounds, brackets, moldings and other decorative features should likewise be repaired or replaced to match. Wood features should not be stripped of paint to bare wood if they were painted. Historically, paint protects the surface from moisture and light. New wood should have a moisture content of less than 20% before installation and finishing, to minimize the chances of uneven shrinkage, warping, splitting, checking, or failure of finishes. The removal of existing artificial sidings and restoration of original siding materials and details is encouraged.

Pressure Treated Wood: Treating wood with a high-pressure application of chromated copper arsenate can protect against rot and insect damage, and can also prolong the life of paints, stains and water repellents. Pressure-treated lumber should be used when replacing wooden elements that are prone to decay, such as structural elements or those features that touch the ground. Non-structural elements that traditionally are finished with paint or stain such as deck floors, newel posts and caps, porch lattices and decorative details, may also make use of pressure-treated wood, but such elements should also be properly finished with a top-quality paint, stain or water-repellent (as appropriate) as soon as they have dried to a moisture content of between 8% and 14%.

Be aware that pressure-treated wood can have a moisture content as high as 75% on delivery, so it may need to be air dried for several weeks before installation and finishing to minimize shrinking, warping, splitting, checking, or failure of finishes. Wood stamped "S-DRY" (sun-dried), "KD" (kiln dried), "MCIS" (moisture content less than 15%), or "KDAT" (kiln-dried after treatment) has already been dried and can be finished immediately.

Pressure Treated Wood is not recommended for handrails, porch railings or balusters due to its tendency to warp.

Masonry: Brick, stone, stucco and concrete should be repaired with a material closely matching the existing in color, texture and dimension; patching materials should have integral color.

Surface Coatings. Sealers and waterproofs are not encouraged, as they can trap moisture within walls and lead to further deterioration; however, they may be necessary in cases of severe deterioration, provided they do not change the color of the masonry or leave a shiny residue. Masonry that has not previously be painted should not be painted unless deterioration has progressed so far that a protective surface coating is needed. In such cases, use a breathable masonry paint in a color consistent with the natural masonry. Masonry that has previously been painted may be repainted; colors should be consistent with natural masonry colors.

Repainting should preserve original mortar colors and joint profiles; samples may be required. Old mortar should be removed by hand to avoid damaging the surrounding masonry. On 18th and 19th century brick buildings, the soft brick can be damaged by mortars with high concentrations of Portland cement; repainting mixes should include a high lime content.

Cleaning methods can damage historic materials and remove the irreplaceable patina of age. Buildings should be cleaned only when necessary to halt deterioration or to remove heavy soils. Use the gentlest method possible: usually detergent and a low pressure water wash (under 600 pounds per square inch), and scrubbing with natural bristle brushes, will clean surface soils. All cleaning methods should be tested in an inconspicuous location on the building to make sure no damage will ensue. Chemical cleaners should be used with care. Abrasive mechanical cleaners, such as sandblasting, rotary sanding disks and rotary wire strippers are not encouraged because they can erode masonry surfaces and shred wood surfaces, leaving pits and scars and increasing the chance of water damage.

Paint Removal/Lead Paint: Painted surfaces require periodic maintenance, but stripping all paint off of a historic structure is often unnecessary. Removing trouble spots, priming and repainting with one (not thick) layer of new paint will often suffice. Stripping paint can damage wood and masonry materials and remove evidence of early paint schemes, resulting in a loss of important information about the history of the structure. Furthermore, paint removal can also contribute to lead contamination.

Lead in water, dust, soil and paint is hazardous to adults and children, particularly pregnant women and children under 6 years of age. Lead was a common ingredient in architectural paints until 1978, and many historic structures have lead-based paint.

Porches and Steps: Original materials, configurations, designs and dimensions should be retained. Pressure treated wood should not be used for railing balusters because of its tendency to warp and twist. Nosing profiles on original stair treads should be retained. Pressure treated wood may be used for substructures, porch decks, and steps; exposed elements should be painted or stained as soon as possible.

Roofing and Gutter Systems: Original roofing materials should be retained, repaired and preserved wherever possible. Replacement in kind is encouraged where replacement is necessary; original historic materials, shapes, colors, patterns and textures should be matched. Roof colors should be medium to dark in tone, should complement the building's color and define the outline of the roof against the sky. Asphalt roof shingles are not encouraged as a replacement material for slate.

A weather-tight roof with a functioning water run-off system is essential to the preservation of the entire structure. Regular maintenance of gutter systems is encouraged. Built-in gutters should be retained wherever possible, as they are character-defining features of certain architectural styles such as Greek Revival, Italianate and Mansard. Existing original materials such as wood or copper should be maintained and preserved, but may be replaced in kind. New copper flashing, gutters and downspouts may be used and should be painted to blend in with the color of the building, to reduce their visibility. Vinyl gutters may replace aluminum gutters, provided the profile is consistent with the existing and the color matches the background color of the building;

Windows. The number, location, size, and glazing patterns of original windows, as well as unique features such as curved or bent glass, stained glass, leaded glass, and unusual shapes, should be retained and preserved wherever possible. Windows may often be repaired rather than replaced; even if some windows are deteriorated, it is seldom necessary to replace all windows in a building. Historic wood windows that are properly repaired, caulked and weather-stripped, and provided with well-fitted storm windows, can be as energy efficient as new thermal (double glazed) windows.

Where replacement is necessary due to deterioration, new windows should match the originals in materials, design, dimensions, configuration, and number of panes. Avoid replacement windows that don't fit the original window openings. (If an interior ceiling must be dropped below the height of a window, provide a setback in the ceiling design to allow the full height of the window opening to be preserved). Muntins dividing panes of glass in original windows should be retained: multi-pane replacement windows should have true divided lights (muntins penetrating the glass); applied muntins and muntins sandwiched between panes of glass are not encouraged. Double glazing may be acceptable if the muntin widths and profiles match the original.

Aluminum, aluminum-clad, vinyl, and vinyl-clad windows are generally not acceptable substitutes for wood windows. Vinyl windows in particular can close down a window opening with heavy framing, and are not available with true divided lights.

Doors. The number, location and dimensions of original doors should be retained and preserved wherever possible. Repairing original doors is encouraged over replacement. The number and configuration of panels in a replacement door should be consistent with the architectural style of the building.

Replacement of wood doors with aluminum-framed glass or steel doors, and replacement of double doors with single-leaf doors, is discouraged.

Awnings

Awnings can add color and architectural interest to a commercial or residential building. They can shelter passersby, reduce glare, conserve energy and provide a location for signage.

Materials: Opaque soft canvas, acrylic or vinyl materials are preferable to wood or metal. Translucent fabrics may be used for lettering or graphics.

Colors: Should be compatible with the building.

Installation: Awning installation should not damage the building or visually impair distinctive architectural features. Where possible, awnings should be mounted within a recessed window or door opening rather than directly onto the face of the building. Awnings should be shaped to the opening in which they are installed.

Type/Profile: Awnings may be fixed or retractable.

Fences and Gates

While complete privacy is often not possible in densely built urban areas, a fence can mark the boundary line between one property and another, or distinguish public spaces (streets and sidewalks) from semi-public spaces (front yards). Fences are often character defining features and should be treated sensitively. It is important that the fence design harmonize with the character of the historic structure and the surrounding district.

Materials: Fences and gates made of cast iron, wrought iron, or wood pickets are appropriate for front yards; solid, vertical board wood fences, are appropriate for rear or side yards. Fences may be painted, stained or left to weather naturally. Woven wire (chain link) and stockade fences (with jagged tops) are discouraged. Barbed wire is not permitted under the Canton Zoning Ordinance.

Design: Front yard fences should be designed to allow views of the yard and building. While fences for rear or side yards may be more opaque, be aware that tall, solid fences that obscure views to the building and the yard can also hide intruders: consider a compromise between privacy and security. Gates should be compatible with any existing fencing, walls or landscaping, and should be designed to swing onto the private walkway or driveway, not onto the public sidewalk.

Other Regulations: Fence height is regulated by the Zoning Ordinance.

Impacts on Abutting Properties: Fences on common property lines can have a negative impact on neighboring properties. For example, if the neighbor's yard is lower than the yard where the fence is installed, then from the neighbor's perspective the height of the fence is increased by the difference in grade. Also, boundary disputes may occur when a fence is proposed along an interior (side or rear) lot line.

Mechanical and Communications Equipment

Equipment for heating, ventilation and air conditioning (HVAC) systems and communications equipment such as cable television wiring and satellite dish antennae should be installed in a sensitive manner whenever possible.

Location: HVAC should be located inside the building wherever possible. If exterior installation is necessary, units should be sited in side and rear yards rather than the front yard, or placed on flat roofs out of view from street level; generally, pitched roofs are not appropriate locations for mechanical equipment. Exterior ductwork is discouraged but if necessary should be located inconspicuously. Communications equipment should be located as inconspicuously as possible, preferably in rear or side yards, or on rooftops out of view from street level. Cable wiring should go underground or along side or rear walls wherever possible.

Dimensions: Equipment should be the smallest size possible without interfering with performance or signal reception.

Design and Color: A mesh dish antenna is less obtrusive than a solid dish. Painting equipment or ductwork to blend in with a background color can help diminish visual impact.

Screening: HVAC equipment in yards should be screened with fencing or landscaping. Communications equipment may be screened if screening does not aggravate a negative visual impact and if it does not interfere with signal reception.

Other Regulations: Refer to the Building Code and the Zoning Ordinance for related restrictions on HVAC equipment and rooftop structures. HVAC units may not exceed the allowable decibel readings (noise levels) for residential neighborhoods, according to City Ordinance.

Shutters and Blinds

Shutters (with solid panels) and blinds (with louvers) were traditionally used to control light and ventilation, and to improve privacy. Shutters and blinds were common on houses built before 1860; were sometimes found on Italianate and 2nd Empire styles of the 1860s-1880s; and were also exhibited on Colonial Revival and Neoclassical styles of the early 20th century.

Materials: Wood (painted a dark color) is the traditional material. Vinyl and metal do not adequately replicate the appearance of wood and are not appropriate.

Dimensions and Configuration: Each shutter or blind should match the height and one-half the width the window opening. Shutters and blinds are generally inappropriate on windows that are wider than they are tall, such as picture windows. Shutters and blinds for arched windows should follow the shape of the window opening.

Installation: Proper shutter hardware and placement is important. Shutters and blinds can be hung from a variety of hinges, slide bolts, pintels and shutter dogs; historic hardware designs are still available. Check to see if there is evidence of hardware on window frames or on the building. Tacking shutters and blinds onto the face of the building is not appropriate because shutters and blinds should appear to be operable. Blinds should be hung so that the louvers point upward when the blinds are open; the louvers on operable blinds point downward only when the blinds are closed.

Signs

Zoning. All signs must conform to underlying zoning regulations.

Site Improvements

The relationship between a historic building and its site features such as green spaces, pathways, paved areas, terraces, retaining walls, boundary walls and grade levels is important in defining the overall historic character of the building and the surrounding historic district.

Historic Landscapes: Historic site plans and features should be identified, retained and preserved.

Walkways: Walkway materials should be compatible with the existing building and site and the setting of the historic district. Appropriate choices include unit pavers of stone, brick or concrete; poured concrete with a surface treatment (tinting, scoring, exposed aggregate, or accent materials); asphalt is not appropriate. Walkways of crushed stone or shells are not common in urban settings and are generally inappropriate unless there is documentation for the historic use of such materials on the property.

Driveways and Parking Areas: Driveway and parking area materials should be compatible with the existing building and site and the setting of the historic district. Appropriate choices include pavers of stone, brick or concrete; poured concrete with a surface treatment (tinting, scoring, exposed aggregate, or accent materials). Paving of front or side yards to accommodate parking is discouraged. Driveways of crushed stone or shells are not common in urban settings and are generally inappropriate unless there is documentation for the historic use of such materials on the property. A landscaped area should be provided and maintained between parking areas and any adjacent property, public street, walk or right of way. In addition to ground cover and small plantings, (including but not limited to trees, evergreen shrubs, or decorative metal fencing on top of low masonry walls) may be provided.

Landscaping: Landscaping is encouraged. Avoid placing trees and shrubs next to building foundations where they can encourage water to penetrate the building, causing deterioration. Planting trees in the tree strip is encouraged.

Retaining Walls: Retaining walls intended to serve a structural purpose should be designed by a qualified professional engineer or architect, to ensure that wind loads, grade changes, and foundation requirements are properly accommodated. Materials should be stone, brick, or concrete with a surface treatment (tinting, scoring, exposed aggregate, veneers and accent materials) to closely match a natural material. Flagstone, sandstone (barnstone) and historically appropriate brick is still readily available at reasonable cost.

Boundary Walls: Boundary wall materials, scale and design should be compatible with those of the building. Brick walls should use similar brick colors and sizes, mortar, joining, and coursing as found on the building; generally, brick walls should be capped in natural or cast stone. If a height over 4 feet is proposed, a low masonry base with a transparent or semi-transparent iron or wooden fence on top may be an appropriate solution.

Storm / Screen Windows and Doors

The high cost of heating fuels and need to conserve energy has made combination storm/ screen windows a common feature on historic buildings. Storm windows can protect historic primary sash from the elements and may be a reasonable alternative to replacing original windows.

Screen doors may need to be custom made, particularly for wide doorways. Doors are often an eyesore on historic buildings, and usually unnecessary if the exterior door is properly weather-stripped.

The goal of any installation should be minimal visual impact on the original primary window or door.

Materials: Wood, painted aluminum or anodized aluminum may be considered. Raw aluminum (with a silver finish) is not appropriate. Glass should be clear; glass is preferable to acrylic, which may scratch and discolor over time.

Colors: Frame colors should match those of the window trim. Many manufacturers can customize colors upon request.

Design: Storm windows should have narrow perimeter framing, and the meeting rails between upper and lower panels should align with the meeting rails of the primary sash. Consider interior storm panels as an alternative to an exterior installation, especially on the street facade. Windows with stained glass, leaded glass, curved glass, or unusual shapes or materials may require special custom treatments in order to preserve the window and its unique visual qualities. Storm and screen doors should be as simple as possible, with a plain glass or screen insert; avoid historically inaccurate decorative details.

Dimensions and Configuration: Storm and screen windows and doors should be sized to fit the widow or door opening. Rectangular storm windows are not appropriate on windows with unusual shapes; in such cases either a custom fitted exterior storm window or an interior storm panel may be required.

Major Alterations

- Replacement of features resulting in a change in material, dimension, design, texture or visual appearance, including work ordered by any regulatory agency to correct code violations where existing features are character-defining elements of a historic structure, should be replaced in kind to match as closely possible. If existing features are not appropriate to the architectural style of the building, consider replacement with a more appropriate design. Avoid creating a false sense of historical development.
- Changes in wall materials and surfaces, including installation of artificial siding, installation of through-wall vents and air conditioners, and addition or removal of projections or recesses. Original or historic bay windows and oriels should be retained and preserved. Aluminum and vinyl siding are generally not appropriate because: 1) their installation usually results in the covering or removal of clapboards, shingles, window and door surrounds, cornices, comer boards and quoins, belt courses, brackets and other character-defining elements; 2) installation of artificial siding on top of existing siding changes the relationship of elements in the vertical plane of the wall, often eliminating projections and recesses; and 3) artificial sidings will not halt deterioration all by themselves, and thus are not a substitute for proper repairs. Generally, artificial siding may be considered only for non-contributing buildings. Removal of existing artificial sidings and restoration of original wall surfaces is encouraged. Through-wall vents larger than 2 square feet in area should be located inconspicuously n elevations. Through-wall air conditioners are discouraged, particularly on primary elevations.

- Changes in fenestration, including installation or elimination of window and door openings. Generally, creating new openings and closing up original openings is discouraged, particularly on primary elevations.
- Changes in ornamentation, including installation or removal of trim, brackets, cornices, corner boards, belt courses and other decorative elements. Generally, removal of character-defining trim and ornamentation is discouraged. New trim should be consistent with the architectural style of the building.
- Changes in roof or more elements, including construction or removal of dormers, monitors, cupolas, skylights, cresting rails and balustrades, head houses, and decks. Original historic roof lines, dormers, monitors, cupolas, skylights, cresting rails and balustrades should be retained. Consider locating new rooftop elements so that they will be out of view from street level. Skylights should not be located on front roof slopes, and flat profiles are preferable to rounded profiles.
- Changes to porches, stairs, and entryways, including enclosure with glass or screens and installation, alteration or removal of railings, steps, handrails, door hoods, transoms, and sidelights. Porch enclosures should be located inside the railings and columns, minimizing the visual impact; use clear glass or dark mesh screens. Removal of original stairs, porches and entryways is discouraged. Avoid pressure-treated wood for new railings and trim pieces, as it tends to warp and twist.
- Changes in grade levels and foundations. Major historic setting of the property are generally discouraged. Underground parking garages inserted into hillsides may be considered. Cladding original exposed foundation materials in another material is generally discouraged. The permanent raising or lowering of a structure is discouraged.

Design Criteria

The Ridgewood Historic District contains a variety of building types and architectural styles. These guidelines deal with general issues of building height, mass, scale, siting, rhythm, materials, etc. They are intended to provide a framework within which design creativity and the needs of the property owner can coexist, with respect for designated historic districts.

New structures should harmonize with existing older structures.

When designing an addition or a new building, consider the following architectural and site features in relationship to the existing structure and/ or the surrounding structures:

- *Height Scale*
- *Massing, form, proportions, directional expression, siting and setbacks, topography*
- *Height of foundation platform*
- *Parking*
- *Landscaping*
- *Sense of entry, porches, doors, stairs*
- *Rhythm and size of openings*
- *Roof shape*
- *Color and texture of materials*
- *Architectural detail*

Moving of Historic Structures

When a historic structure is moved from its original site, it loses its integrity of setting and its sense of time and place, which are important aspects of the historic building and its environment. Their loss is irreplaceable.

Demolition

Demolition of any historic structure constitutes an irreplaceable loss to the historic district.