

**The Olmsted Falls
Architectural Board of Review
Guidelines/Standards of Review**

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INTRODUCTION

Olmsted Falls has a long and proud tradition of being a community of good neighbors. This tradition of neighborliness extends to the subject of building design, appearance and compatibility within the community. To protect the interests of both long-term residents and newcomers, it is important that design guidelines be established and followed consistently. The Olmsted Falls Historic Design Guidelines are based on those established by the United States Department of the Interior, the Cleveland Restoration Society and the State of Ohio, and are similar to those of other historic communities. The Guidelines are intended to help preserve the architectural integrity of Olmsted Falls' historic structures and, thereby, the unique sense of place of our historic community. They also are intended to promote infill development compatible with the character of surrounding historic neighborhoods.

The Guidelines addresses design elements, materials and actions as "appropriate" or "inappropriate." They also indicate certain activities that are prohibited, or which the City wishes to discourage because of their negative impact on historic properties, neighborhoods or to the overall historic character of the City. The City's Codified Ordinances define which types of construction are permitted or prohibited in each zoning district.

The Guidelines consist of three parts: Part I provides guidance for restoring historic homes and buildings. Part II addresses new construction in the historic districts, including additions to existing buildings. Part III deals with commercial construction. The Guidelines are available at the Building Department, on the Document Center of the City's website (www.olmstedfalls.org) and at the Olmsted Falls Public Library.

Some projects may require a Certificate of Appropriateness from the Olmsted Falls Architectural Board of Review before a building permit is issued.

THE OLMSTED FALLS ARCHITECTURAL BOARD OF REVIEW (ABR)

The Architectural Board of Review is charged by City Ordinance with the protection and retention of the value, appearance, historic significance and use of properties within the City's designated historic districts. The ABR meets monthly. If necessary, a second monthly meeting may be arranged. Please come to the ABR with the necessary permit application from the Building Department complete with drawings, photos, and material samples. We will act promptly and in a helpful manner. The Board includes a landscape professional and an architectural consultant. While we cannot design your project for you, we can often help you solve problems to move your project forward.

HOW TO USE THE OLMSTED FALLS HISTORIC DESIGN GUIDELINES

If your property is in a historic district (map on file at the Building Department) or is designated "historic" by its inclusion on the Ohio Historic Inventory (also on file at the Building Department), then follow Part I: Olmsted Falls Historic Design Guidelines. Proposed alterations to exteriors and new construction within the historic district or to buildings listed on the Ohio Historic Inventory (OHI) must be reviewed by the Architectural Board of Review (ABR). The ABR does not review alterations to the interiors of houses and buildings

If your property is 50 years old or older, you can identify its architectural period/style so that changes or additions you propose will be appropriate. Check the descriptions in the Guidelines under Local Architectural Styles. If your planning new construction or an addition to an existing property within the City's historic districts, consult Part II for general design principles. Then, consult the Table of Contents for sections that relate to your project. You also should consult the section on appropriate and inappropriate building materials and treatments contained in Part I. These also apply to projects in Parts II and III

PART I: HISTORIC DESIGN GUIDELINES

All exterior architectural changes, such as increasing the height of a foundation or raising the roof of houses or buildings designated as historic or located within a local historic district

Local Architectural Styles

It is important to recognize that Olmsted Falls has examples of several American architectural styles. The historic buildings are not all of one type and these individual styles and their distinctive elements should be respected and preserved for the long-term benefit and well-being of the City and its residents. The Guidelines will help identify the various styles so that restoration work or the design of new structures respect the context of the existing neighborhood. The first portion of these Guidelines briefly describes each of these architectural styles.

THE GREEK REVIVAL STYLE

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

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

IDENTIFYING CHARACTERISTICS

- Simple symmetrical forms without complex dormers, etc.
- Wood frame construction with clapboard siding
- Moderately pitched gable roofs
- Six-over-six window sash with real mullions
- Rectangular window and door openings (no fanlights)
- Bold, simple moldings
- Often have columns & pilasters
- Three-bay side hallway plans, five-bay center hall plans or T-shaped plans with interesting gable roofs

APPROPRIATE

- Restoring/repairing existing windows. If replacement is necessary, all-wood, aluminum-clad wood or wood/fiberglass composite windows may be used after ABR review and approval.
- Keeping the front entrance as focal point the building
- Reconstructing missing original detailing based on accurate photographic or on-site evidence
- Separate garages that may resemble two-story historic carriage barns
- Use of massive wood cornices with returns and corner pilaster accents
- Side and top lights around doors
- New additions that are set back from the front of the house toward the sides and in the rear
- Use of simple rear dormers
- Shutters which are authentic and fit the window openings
- Side or rear porches

INAPPROPRIATE

- Vinyl or vinyl-clad windows
- Changing the front elevation of the building except to restore the original
- Hypothetical reproductions of vanished details or trying to make the building look Greek Revival
- Painting the building white or using colors inappropriate for this style (such as “boutiqued” multi-color scheme)
- Modern attached multi-car garages that may destroy the overall character of the house
- Exotic or contemporary sidings, including vinyl
- Extensive use of red brick
- Small scale, highly detailed trim, arched doors
- Large front-facing dormers
- Modern non-functional shutters, intricately paneled doors
- Massive new additions that may “dwarf” the original house or obscure the front
- Large front porches/porticoes

THE ITALIANATE STYLE

The American Industrial Revolution influenced this style of architecture. Large glass factories made possible the use of single-paned sheets of glass instead of small panes. Ornamentation could be manufactured in volume. Elaborate fireplace mantels and front doorways and stair balusters could be ordered from catalogues. New paint technology increased the variety of colors available. These factors, as well as a change in taste away from the restrained character of the Greek Revival, led to the popularity of the Italianate style.

IDENTIFYING CHARACTERISTICS

- Single or double-paned window sash
- Low-pitched hipped or gable roofs
- Wide eaves
- Often an asymmetrical plan
- Elaborate main entrances, sometimes with ornate porches or porticoes
- Often with brackets or paired brackets
- Clapboard siding contrasting trim such as shingles
- Probably had slate roof originally

Appropriate

- Restoring/repairing existing windows. If replacement is necessary, all-wood, aluminum-clad wood or wood/fiberglass composite windows may be used after ABR review and approval.
- Reconstruction of missing original detailing based on accurate photographic or on-site evidence
- Paint colors replicating stone and colors derived from nature
- Separate garages that may resemble two-story historic carriage barns

Inappropriate

- Vinyl or vinyl-clad windows, vinyl siding
- Changing the front elevation of the building except to restore
- Hypothetical reproductions or contemporary plastic trim elements to replace lost ornaments
- Modern attached multi-car garages that might destroy the overall character of the building
- Bright colors inconsistent with those used originally

THE QUEEN ANNE STYLE

The name was coined in England by the architect Richard Norman Shaw to describe buildings of medieval form with eclectic stylistic influences, contrasting materials, and irregular forms. In the closing years of the nineteenth century a revival of interest in American Colonial styles influenced the Queen Anne style. Queen Anne buildings began to incorporate Neoclassical and Colonial Revival details such as Neoclassical columns, fanlights, and Palladian windows. Also, a product of the Industrial Revolution, this style popularized the use of mass-produced ornamentation.

Queen Anne style buildings have an irregularity of form, featuring projections, angled walls, steeply pitched roofs and dormers, towers and turrets. While these buildings were in multi-color schemes, they were earth tones and colors derived from nature and not the bright, clashing colors associated with San Francisco “Painted Ladies” of the 1960s. Lighter colors are appropriate for later Queen Annes with Neoclassical and Colonial Revival details.

IDENTIFYING CHARACTERISTICS

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

APPROPRIATE

- Restoring/repairing existing windows. If replacement is necessary, all-wood, aluminum-clad wood or wood/fiberglass composite windows may be used after ABR review and approval.
- Restoring doors and entranceways
- Repairing an old slate roof
- Using an appropriate multi-color historic paint scheme
- Appropriate interior window blinds or interior wood shutters
- Retaining and restoring porches and turned baluster porch railings
- Retaining period plantings, while removing overgrown evergreens, and other non-appropriate shrubs

INAPPROPRIATE

- Vinyl siding and trim
- Vinyl or Vinyl-clad windows
- Adding incongruous new elements such as shutters or picture windows
- Replacing a character-defining slate roof with plain asphalt shingles
- Adding exterior shutters when there is no evidence, they existed
- Painting the exterior white or in pastel colors
- Removing an old porch or using an inappropriate railing design
- Adding new evergreen foundation plantings or other types not appropriate to this period of architecture

THE COLONIAL REVIVAL STYLE

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

IDENTIFYING CHARACTERISTICS

- Classically inspired trim details, such as cornices, pilaster and pediments
- Symmetrical facades, often with the main entrance in the center
- Often has clapboard siding, painted white, with dark green or black shutters
- Elaborate main entrance, often with side and/or top lights
- Center hallway plan
- Massive chimneys, often symmetrically arranged
- Originally had a wood shingle or slate roof
- Elements are often larger or heavier than their Colonial antecedents

APPROPRIATE

- Restoring/repairing existing windows. If replacement is necessary, all-wood, aluminum-clad wood or wood/fiberglass composite windows may be used after ABR review and approval.
- Preserving and restoring historic window and door openings
- Repairing and retaining the original clapboard siding
- Constructing new wings so that they are discreetly sited toward the rear and do not disturb the overall symmetry

INAPPROPRIATE

- Vinyl or vinyl-clad windows
- Residing with inappropriate materials, such as vinyl siding
- Constructing massive new additions which change the form and character of the building

THE BUNGALOW STYLE

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

IDENTIFYING CHARACTERISTICS

- Often dormer-fronted with a large porch spanning the façade
- Massive chimney usually present, with large fireplace
- Often a mixture of brick, stone, clapboard and wood shingle siding
- Masonry typically used only on the porch
- One principal story, generally with a partial second floor
- Massive overhanging eaves
- Generally symmetrical plan and profile
- Small-scale and small in size

APPROPRIATE

- Retaining small-scale charm when planning additions
- Retaining the humble cottage-like character
- Repairing and repainting the wood exterior siding in appropriate earth tone colors
- Retaining the front porch, doorway, doors
- Restoring/repairing existing windows. If replacement is necessary, all-wood, aluminum-clad wood or wood/fiberglass composite windows may be used after ABR review and approval.

INAPPROPRIATE

- Massive second story additions which destroy the one-story character
- Ornate details or details which would be seen on a larger Colonial Revival or Queen Anne Style residence
- Covering the house with brick, stone, etc., or painting the house white or colonial colors
- Enclosing a front porch to gain interior space
- Vinyl or vinyl-clad replacement windows
- Vinyl siding

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation guide the administration of historic preservation in the United States. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility. The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. For the purpose of administering the historic district in Olmsted Falls, they only apply to the exterior of buildings. The Standards also encompass related landscape features, the building's site and environment, and attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

LANDSCAPING

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

The ABR may require applicants to prepare a landscape plan for review when seeking approval of building plans. This plan need not be prepared by a landscape architect although it may be a good idea to consult with landscape specialists, such as a landscape contractor or nurseryman. By doing this type of advance planning, the applicant will demonstrate that this issue has been considered carefully and that an attractive environment will be provided for the proposed building.

For commercial projects, the ABR will require detailed site plans because landscaping is important to softening the impact of parking lots, driveways and building signs.

LANDSCAPE PLANTINGS

Reference: National Park Service Technical Preservation Brief 36.

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

APPROPRIATE

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

INAPPROPRIATE

- Evergreens are modern twentieth century materials and are occasionally overused, especially as foundation plantings. An attractive foundation should be emphasized, not hidden. An attractive sandstone foundation is an asset that was meant to be exposed. Close foundation plantings trap moisture against a house, creating basement dampness and deterioration of the exterior.
- Removal of healthy, mature trees and the elimination of open green areas.
- Excessive use of mulch, crushed stone, railroad ties and similar materials.

SITE IMPROVEMENTS

APPROPRIATE

- Olmsted Falls has a long tradition of using sandstone, because it was at one time the site of extensive sandstone quarries. These were used in walks and for house foundations and an occasional fence post.
- Brick was also used for walks and drives.
- The ABR recognizes that asphalt paving has become very widespread as a durable and relatively inexpensive driveway material. Please consider some alternatives. First a standard blacktop driveway can be visually softened and its life extended by the application of tar and gravel over its top. This will resemble the old sealed roads and have an appearance approximating old gravel drives.

- Brick or stone would be preferable to concrete in laying walks and drives. Sandstone is still obtainable for walk purposes.
- Fences should not be overused.

INAPPROPRIATE

- Large “estate like” masonry entrances are not appropriate.
- Chain link is not appropriate.
- Avoid over-using railroad ties as a landscape feature as well as generally any feature that may be too contemporary and which may not fit in well with its surroundings.
- If a retaining wall is necessary, it should ideally be faced with stone, not poured concrete.
- Visible air conditioning compressor units should be well landscaped so they do not become intrusive features of a landscape.

FENCES

Historically, fences were used in rural settings for the practical purpose of enclosing farm animals or protecting gardens, and as such were generally non-decorative. Today, Olmsted Falls has a number of attractive fences that not only perform a practical role but also have aesthetic value. It is suggested that fences not be over-used in the community. Front yard fences generally should be in response to a specific necessity rather than simply to enclose the grounds.

APPROPRIATE

- Repairing a historic or period fence or replacing it with an equivalent type is the preferred treatment. Wrought iron, brick, dry-laid stone, or wood picket fences are among the preferred types.
- Privacy fences or vertical board, nailed side-by-side on parallel stringers are suggested for rear yard areas where privacy is an issue.
- Orient the fence such that the stringers are on the inside and the better finished side faces your neighbors.
- A property benefits from having a more distinctive fence. Rather than simply buying and installing a standard stockade fence from a discount lumber store, consider a unique variation, for example a vertical board fence where the board tops have distinctive forms, or a picket fence where the picket tops are rounded.
- Plants can be made to form fences as well.
- Natural board fences, open wood railing fences, wrought iron fences and picket fences.
- Trellises that facilitate the growth of natural material
- In commercial settings, wrought iron fences to reinforce buffer strips around parking lots.

INAPPROPRIATE

- Chain link fences
- Vinyl fences
- Elaborate driveway entrances are inappropriate because they are at odds with the historic character of an historic district.

LIGHTING

Lighting is a modern feature without much historical precedent in the community. Historically, Olmsted Falls was quite dark at night, with a few oil lamps extended over the main street in the center of town. While recognizing that lighting is necessary for safety, the ABR discourages the use of light for dramatic effect.

APPROPRIATE

- Consider low-wattage systems that provide walkway lighting and for security but which do not overpower a house with light.

- It is suggested that a possible approach would be to install historic street lamp posts for front-yard lighting, even though this is not strictly in conformance with the historic character of the village. An early twentieth century lamp with octagonal tops will provide light and will form an attractive architectural complement in a residential setting.
- For commercial structures, historic lamp posts would do well for lighting parking lots and for helping to reinforce the historic themes of the district.

INAPPROPRIATE

- Oversized spotlights shining up at a building are not appropriate in historic residential neighborhoods.
- Any type of lighting that spills light onto neighboring properties.
- Up-lighting of trees and shrubs in front yards

BUILDING MATERIALS AND TREATMENTS

The contributing structures within the historic districts are historic and architectural assets and, as such, should be treated with care to conserve them for future generations. Within historic areas, the use of similar materials and features can contribute greatly to making new construction more compatible with the City's existing historic homes and buildings. By studying the materials and features used historically in the historic districts and by suggesting readily available compatible new materials, these Guidelines can point the way to successful new work. Below are recommended treatments for materials commonly found within the historic districts. The following are some examples of appropriate materials and features. It is important the historic materials are used in a manner consistent with their historic use. Also, please refer to the section of the Guidelines describing local architectural styles for examples of appropriate materials and features. The Technical Preservation Services of the National Park Service (which administers historic preservation programs for the Department of the Interior) publishes *Preservation Briefs* which provide further guidance to homeowners. The applicable briefs are referenced at the beginning of each section and may be accessed at www.nps.gov. The building materials presented in the applicable briefs may be utilized as supplements to these Guidelines.

MASONRY/FOUNDATIONS

Reference: National Park Service Technical Briefs 1,2,6,7,15,16,22,42

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

APPROPRIATE

- The proper use of natural stone veneer on new foundations is encouraged, although the stone may be split-faced instead of hand-tooled.
- Lime mortar, combined with white Portland cement for strength, is preferred.
- Brick should be an appropriate texture and color, a warm reddish orange being the preferred color, not browns or glazed or colored brick.
- Foundations should also be raised high enough so that the facing is visible, consistent with older houses in the area.
- Clean masonry only when necessary to halt deterioration and use the gentlest means possible.
- Historic masonry has a soft lime-based mortar.
- When repointing masonry, the new mortar should match the original in color, texture, and tooling

INAPPROPRIATE

- Using stucco, "Permastone", artificial stone or artificial stone veneer, "Zee brick", cinder block with asphalt paint that is exposed.
- Never use abrasive cleaning methods, such as blasting with sand or water. even when cleaning with water, do not use pressure over 300 pounds per square inch.
- Repointing old masonry with Portland cement, which will cause bricks to crack and spall.
- Painting previously unpainted masonry surfaces.

WOOD CLADDING

Reference: National Park Service Preservation Briefs 6,8,10,16

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

APPROPRIATE

- Repairing and preserving wood features that are important to the overall historic character of the structure, such as siding, cornices and brackets, railings and porch elements.
- Keep wood elements painted in order to protect them from the elements.
- Use in kind replacement siding when necessary.

INAPPROPRIATE

- Do not remove or alter decorative wood features or add features that cannot be documented to have been part of a property historically.
- Vinyl and aluminum siding are contemporary materials that are inconsistent with the character of historic districts. The National Park Service discourages their use in historic districts and on historic buildings. These materials applied over historic sidings not only can drastically alter a building's appearance but they can also create moisture barriers, raising the potential for decay due to water penetration.
- Zee brick, artificial stone, lava rock, asbestos type shingle siding, and asphalt type shingle.
- Blast stripping of old paint or other destructive means of removing old finishes whereby adequate care is not taken to provide environmental safeguards and to protect the historic wood surfaces.

BRICK OR STONE WALLS

These types of structures are rare in Olmsted Falls, most of its historic buildings being of wood frame construction. However, brick and stone remain popular building materials and it is possible for them to be used appropriately within the historic districts.

APPROPRIATE

- Using brick or stone throughout the main portion of a house
- To combine masonry with frame walls, consider building the first floor with masonry on all four sides with the second story faced with wood shingles. This is an historically appropriate treatment.
- When using brick, it is important to preserve the illusion of it being a solid masonry wall rather than a single layer of brick veneered to a stud wall. This can be done by using stone lintels and sills around windows and doors or providing brick jack arches.
- Lime mortar is preferred for its softer texture and appearance rather than the often-cold appearance of Portland mortar
- If stone is used, it should resemble large blocks instead of brick-sized pieces

INAPPROPRIATE

- Front wall only in masonry veneer with visible side and/or back walls of frame construction. This is not a historic treatment
- Use of thin stone slabs set like jigsaw puzzle pieces
- Painted bricks and stucco have little historic context in the historic districts
- Limestone, granite and other non-native stone

- Imitation masonry materials such as Zeebrick and Permastone
- Sandblasting and use of harsh cleaning products—historic masonry surfaces generally do not require cleaning and can destroy the attractive patina on historic buildings

ROOFS

Reference: National Park Service Preservation Briefs 4,29,30

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

APPROPRIATE

- Maintain historic roofing materials by monitoring their condition.
- Use physical evidence to guide new work.
- For a building that has lost its original slate roof, consider a “slate look” architectural shingle.
- Use of architectural shingles

INAPPROPRIATE

- Do not remove or replace a slate roof that can be repaired with a few slates or new flashing.
- Do not install elaborate finials or cresting on a style of house that never had them.
- The ABR discourages use of roof designs that have no historical precedent in Olmsted Falls, such as mansard roofs and unadorned, unrelieved flat roofs
- Use of plain, flat fiberglass or asphalt shingles

DORMERS, SKYLIGHTS AND SOLAR PANELS

Reference: National Park Service Technical Preservation Briefs 4,39,47.

While many historic buildings in the community have dormers, they are not consistent with the earliest styles of architecture. Greek Revival residences seldom had dormers, which were instead added in the early part of the 20th Century to admit light and to provide more space on upper floors. Dormers are often a charming feature on houses, but they do provide a more complex appearance and may be inappropriate, especially when planning additions. In general, dormers should best be added to the rear of historic houses, not to the front. The same rule should be followed when considering the addition of roof-mounted solar panels on historic buildings.

APPROPRIATE:

- Unobtrusive rear or side-facing dormers can provide useful upper story space without distracting from the character of a house
- Eyebrow windows are an appropriate form when dealing with turn-of-the-century styles such as Bungalow and Shingle styles. Existing historic eyebrow windows (so-called because the roof rises up to form an “eyelid” over a low cusp-like window set into the roof) should be retained at all costs.
- Skylights and roof-mounted solar panels may be appropriately placed on rear roof areas or in places where they will be inconspicuous.

INAPPROPRIATE:

- Dormers, skylights and/or solar panels that are visible from the public right-of-way

CHIMNEYS

Reference: National Park Service Technical Preservation Briefs 1, 2, 3, 4, 6.

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

APPROPRIATE

- Where original chimneys exist, they should be carefully preserved. Often, repointing is required for masonry joints. This repointing should be done with compatibly colored and textured mortar as previously described.
- Maintaining flashing and caulking. Leaks can occur around chimneys whose flashing was improperly applied or which may have deteriorated.

INAPPROPRIATE

- Applying paints or sealers to chimneys or plastering over their exterior surfaces
- Adding new chimneys in conspicuous locations such that they conceal important historic features of a house
- Simple metal flue chimneys without coverings.

GUTTERS AND DOWNSPOUTS

Reference: National Park Service Technical Preservation Briefs 4, 39.

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

APPROPRIATE

Retain and restore built-in gutter systems, especially where they are part of prominent decorative features.

- Gutter systems that are architecturally compatible with the house and unobtrusively and properly installed. Downspouts should be tucked into inconspicuous corners, where possible, not run across windows and in exposed areas.
- The best gutters and downspouts are made of copper, but this may be too expensive for most neighborhood restoration projects. A good alternative is the galvanized metal half-round gutters and round downspouts system. This will have to be periodically painted, but will be fairly strong, resisting wind and tree damage. These systems often have a larger capacity than more common aluminum and vinyl systems. Aluminum gutters can be flimsy. If selected, choose a better grade that will be large enough to serve the roofs. Gutters and downspouts should be painted in background colors, matching the surfaces to which the gutters and downspouts are affixed.

INAPPROPRIATE

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

WINDOWS

Reference: National Park Service Technical Preservation Briefs 9, 3

Windows are among a historic building's most important features. It is important to preserve historic windows and historic glass where it is possible to do so. All too often, historic windows are sacrificed in the name of energy efficiency, without realizing that historic windows can often be repaired and made more efficient at a lower cost, without sacrificing the historic integrity of a building. This section contains suggestions for making these repairs and improvement.

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

Window Preservation: Cost and energy efficiency are high-priority concerns when dealing with old windows. Too often in the past, historic windows have been discarded because replacement windows were assumed to be better, both in terms of cost and energy efficiency. Today it is understood that restoration techniques make repair of historic windows both cost-effective and energy efficient. There are companies who can undertake such work, but this repair is also a good do-it-yourself home improvement project. In most instances it is possible to repair a window sash by simply replacing loose putty and repainting. Where sashes have loosened at the corners, applying wood glue at the cracks and installing deep wood screws may fix the problem. At times a window may have a missing or deteriorated element that needs to be replaced. This often can be done at a lumber yard. Lumber companies can fabricate a replacement top or bottom sash that has deteriorated too greatly for repair.

Many historic windows have sash cords and counterweights. The cords may be broken; thus, the windows do not work properly. Taking off the stops and removing the sash, then opening up the wall pockets to install new sash cords to the weights and windows, lubricating moving parts with graphite powder, can be a relatively simple chore. It is also possible to hire a carpenter to do this work, generally at a moderate cost.

Storm Windows: For energy efficiency, storm windows are often wise. When placed on the outside of a window, they serve to protect the historic window from the elements and avoid the possibility of condensation damage that can sometimes occur with interior storm windows. Aluminum storm windows can be appropriate, if they are properly sized and painted. If the window's upper sashes are smaller than the lower sashes, the storm window should have the meeting rail in the right location as this enhances the

appearance. Having the meeting rail properly sited improves the appearance of the window. Properly applied, storm windows can be as energy efficient as modern replacement double-glazed windows.

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

Wood storm windows are a viable option in many situations. Lumber companies can custom make wood storm windows at a moderate cost.

APPROPRIATE

- Retain and repair existing sash and glazing if possible. If replacement is necessary, all-wood, aluminum-clad wood or wood/fiberglass composite windows may be used after ABR review and approval.
- Windows should be kept in good repair; storm windows will aid.
- If a window is so deteriorated that it cannot be salvaged, then replacement windows should be constructed using the same material and design, matching both type and division of lights.

INAPPROPRIATE

- Vinyl or vinyl-clad windows do not match historic windows in design, profile, or finish.
- Replacing historic windows where the existing windows could have been repaired.
- Placing additional windows within a historic building that would change the external appearance from the public right-of-way.
- Adding storm windows that are improperly sized is discouraged, especially where they cut off the tops of rounded or segmental arched historic windows, or meeting rails do not line up.
- Changing the size of a window opening by either enlarging it or blocking it down to accommodate a stock replacement size, thereby impacting the historic integrity of the property.

BLINDS AND SHUTTERS

Reference: National Park Service Technical Preservation Briefs 10, 47

Historically, exterior wood shutters were used on Greek Revival and Italianate style-houses as a sun screen. They actually functioned and were not merely decorative devices. Later styles, such as Queen Anne and Italianate, often did not have exterior shutters.

APPROPRIATE

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

INAPPROPRIATE

- Installing improperly sized-shutters
- Installing shutters on houses where they never would have existed.
- Vinyl, plastic or aluminum shutters.

AWNINGS

Reference: National Park Service Technical Preservation Brief 44.

Awnings were in common use in the early years of this century as a means of providing shade in the summer. These were made of canvas and generally striped or solid colors, green or brown being the most common colors. Canvas awnings must be taken down in the fall and reinstalled in the spring but are still available and are historically appropriate. They can add character to a porch and can be used to form a porch when used over a patio or terrace.

APPROPRIATE

- Canvas or fabric awnings

INAPPROPRIATE

- Aluminum awnings are generally not appropriate and should be removed if they are visually prominent as they can detract from a building's historic appearance.

DOORS AND DOORWAYS

Reference: National Park Service Preservation Briefs 10,37,47

Respecting the role that front doors played historically is key to a successful rehabilitation project. Often ceremonial as well as practical, these old doorways often contain trim and other historic features worthy of careful preservation. Care should be taken to preserve historic doorways when remodeling.

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

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

Many modern doors lack the distinctive character of historic doors. While some doors are now made in historic styles, often these doors are not of equal quality to the original and their styling may not be appropriate. New doors may be hard to find in the broad widths and tall heights often found on historic houses.

Storm Doors: Storm doors are a popular means of providing insulation and protection for the front door. Historically, most houses did not have storm doors, as the reason for creating elaborate front doors was that they should be seen from the exterior as well as the interior. Historic doors can be made more energy efficient by ensuring that they operate properly and by applying weather-stripping around the perimeter. It is also possible to repair deteriorated doors. Where the bottoms are badly worn, it is often possible to cut off the deteriorated edge and glue on a new piece of sound wood. Bad hinges can be repaired. Generally, it is best to repair the historic front door rather than buying a modern replacement. Storm doors may help to protect and preserve the original historic door. Choose a simple style with a full-view panel glass. The storm should be in a color similar to the actual door, typically dark brown or green. This will allow the historic door to be seen.

APPROPRIATE

- Full-view storm doors are best, as these allow the front door to remain exposed to view. A full-view plate glass design can provide security while not obscuring the enjoyment of the attractive front door.
- Wood storm doors can be attractive but should not be so elaborate that they compete with the front door in appearance. In places where there is a sheltering front porch and a set of inner vestibule doors, it may not be necessary to have a storm door.

INAPPROPRIATE

- Security-type storm doors are often intrusive features that would diminish the appearance of a historic door. These should be used only for side and rear doors or in places that are not readily exposed to view. If deciding to use such a door, plan to select the least intrusive type of this door.
- The use of modern “Colonial” cross-buck and scalloped “Cyrage”-type aluminum storm doors, especially on major entrances. These doors not only often conceal historic detailing of the main door, but impart a false sense of history with their “Early American” cheaply-executed design. If deciding to use an aluminum door, consider the full-view type, which has the advantage of showing off the historic main door while unobtrusively providing the needed energy efficiency.

TRIM AND OTHER DETAILS

Reference: National Park Service Preservation Briefs 10,37,47

Historic trim should be retained and repaired where it exists. Avoid removing and replacing original features with similar modern materials and avoid adding fancy new trim to plain historic buildings that probably were never very elaborate. Historically, building trim was most often formed from wood, generally large pieces of hardwood that were planed and finished on the job site by hand. Around the turn of the 20th century, standardized trim details became more widely used. Whereas an Italianate-style house might have had all its trim made on the job site by the builder, a Colonial Revival-style house would likely have had much of its trim ordered from a lumber supply house. Because these trim features were often carefully made of high-quality woods, they can generally be seen today on many historic houses. The exposed nature of many trim elements and lack of maintenance, especially periodic painting, have resulted in deterioration in many situations.

APPROPRIATE

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

INAPPROPRIATE

- Avoid adding trim details that are not appropriate and which may never have been present. Some restoration supply houses offer very elaborate bargeboard or gabled edge trim, sometimes meant

to go in the uppermost part of a front gable. For example, while such trim features might be appropriate for a Stick-style house or Folk Victorian, they are completely out of character for a Colonial Revival-style house.

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

MECHANICAL SYSTEMS

Reference: National Park Service Technical Preservation Brief 3.

Historic homeowners now have the opportunity to avail themselves of the latest technology in heating, cooling and ventilating, electrical, plumbing and the other systems that serve a building. For example, air conditioning can make it possible to transform an old attic space into a delightful lofted bonus room, because the space can be made comfortable in warm weather. However, this brings up the issue of how to properly locate such equipment as air conditioning compressors unobtrusively in historic settings.

APPROPRIATE

- Shrubbery can often effectively conceal compressors from direct view. Placement of such equipment at the rear or side of a building is preferred. In some situations, constructing attractive fencing or latticework can camouflage such equipment. Running longer supply lines so as to connect compressors and vent openings away from conspicuous areas should not adversely affect their operating ability if properly planned in advance.

INAPPROPRIATE

- Avoid cutting duct or vent passages through historic woodwork or venting new elements conspicuously through exposed walls or roof areas that are publicly visible. Wiring is increasingly an issue on historic houses. Often, the telephone company and the cable television service will run such lines along a house's exterior, cluttering it up with unsightly exposed wiring. With careful advance planning, these services can be run more inconspicuously, perhaps through the basement until reaching the desired locations or put inside the walls as part of major remodeling work.
- Window air conditioners or through-the-wall units are discouraged in historic buildings. Of course, they are a convenience when only one or two rooms are at issue. Again, good planning can be helpful, as having the units in less conspicuous side windows is more desirable. At the same time, it is important to avoid making permanent changes when using these units. This would include permanently removing a historic window sash or enlarging an existing opening or creating a new opening on an exterior wall in a visible location.

EXTERIOR PAINT COLORS

The ABR wishes to encourage the use of historic color schemes in the community as a means of preserving or restoring its historic character. Aluminum and vinyl siding are inappropriate both in new construction and in renovation work. There are a number of better alternatives to these synthetic sidings. The ABR also believes that homeowners should respect their neighbors and the overall appearance of their neighborhoods and avoid extreme colors that are not compatible.

Exterior Paint Techniques: A common saying in historic preservation circles is “white isn’t right.” This is in reaction to the common tendency to paint a historic house white. In actuality, white was a common paint color throughout our nation’s history for certain styles and types of buildings., but prior to the 1920s, the color white was a warmer shade, more like what we would today call cream. Paint technology was limited up until the time of the Civil War, with white lead and red lead paints being purchased in dry mixed form from a local dry goods store, or various home-made batches being employed, some using white lime or even milk as a base. White lime and white lead were influences on the use of this color, as they were readily available materials. However, even in Colonial days, other colors were used in house painting.

Determining Historically Appropriate Colors: Styles of architecture such as Italianate, Queen Anne and Colonial Revival are often associated with certain ranges of paint colors and their various combinations. Thus, it is possible to select appropriate color schemes based on the style of a house. Another means of determining historic paint colors is by careful analysis of the building. This can be done by obtaining a paint chip from the house, taking care to select a location that has been protected such that a full sampling of the color layers may be obtained. This can then be sent to a paint color lab and analyzed. Some may have seen this demonstrated on the This Old House series on Public Television.

Another way of determining historic paint colors is to carefully sand down through paint layers until reaching the final coat before the bare wood. This may be the original paint color, taking into account fading, etc. Books on historic paint colors are available and professional consultants can provide advice. Many paint companies now feature historic paint color series. These could be good sources of inspiration.

APPROPRIATE

- Olmsted Falls has some fine examples of historic paint color schemes. In particular the recently restored historic houses that are part of the restored commercial center provide good examples of appropriate colors. In general, a safe historic color scheme would consist of whites, yellows, grays, greens, or reds. Blues, purples and harsh, garish, or pastel colors are not appropriate.
- While the use of historic paint colors is strongly urged as a means of dramatically enhancing the character of the historic district, it is also important that exterior painting work be done properly as its most important task is to safeguard the integrity of the building. Paint protects the wood from deterioration by shedding water and preventing deterioration. However, it allows water vapor to pass through so that build-up of moisture does not occur inside the wall cavity of a house.
- Older houses often have multiple layers of paint and one or more paint adhesion problems to be addressed. Careful preparation of a house prior to painting is often half or most of the work. Peeling paint may be evidence of water penetration that should first be corrected prior to repainting. Repaired and functioning downspouts and gutters, properly vented bathrooms and kitchens, or cleaning off old layers of paint will generally solve such problems. Also, clipping shrubs and trees away from a house so that the walls can “breathe” or dry off after rains is also important. However, many houses face a situation where the old paint must be removed down to bare wood to ensure a long-lasting paint job.
- Usually this means heat removal. Specially designed heat plates run by electricity can heat up the paint allowing it to be readily scraped off. These must be carefully monitored so that fires do not

occur. Flame torches are less safe and should probably only be used by trained professionals. In all instances, the work should be very carefully monitored to avoid burning the house down in the process. Some chemical removal agents have been touted as good at removal of excess paint. These are generally more costly and less effective, and some chemical agents can cause environmental problems such as killing off plants or worse.

INAPPROPRIATE

- Bright, harsh and pastel colors.
- Vinyl and aluminum siding.
- Stains are essentially thinned down paints and therefore cannot provide the type of protection that real paints do. Since they are so thin, they often do not peel as paints may do. Paint will not peel from properly prepared surfaces and stain applied over unsound paint will peel anyway, therefore use of stains is discouraged on historic houses.

PROHIBITED

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

GARAGES

The Board strongly encourages the preservation of historic garages, barns and carriage houses where they exist.

Placement: In the urban areas of Olmsted Falls, garages are often located behind a house and generally to one edge of the property, with the driveway leading up along one side of the house. Attached garages are rarely present in denser neighborhoods. Because they are set back from the road and are often not readily visible, garages are often simple structures, less elaborate than the houses that stand in front of them.

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

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

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

extensions to house larger cars and outfitted with overhead doors to replace the outward swinging doors that were present originally.

PLACEMENT: In the urban areas of Olmsted Falls, garages are most often located behind a house and generally to one edge of the property, with the driveway leading along one side of the house. Attached garages are rarely present in these neighborhoods. Because they are set back from the road and are not readily visible, garages are often simple structures, less elaborate than the houses that stand in front.

APPROPRIATE

- Garages are important features and should be retained where feasible, particularly if they can be made functional. This especially applies to historic carriage barns, as these are increasingly rare and highly significant historic and architectural features of the neighborhood. Properly selected and appropriately installed overhead doors can make usage of the old garages or barns more convenient. In instances where old barns exist, it is important not to detract from their appearance by adding new doors in inappropriate locations or in ways that might jeopardize their structural integrity.
- Old automobile garages can be more easily adapted. New overhead doors can often be fitted into the same spaces as the old outward swinging doors. Often, the rear wall can be extended outward to provide additional space. It is generally recommended that an old garage be repaired rather than replaced by a new structure. Even badly deteriorated old garages can be rescued and made usable at often significant savings over new construction
- New garages can harmonize with the historic house by using compatible materials and styling. For example, if the main house is clapboard sided, real clapboards on the garage would be recommended. A hipped roof or jerkin head gable on the main house can be duplicated on a new garage at a moderate cost. Grape arbors and proper landscaping can help to integrate a garage into its historic setting. It may often be valuable to consult a professional designer such as an architect or preservationist on such matters.

INAPPROPRIATE

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

PART II: GUIDELINES FOR NEW CONSTRUCTION IN THE HISTORIC DISTRICTS

All new construction should be compatible with the character of the community's historic areas. Most of the buildings in Olmsted Falls fall into a common design framework that can be respected in planning new construction. New construction can be made to integrate into historic settings by respecting some basic principles of design that are featured below. For instance, houses can be designed to accommodate modern living standards and reflect contemporary architecture, but also to blend in with their historic neighbors and the beautiful natural surroundings that make Olmsted Falls so special. Individuality can be expressed in architectural design while maintaining the overall harmony of an established neighborhood by adherence to the Guidelines.

It is important that new construction within the historic district not detract from the historic architecture. *The Secretary of the Interior's Standards* offer some suggestions. Infill architecture in the historic district should be contextual to that which is historic in the use of materials, roof pitch and rhythm (i.e., a flat roof is not appropriate on a street of front facing gables) and fenestration (window and door placement). The Standards warn against creating a false sense of history; therefore, the new construction should be distinctive as a product of its own time.

New construction in or near historic areas of the community should meet the following standards, which are intended to promote good design and are consistent with local building requirements. **NOTE:** The definition of what is appropriate and inappropriate includes, by reference, the Building Materials section contained in **Part I** of this document.

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

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

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

Fenestration: Spacing of windows and doors and their height, width and type are important considerations in making a building more compatible with its surroundings.

Setback: Generally, the placement of a building on a lot should be consistent with adjacent buildings. Many streets are lined with houses that are set back from the road a uniform distance. It is most desirable to respect those setbacks.

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

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

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

SITE PLANNING

Please refer to city ordinances for specific information on lot sizes, setbacks and any other regulations that may pertain to a specific parcel of land in the historic district. Before a project can be reviewed by the Board these conditions must all be met. Be a good neighbor—consider how proposed changes will impact other residents. For example, will the changes affect another homeowner's view? Their privacy? Drainage?

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

APPROPRIATE

- The Board recognizes that asphalt paving has become very widespread as a durable and relatively inexpensive driveway material. Please consider some alternatives. First a standard blacktop driveway can be visually softened and its life extended by the application of tar and gravel over its top. This will resemble the old sealed roads and have an appearance approximating old gravel drives.
- Olmsted Falls has a long tradition of using sandstone, particularly since it was at one time the site of extensive sandstone quarry operations. These were used in walks and for house foundations and an occasional fence post.
- Brick or stone would be preferable to concrete in laying walks and drives. Sandstone is still obtainable for walk purposes.

INAPPROPRIATE

- Avoid over-using railroad ties as a landscape feature as well as generally any feature that may be too contemporary and which may not fit in well with its surroundings.
- If a retaining wall is necessary, it should ideally be faced with stone, not poured concrete.
- Prominent air conditioning compressor units should be well landscaped so they do not become intrusive features of a landscape.

ADDITIONS

Reference: National Park Service Technical Preservation Brief 14.

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

Planning: While many historic houses have more space than the average newly constructed house, sometimes they are not large enough or the plan is not compatible with the existing structure. A well-planned addition may remedy the situation. Before planning an addition, it is best to consider the alternatives. These include selling and finding another house, especially if the required addition is so massive as to compromise the character of the house. Another alternative is to rearrange the existing spaces within the house. However, as the later section on interior structure will show, this is not often

easy to accomplish and in some cases an addition may be historically preferable to large-scale interior changes, especially of architecturally significant spaces.

The success of an addition will depend on a number of factors. One factor is that current construction costs and practices can make the cost of building a new addition far higher than expected. For example, constructing a fairly moderate addition, might exceed the purchase price of an entire house in the neighborhood. Therefore, if an addition is to be built, from an investment standpoint, it must be very carefully planned both from a functional and aesthetic standpoint. The addition should have a clearly defined and broadly acceptable purpose and it should be styled so as not to detract and, if possible, to enhance the appearance of a building. Creating a house with a hybrid personality is not likely to appeal to a broad range of the home buying public. A strikingly contemporary addition is likely to affect not only the individual house itself but its neighbors as well; often to their detriment. Because a basic responsibility of being part of a community is to be a good neighbor, it is wise to consider how these actions will affect one's neighbors.

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

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

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

APPROPRIATE

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

INAPPROPRIATE

- A front addition is extremely unlikely to be sensitive to the character of a historic building. Additions that contrast sharply with the character of a building or are dramatically contemporary in design would not be approved. Use of modern materials such as vinyl siding, Dryvit, T-111, or placement of clapboard siding at an odd angle are examples of inappropriate facing materials or methods.

FOUNDATIONS

APPROPRIATE

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

INAPPROPRIATE

- Using stucco, “Permastone”, artificial stone or artificial stone veneer, “Zee brick”, cinder block and asphalt paint that is exposed are all unacceptable and discouraged treatments for foundations.

SIDING MATERIAL

APPROPRIATE

- New construction can best blend into its historic surrounding by using real wood siding, preferably an appropriate grade of cedar siding. Properly applied, real wood siding adds value and character to a house.
- Smooth cementitious lap siding (such as Hardie Board)
- Smooth LP Smart Side siding on surfaces not viewable from the public right-of-way.

INAPPROPRIATE

- Vinyl, aluminum or other plastic materials.

WINDOWS

APPROPRIATE

- Windows should be of high-quality, traditional materials. All-wood windows and wood windows with aluminum cladding, and wood/fiberglass composites are appropriate. All to be reviewed by the ABR

INAPPROPRIATE

- Vinyl and vinyl-clad wood windows are inappropriate.

DOORS

Doors are an important design feature as they provide a gateway to the house. The design and appearance of the door should reflect the architectural style of the home. Wood doors are preferred but high-quality steel and fiberglass also may be acceptable.

APPROPRIATE

- Designs that are in keeping with architectural style of house
- Simple, refined raised-panel doors
- Full-view storm doors of wood or aluminum

INAPPROPRIATE

- Faux beveled or stained-glass windows in door, transom or sidelights
- Vinyl or vinyl-coated doors

MASONRY

These types of structures are rare in Olmsted Falls, most of its historic building stock being of wood frame construction. However, brick and stone remain popular building materials and it is possible for them to be used appropriately in the district.

APPROPRIATE

- Consider using brick or stone throughout the main portion of a house. To combine masonry with frame walls, for economy or for contrast, consider having the first floor faced with masonry on all four sides and then having the second floor faced in wood shingles. This is a historically appropriate treatment.
- When using brick, it is important to preserve at least the illusion of it being a solid wall rather than a single course of brick veneered to a stud wall. This can be done by providing for stone lintels and sills around windows and door openings or by providing brick jack arches.
- Lime mortar is preferred for its softer texture and appearance, as opposed to the often-cold appearance of more common Portland cement. If stone is selected, it should be laid so that it resembles large stone blocks.

INAPPROPRIATE

- The concept of having the front wall done in a masonry veneer and the other walls clearly exposed in a frame treatment is generally a non-historic treatment.
- The use of thin stone slabs set like jigsaw puzzle pieces on a broad wall is completely inappropriate, providing an insubstantial obviously veneered appearance.
- Painted bricks and stucco have little historical precedent in the district.
- Limestone, granite and other non-native stones.
- Imitation masonry materials such as Zee brick and Permastone
- Harsh cleaning. Historic masonry surfaces generally do not require cleaning. Often a patina of age is considered attractive on a historic stone or brick building. If deciding to clean, please seek professional assistance as many chemicals are intended for certain kinds of masonry and may damage other kinds. Also, cleaners can be hazardous if not applied properly.

ROOFS

Since roofs are usually very conspicuous features of a building, especially in residential construction, it is important that careful consideration be given to appropriate roofing materials.

APPROPRIATE

- Consider alternatives to asphalt shingles in new construction. Architectural shingles that mimic slate and wood shingles are appropriate to the prevalent roofing types in the district. The use of historically appropriate roofing materials will serve to relieve monotony and to establish some type of visual linkage to the past.
- Historically, a one-foot to two-foot overhang was common because it allowed water to be shed from the roof without causing moisture problems in the walls. The overhang also created shadow lines that emphasized the proportions of the house. Overhangs are also appropriate for many architectural styles, such as the Greek Revival and Italianate. With the advent of modern gutter and downspout systems, many new homebuilders have chosen to minimize roof overhangs. However, for purposes of aesthetics, it may be important to add ample roof overhangs.

INAPPROPRIATE

- The ABR discourages use of roof types that have no historical precedent in Olmsted Falls. Mansard roofs are an example of this. Unornamented, unrelieved flat roofs are another. Also,

using plain asphalt or fiberglass shingles, without other materials that might create more character, is not desirable.

- In new construction, avoid the use of excessively dramatic or showy dormers, instead keeping dormers consistent with the architectural style of the house. Remember to provide for symmetry of dormers, consistent with the style being planned for the residence. Asymmetrical dormers or over-scaled dormers are generally not appropriate.

SITE IMPROVEMENTS

APPROPRIATE

- Olmsted Falls has a long tradition of using sandstone, particularly because it was the site of extensive sandstone quarries. These were used in walks and for house foundations and an occasional fence post.
- Brick was also used for walks and drives.
- The ABR recognizes that asphalt paving has become very widespread as a durable and relatively inexpensive driveway material. Please consider some alternatives. First a standard blacktop driveway can be visually softened and its life extended by the application of tar and gravel over its top. This will resemble the old sealed roads and have an appearance approximating old gravel drives.
- Brick or stone would be preferable to concrete in laying walks and drives. Sandstone is still obtainable for walk purposes.
- Fences should not be overused.

INAPPROPRIATE

- Large “estate like” masonry entrances are not appropriate.
- Chain link is not appropriate.
- Avoid over-using railroad ties as a landscape feature as well as generally any feature that may be too contemporary and which may not fit in well with its surroundings.
- If a retaining wall is necessary, it should ideally be faced with stone, not poured concrete.
- Visible air conditioning compressor units should be well landscaped so they do not become intrusive features of a landscape.

LIGHTING

APPROPRIATE

- Consider attractive post lights on front-facing yards instead of standard city street lighting.
- Consider the readily available low-wattage systems that provide walkway lighting for safe walking at night and for security but which do not overpower a house with light.

INAPPROPRIATE

- Early houses did not have quaint-looking coach lights on their doorways and these should be avoided.
- Big spot lights shining up at a building may look attractive at a distance but, especially in a residential neighborhood, they can be impractical and may erode the spirit of neighborliness if they are too bright.

GARAGES

APPROPRIATE

- In new construction projects, consideration should be given to having a separate rear garage as opposed to having large garage doors facing the street. New attached garages should, where feasible, not have their doors facing the street.

INAPPROPRIATE

- Front-facing garages that protrude beyond the plane of the front elevation

PART III: NEW NON-RESIDENTIAL CONSTRUCTION

The long-term future of the City of Olmsted Falls is linked to preserving the distinctive historic character of the community by encouraging commercial design that is compatible and appropriate with the historic atmosphere of the community-- whether or not the commercial buildings adjoin historic neighborhoods. While recognizing the need for appropriate signage and parking, the Architectural Board of Review is committed to making new commercial construction harmonize with the predominantly historic, residential character of the community. **NOTE:** The definition of what is appropriate and inappropriate includes, by reference, the materials contained in Part I of this document.

APPROPRIATE

- Landscaping is one of the most important aspects of integration for commercial development into a historic setting. Not only do beautiful trees, shrubs and other plant materials enhance a commercial property, but when combined with historic lamp posts, wrought iron or other historic type fencing and a sensitive treatment of parking, a successful commercial development can emerge.
- Traditional, natural materials, such as wood, stone and brick are the best exterior siding materials but must be used appropriately. Clapboard siding is generally recommended over vertical or diagonal siding. Only brick of an appropriate color and bond pattern is considered appropriate. Use of native sandstone is strongly encouraged because it helps reinforce the historic character of the community, which for many years was supported by local quarries.
- Slate, or slate-like roofing can help link new commercial construction to the historic identity of the community. Other appropriate roofing materials are raised seam steel, sheet copper, lead-coated copper and architectural asphalt and composition shingles. Plain asphalt shingles are discouraged on commercial roofs.

INAPPROPRIATE

- Certain ubiquitous contemporary materials are not appropriate for use on commercial buildings in the community and are enumerated below.
- ***Synthetic Sidings:*** Included among prohibited materials are Panel 15, T-111 siding and other types of coated plywood siding, even though some of these coating may be attempting to simulate brick, stone or other natural materials. Vinyl and aluminum siding are also prohibited as are plastic or metal panels.
- ***Vinyl and vinyl-clad windows:*** Windows should be of high-quality, traditional materials. Steel, aluminum and wood windows with aluminum cladding are appropriate while vinyl and vinyl-clad windows are inappropriate.
- ***Contemporary Roofs:*** Plastic roofing materials, roofs that are more sign-like such as the bright red pent roofs that contain large signs, strange or unusual materials are all prohibited. For example, a Spanish title roof is not indigenous to the area and should therefore not be used on a commercial building. Also, old-style large shake shingles would not be appropriate. Roofs that have contemporary forms would also be prohibited, such as domed structures or the ubiquitous pent roof fascias that conceal mechanical equipment on flat roofs behind them.
- ***Plastic Back-lit Signs:*** These are much too contemporary and degrade a historic district. Attractive signs of natural materials that are indirectly lighted are preferred.
- ***Contemporary Masonry Materials:*** Split-face cement block, particularly in the harsh white often used in new commercial developments, is completely inappropriate. Even split face in more harmonious brick-like colors is discouraged as an incompatible material. Also prohibited is Dryvit or other synthetic stucco coatings. Lava Rock or other similar materials may also not be used.

PARKING LOTS

Parking may often be necessary in historic locations, especially in commercial areas. Therefore, care must be taken in the design and placement of the parking lot, along with additional landscaping to minimize the visual impact.

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

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

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

APPROPRIATE

- Evergreen shrubbery and trees are particularly effective as screening devices as they retain their foliage during the winter season. White pines are a gentle buffer. Mixing in deciduous trees for variety and attractive profiles is also very appropriate. Consider plantings that change with the season, using bulbs in the spring, annual flowering plants as accents during the summer and hardy plants with attractive evergreen foliage or handsomely formed or colored branching.
- Breaking up parking lots with planting beds (at the ends of rows of parked cars or between the parking lot and the building) is another way of improving their visual character. This also creates a more ordered and safer parking lot.
- The City of Olmsted Falls strongly encourages that careful consideration be given to parking lot location and design. This is why detailed landscape plans are required for commercial developments. Parking lots that do not address these guidelines must be redesigned to conform to City Standards within a reasonable length of time. Repaving of non-conforming lots will not be permitted without approval from the Architectural Board of Review. Funding might be made available to assist in this effort, particularly for non-profit organizations such as churches.

INAPPROPRIATE

- Constructing parking lots without providing landscaped buffers between the road or along sidewalks.
- Adding parking lots in front of buildings that never had parking, especially in the front lawns of houses converted to commercial usage.
- Using plantings that are unattractive, that are not adequately maintained or that are not hardy.

GAS STATIONS

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

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

Refuse containers, loose refuse, salable items, inventory, mechanical systems, oil recycling equipment and similar "clutter" must all be housed within the service station building or screened from view in a manner approved by the ABR.

APPROPRIATE

- The overhead canopy should be given greater attention than has been customary heretofore. They are all too often treated as large signs. Adding an appropriate fascia can soften the negative impact of such features. Consider using natural copper that can age to a rich greenish bronze color. It is not an excessively expensive material in such limited applications. Wood may also be appropriate, but care needs to be taken to avoid an excessively ambitious scheme or an inappropriate design. Real slate would be a nice option on a canted canopy. The canopy design need not be a plain square or rectangle. Canting the corners adds visual interest to the design. Use of oval or round canopies might also be appropriate if care is taken to avoid an excessively contemporary character. Some stations have used canopies that have hipped or gabled roofs rather than flat roofs with fascia edges. This can work, provided the massing does not become excessively heavy or poorly proportioned.
- The station itself needs to be made from natural materials. The use of real brick or stone facing on a service station is recommended. Real wood trim with proper detailing and proportioning would also be recommended.
- Sign designs are very important and will be very carefully reviewed by the Board. Take care to minimize sign area while having the signs designed attractively so that they harmonize with the character of the historic district.

INAPPROPRIATE

- The often-objectionable aspects of gas stations include: the presence of large paved areas, often without appropriate landscaping, large garage doors facing onto the street, large and highly conspicuous signs, big bulky overhead canopies, and a high level of night lighting that is often distracting to the neighborhood. Facing materials such as Panel 15, T-111 siding and aluminum-faced plywood or other types of synthetic materials including vinyl and aluminum are prohibited. Service bay doors should not directly face onto the street but should instead be less conspicuously located on the sides or rear of the building. The front should then be given a richer architectural treatment by use of handsome windows, doors, and by using proper trim elements.