



COLUMBIA PIKE - SPECIAL NEIGHBORHOODS REVITALIZATION DISTRICT

CONSERVATION AREA ARCHITECTURAL STANDARDS

ARLINGTON COUNTY, VIRGINIA

INITIAL DRAFT

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1. Introduction

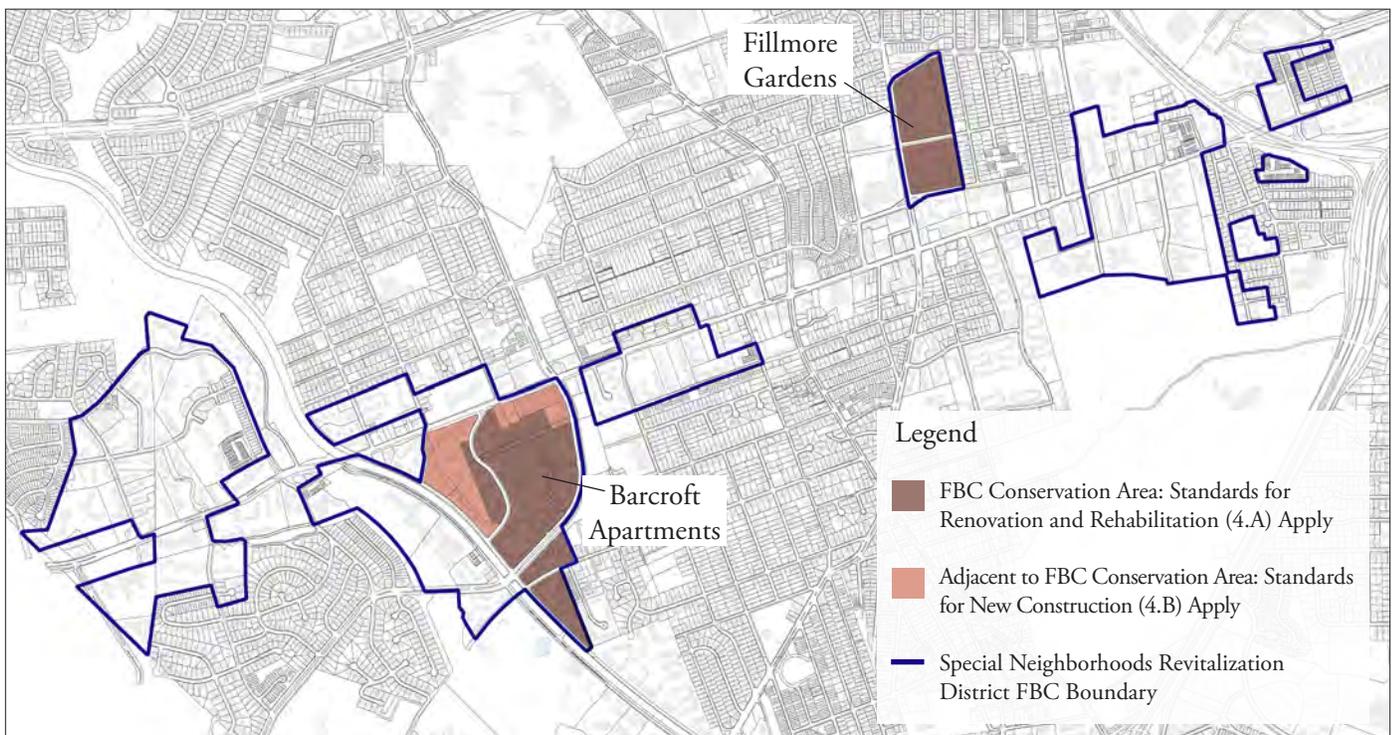
This document outlines standards that reflect the policy requirements for Columbia Pike’s Form-Based Code (FBC) Conservation Areas. These are important zones that are to be retained, are identified for preservation and in which no increased development potential is considered. Conservation Areas are characterized by market rate affordable housing that takes the form of original garden apartment buildings and landscapes in campus style arrangements that make them historically significant and eligible for listing on the National Register of Historic Places. Specifically, this document sets forth a series of criteria developed to protect and preserve the character of these important areas when renovation / rehabilitation or development changes are proposed. This material is a tool for owners, developers and designers and a resource to address the unique character of these special neighborhoods.

The primary goals of this document are appropriateness and compatibility with traditional architecture. Whether renovation / rehabilitation within identified FBC Conservation Areas or new development on designated adjacent sites, the standards promote excellent design that draws its inspiration from Columbia Pike’s traditional neighborhood models. Rooted in the US Secretary of Interior’s Standards for Historic Rehabilitation, they provide a common basis for making design decisions that affect these areas. Most importantly, these standards outline measures to insure that these neighborhoods remain visible reminders of the history and cultural heritage of the Columbia Pike corridor, as well as the broader Arlington community.

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Diagram 1: FBC Conservation Areas



A. Style vs. Form

The requirements of this document are focused on the appropriate treatment of architectural features in renovated or new construction. To that end, they are necessarily weighted to issues related to architectural “style”, derived from the features that make a building distinct and notable. Architectural style is typically defined by a building’s decorative embellishments or adornments in the context of the point in time in which it was constructed. Though separate, the definition of a building’s architectural style is inexorably linked to its “form”. A building’s physical form is defined by its size, shape and configuration and affiliated with issues of mass and scale. As a tool, a FBC places emphasis on the physical form of the built environment with the end goal of producing an appropriate sense of “place”.

Issues related to the fundamental requirements of appropriate building form are comprehensively addressed in the Columbia Pike Special Revitalization District FBC. The Conservation Standards herein defined are complimentary to those criteria. They are written to address the important issues of architectural aesthetics and promote standards that insure compatibility and appropriateness in the context of Columbia Pike’s important historic resources.

B. Historic Significance

While the population of Washington DC increased in the period before World War I, it grew dramatically in the decades thereafter. During that time, Arlington rapidly became one of the fastest developing counties in the metropolitan area. Specifically, extensive regional housing shortages led to a proliferation of new development related to the influx of federal workers straddling World War II. Embracing planning principles from Europe’s early “Garden City” movement, architects and developers adapted multi-family housing models on the large scale required to accommodate Arlington’s rapidly expanding population. The resultant “garden apartment” building type was characterized by two or three story dwelling units that were fully attached and built of permanent materials such as brick and slate. Complexes were comprised of three or more buildings with a central entrance, no lobby and no elevator, arranged together in an open landscapes setting. Many historians believe that Arlington County’s early garden apartment developments served as a national prototype and currently represent some of the very best remaining examples of original “planned communities” in the United States.

Two excellent illustrations of classic garden apartment design are located along, and adjacent to, the Columbia Pike corridor. Portions of these properties are identified as FBC Conservation Areas: the Barcroft Apartments (constructed in phases between 1939 and 1953) and the Fillmore Gardens apartments (constructed from 1942 to 1948). Built in the popular traditional Colonial Revival style, both complexes are characterized by brick masonry exterior walls with side-gabled roofs. The buildings generally form super-blocks that define interior landscape courts and are surrounded by perimeter parking. In sum, these garden apartment complexes are excellent illustrations of the characteristics that make this historic housing model notable and desirable, including a consistent scale, modest design, quality construction and mature trees and landscaping.



Barcroft Apartments



Fillmore Gardens

2. Intent of the Conservation Standards

These standards are intended for use to establish the degree to which renovations / rehabilitations, as well as new construction, within and adjacent to FBC Conservation Areas (as depicted in Diagram 1) occurs and is respectful of existing architecture and the character of the setting. They define what is fitting in order to maintain visual consistency and protect against unsympathetic changes. Ultimately, they are intended to be the measure of architectural compatibility as the basis for determining *appropriateness*.

Given that the Conservation Areas are eligible for listing on the National Register of Historic Places, the US Secretary of the Interior's "*Standards for Historic Rehabilitation*" represents the framework in which the standards in this section were developed. The Secretary's Standards are considered the baseline for all sound preservation practice and were developed for use in evaluating the appropriateness of work proposed for properties listed in the National Register. At their core, the Secretary's Standards recognize that buildings can be changed to meet contemporary needs, but insure that those features that make buildings historically and architecturally distinctive are preserved. Highlights of the applicable criteria as it relates to the Columbia Pike FBC Conservation Areas include:

- a. 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.
- b. 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.
- c. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.
- d. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- e. 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.
- f. 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.
- g. 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 to protect the historic integrity of the property and its environment.
- h. 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.

The following Conservation Standards build upon the Secretary's Standards and contain background material and intentional statements for subcategories that are intended to help property owners understand the unique building elements that make their areas special as well as what is required for a new building or addition to appropriately relate to its context. The goal is explicitly not to require that new construction replicate historic models but rather to support the proposed mass, scale and form with an appropriate aesthetic. This material is not intended to dictate design solutions or inhibit creativity, rather to simply define the range of appropriate responses and establish a framework in which future development does not detract from the character of FBC Conservation Areas.

3. Administration

A. Application of the Standards

The Conservation Standards outlined in this document specifically apply to zones designated as “FBC Conservation Areas” on the applicable FBC Regulating Plan and in Diagram 1. They are a subset of the broader Columbia Pike Special Neighborhoods Revitalization District Form-Based Code (FBC) with a focus on existing buildings within, or new construction immediately adjacent to, areas identified to contain important historic fabric and features helping to define the character of the Columbia Pike corridor. As such, they are specifically subject to all requirements of the FBC as they apply to these areas. The Conservation Standards are intended to compliment General Architectural Standards identified in Part 6 of the FBC and, related to areas herein identified, supersede those requirements. However, to the extent that an architectural issue is not specifically addressed in this document, the FBC Architectural Standards shall govern.

Note: Photographs included in this document are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the image is permitted.

B. Organization of the Standards

This document is organized in the following sections related to:

1. Renovation / Rehabilitation

This criteria applies to the treatment of existing buildings identified within specific areas identified on the FBC Regulating Plan (and Diagram 1) and intended to define a measurable basis for the treatment of each identified architectural element.

2. New Construction

This criteria applies to the development of new buildings in zones identified in Diagram 1 as “Adjacent to FBC Conservation Areas” or for new construction, including additions, within FBC Conservation Areas. This section contains standards intended to achieve an architectural expression that is appropriate, compatible and sympathetic with its adjacent historic fabric.

Each section starts with Guiding Principles from the Secretary’s Standards, and also includes intentional statements and design context. In cases where a specific architectural element of condition is not addressed in the Conservation Standards, the applicable Guiding Principle, Intent or Design Context shall serve as the basis for determining the appropriateness of the proposed work.

C. Role of the Historical Affairs and Landmark Review Board

The Historical Affairs and Landmark Review Board (HALRB) will review design proposals and evaluate whether the proposed architectural design 1) complies with the Conservation Standards of this document and 2) meets the intent of the Conservation Standards in an appropriate manner and is compatible with the traditional architecture. The HALRB will review projects in accordance with the FBC Administration section and will forward a written recommendation to the County Board. The County Board shall determine whether the proposal is fully consistent with all sections of the FBC.

D. Voluntary Compliance

While the standards outlined in this document are specifically focused on the areas shown in Diagram 1, the County recognizes that there may be other properties where an applicant chooses to partially preserve existing buildings and / or partially redevelop the property. In some instances, concentrations of multi-family buildings also date from the years bracketing World War II and stand as important reminders of the County’s cultural and architectural heritage. Though not required by this document, voluntary compliance with the Conservation Standards is encouraged. In these circumstances, a review by HALRB may be requested, but is not required. The County shall be notified if an applicant proposes to follow these Conservation Standards.

4. Conservation Standards

A. Renovation/ Rehabilitation

Guiding Principle from the Secretary's Standards: 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.

1. Intent:

The standards for renovation and rehabilitation address the character-defining components within FBC Conservation Areas. To the extent possible, these elements should be retained and/or repaired in-kind as required to maintain their original integrity. If replacement or modification is deemed necessary, the following Standards shall apply.

2. Building Walls and Materials

a. Design Context

Exterior walls within the Conservation Areas are generally simple planes and almost exclusively modular brick masonry. While predominantly naturally finished, there are select areas of painted masonry.

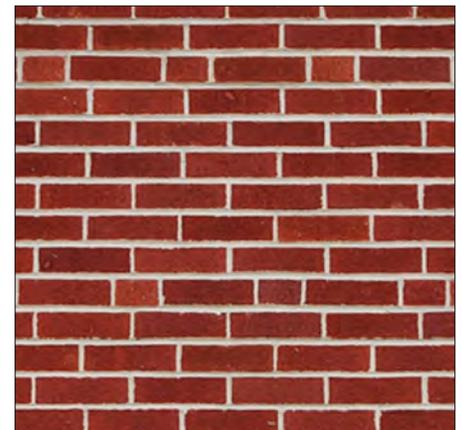
b. Appropriate

- (i) Repoint joints to refurbish masonry surfaces with new material that matches the mortar type, color and tooling of adjacent existing material.
- (ii) Scrape and re-paint any previously painted surfaces to match the original color, finish and texture (predominately white).
- (iii) Where new wall material is required, take care to match the size, shape, color and texture of the adjacent brick and mortar.

c. Inappropriate

The following are generally considered to be inappropriate treatments of existing building walls and materials:

- (i) Sandblasting or the use of abrasive cleaners.
- (ii) Removal of the existing painted finish for the purpose of exposing the natural brick.
- (iii) Applying a painted finish, water sealers or clear coating of any kind to existing naturally finished surfaces.
- (iv) The installation of new cladding or veneer finishes. Specifically, the application of wood or aluminum siding and / or stucco or exterior insulation finishing systems (EIFS) is considered highly inappropriate.



Examples of appropriate building walls and materials

3. Roofing and Gutters

a. Design Context

The most common roof forms in the Conservation Areas are simple sloped slate or dimensional asphalt shingle surfaces with masonry gable ends. Some areas of flat roof behind extended parapet walls and hipped-roof terminations exist as well. Roof planes are generally devoid of articulation or embellishment (typically no vents or dormers) although the FBC Conservation Areas include prominent cupolas marking important gateways or axis. Sloping roof forms typically include applied metal gutters and downspouts that day-light to grade.

b. Appropriate

- (i) Preserve original roof forms including the configuration, shape, slope and method of roof-end termination. Where new roofing material is required, take care to match the size, shape, color and texture of the adjacent roof finish.
- (ii) New roof elements or materials are appropriate when they comply with the following requirements:
 - (a) Linear ridge vents when they are clad with the predominant roofing material and their profile is minimized to mitigate visual impact.
 - (b) Low-profile skylights only on secondary elevations and only when they are not visible from the primary public way.
 - (c) Dormers or other roof forms or openings - including vents, skylights or solar panels - on secondary elevations and only when they are not visible from the primary public way.
- (iii) Replace gutters and / or downspouts in-kind if the original material is too deteriorated to repair. Replacement material should be the same size and profile as the original fabric with an enamel or baked-on finish unless fabricated of copper. The finish color should be compatible to the overall color scheme of the building.

c. Inappropriate

The following are generally considered to be inappropriate treatments of existing roofing and gutters:

- (i) Construction of new roof forms over existing surfaces (over-building) including visible sloping roofs over existing flat roofed areas.
- (ii) Re-roofing with contemporary or modern roofing systems including metal (other than as traditionally applied at porches or cupolas), wood shingles and clay or concrete tiles.
- (iii) Installation of roof mounted transmitting or receiving equipment including antennas or satellite dishes.

4. Windows (including transoms)

a. Design Context

The historic sash, frame and architectural details that surround windows are significant character defining features of buildings in the FBC Conservation Areas. Units are typically constructed of wood or metal and double hung with true-divided clear glass.

b. Appropriate

- (i) To the extent possible, retain and repair existing windows as required to maintain their original appearance and function. Repair original windows by patching, splicing or consolidating materials.
- (ii) If necessary, replace existing windows in-kind with units that replicate the operation and pane configuration of their original units including the:
 - (a) dimensions and shape
 - (b) height and width
 - (c) glazed surface area
 - (d) number and arrangement of panes

- (e) details and profiles for trim and muntins
- (iii) New replacement windows are appropriate when they incorporate the following components:
 - (a) True divided or 3-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins.
 - (b) Painted wood or pre-finished aluminum exterior cladding.
 - (c) Clear glazing.
 - (d) Painted wood or aluminum exterior storm windows when horizontal divisions align the sash of adjacent windows.
- c. Inappropriate

The following are generally considered to be inappropriate treatments of new replacement windows:

 - (i) Windows or sash that do not fit original openings or significantly modify the amount of glazed area.
 - (ii) Windows clad with vinyl or all-aluminum construction with flat profiles.
 - (iii) Clip-in / false muntins, removable internal grilles or window dividers only located within the air space of insulated glass.
 - (iv) Aluminum cladding of existing sills, heads or jambs where new material does not match the configuration or profile of existing material.
 - (v) Infill of original window openings in primary facades.
 - (vi) New openings for windows or other through-wall equipment in primary facades.
 - (vii) The installation of window mounted air conditioners units in primary facades is inappropriate and strongly discouraged in all other locations.



Examples of appropriate roofing and windows

5. Shutters

a. Design Context

While shutters were commonly used in earlier centuries as devices to control interior climate, mitigate light transmission and maintain privacy, their application on buildings in the FBC Conservation Areas is solely decorative. Where they exist, they are character-defining elements of the existing architecture.

b. Appropriate

- (i) Replacement shutters should match the configuration and style of the original material. It is preferable that replacement shutters be mounted on hinges, with appropriate hardware so as to appear operable.
- (ii) Size material to fit the adjacent window such that the opening will be covered if both shutter leaves were closed.
- (iii) Provide painted wood or solid composite material.

c. Inappropriate

The following are generally considered to be inappropriate treatments of new replacement shutters :

- (i) Material with a width that is greater or lesser than exactly half of the adjacent window opening.
- (ii) Material flanking paired or grouped windows
- (iii) Plastic, aluminum or other thin shell molded material.
- (iv) Material that is permanently securing directly to the exterior wall surface is strongly discouraged.

6. Entrances and Doors

a. Design Context

Entrances (including porches and architectural surrounds) and doors are a focal point of the historic buildings and typically occur on all primary facades. Doors are primarily wood or wood and glass and are traditionally identified with some form of ornamental surround that varies from complex to complex or within the architecture of a single building. Covered porches are uncommon. Where they occur, porches are simple metal or slate shingle-roofed coverings supported by thin wood or metal piers.

b. Appropriate

- (i) To the extent possible, retain and repair existing entrances and doors as required to maintain their original appearance and function. Where new material is required, take care to match the size, shape, color and texture of the original historic fabric.
- (ii) Scrape and re-paint previously painted surfaces to match the original color, finish and texture (predominately white).
- (iii) New elements or materials are appropriate when they comply with the following requirements:
 - (a) True divided single pane glass or 3-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins in insulated glass to match the depth and profile of original glazed doors.
 - (b) Painted wood or pre-finished aluminum exterior clad wood doors.
 - (c) Clear glazing for all new or replacement glass.
 - (d) Painted wood or aluminum exterior storm or screen doors consisting of a single center panel with minimal head, jamb and sill dimensions.

c. Inappropriate

The following are generally considered to be inappropriate treatments of entrances and doors :

- (i) Removal or the material alteration of entrance porches or surrounds.
- (ii) Replacement of historic details or profiles with material that does not match their original configuration or dimensions.

- (iii) New porches or roof coverings at entrance doors where they currently do not, or historically did not, exist.
- (iv) Enclosing existing open porches.
- (v) New architectural surrounds at building entrances where they currently do not, or historically did not exist.
- (vi) Sandblasting or the use of abrasive cleaners on porches or entrance surrounds.
- (vii) Replacement doors that do not fit original openings or significantly modify the amount of glazed area.
- (viii) Replacement doors clad with vinyl or all-aluminum construction with flat profiles.
- (ix) Clip-in / false muntins, removable internal grilles or glass dividers only located within the air space of insulated glass.
- (x) Infill of original door openings in primary facades.
- (xi) New openings for entrances in primary facades.



Above: Examples of appropriate shutters



Right: Examples of appropriate entrances and doors



7. Ornament

a. Design Context

Architecture in the Conservation Areas is simple and relatively unadorned. The spare application of decorative detailing in some areas includes fascia, belt coursing, pre-cast concrete banding, jack-arches and key-stones, decorative roof vents and masonry coining. Brick chimneys are utilitarian and void of detail. At flat roofs, parapet extensions are largely without significant detail or ornament.

b. Appropriate

Where new material is required, take care to match the size, shape, color and texture of the existing / historic element. Replace missing ornament or trim, if evidence suggests that original material once existed, in a manner that is consistent with the architecture of the building

c. Inappropriate

The following are generally considered to be inappropriate treatments of architectural ornaments:

- (i) Removal of elements that are components of the original historic architectural composition without replacing them in-kind.
- (ii) Creating new ornament / detailing or trim that did not exist on the original building.

8. Outbuildings

a. Design Context

Both FBC Conservation Areas include outbuildings for parking and / or storage. These utility structures are considered important character defining features of these historic garden apartment complexes – where interior spaces are reserved for landscaped courtyards and pedestrian use while vehicles are relegated to the perimeter. As such, this important historic fabric should not be removed or significantly altered. To the extent that renovation or rehabilitation is required, the principles and specific treatment of architectural features noted above shall apply.



Above: Outbuildings at Barcroft Apartments

Left: Example of appropriate ornament

B. New Construction

Guiding Principle from the Secretary's Standards: 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 to protect the historic integrity of the property and its environment.

1. Intent:

These standards for new construction are intended to promote design that is appropriate, compatible and sympathetic with the architecture and the spirit of adjacent historic fabric. To that end, this material is not a rigid set of prescriptive codes, but a basis for interpreting design in the context of each identified Conservation Area's unique architectural character. The standards are intended to stimulate creativity and achieve a design that compliments the existing fabric in a manner that "fits-in" more than it "stands-out". Rather than duplication however, new design should relate to the fundamental characteristics of the FBC Conservation Areas while also conveying a stylistic expression that is "of the present time". It should do so by drawing upon the basic and defining architectural principles that characterize the existing buildings such as stylistic details and materials. Visual appropriateness will result when these design values are arranged in new construction to be compatible with those seen traditionally.

Applicants are encouraged to study the associated Conservation Standards for renovation / rehabilitation in conjunction with the application of these standards for new construction. The Conservation Standards represent an appropriate basis of design by providing detailed guidance related to specific elements of the existing fabric and in the aggregate, delineating the character-defining architecture of these important Conservation Areas.

a. Overall Design Context

The architectural style of the FBC Conservations Areas is consistent. It represents a defining period in Arlington County's development and enhances the Columbia Pike corridor community by creating a strong "sense of place". The buildings are generally modest in scale with horizontally oriented facades forming edges that define the clear, meaningful open spaces that characterize them. The buildings' Colonial Revival style reflects the architectural fashion of the day, yet is an aesthetic that many historians believe is relevant in American architecture of all periods, including today.

New buildings should be "contemporary" (ie "of the present time"), should display a style and construction methods that are of the period in which they are built and not become literal reproduction of an historic model or create a "false history". They should be compatible with the character of the Conservation Areas and draw upon the historic buildings' principals and details. In addition, they should aim to achieve visual harmony between the buildings and their surroundings and strive to create a connection between past and present architecture in the spirit of preserving their local identity. An appropriate architectural expression in this context includes:

- (i) A sense of continuity in architectural language.
- (ii) Visual simplicity rather than complexity.
- (iii) A generally horizontal expression where simple volumes create space-defining edges.
- (iv) Compatible architectural detailing.
- (v) Facades generally composed to include a base, a middle and a top. The base should be of a scale that creates an appropriate proportional relationship between the historic fabric and the height of adjacent new buildings.
- (vi) A top edge of each building defined through an appropriate form of articulation.

An appropriate architectural expression in this context avoids :

- (i) The delineation of individual dwelling units in the manner of “townhouse” development (ie facade planes, materials and details differentiated between adjacent units that are vertically oriented and visually distinct).
- (ii) An architecture employing the concept of “intentional opposition” - a strategy of conscious opposition to the context and the determination to change its character through conspicuous contrast, prioritizing differentiation at the expense of compatibility.



Example of inappropriate facade expression



Example of appropriate facade expression

2. Materials

a. Design Context

Brick masonry is the predominant building material found in the FBC Conservation Areas. Traditional and compatible building materials shall be used for exterior wall surfaces similar to the historic buildings.

b. Appropriate

- (i) Modular sized brick masonry in a running bond pattern shall be employed as the predominant material and used to define exterior wall surfaces. Material changes shall not differentiate primary and secondary building facades and / or occur at outside corners.
- (ii) Compatible alternative masonry material may be incorporated when compatible in size, color and texture to modular brick.
- (iii) Predominantly naturally finished masonry material with the secondary application of painted masonry may be used to distinguish building forms in a manner consistent with the historic fabric.
- (iv) Alternate materials such as cast stone, wood or metal may be used when expressing details such as belt courses, running trim and other compatible architectural detailing. However, the use of siding primarily composed of wood, stucco (including spray-on, built-up mesh or exterior insulation and finish systems – EIFS), metal siding or panels shall not be used.
- (v) Materials shall be consistent on all faces of the building form.

3. Roof Forms and Materials

a. Design Context

The character of roof forms is a defining feature of buildings in the FBC Conservation Areas. Roofs on the “primary” building mass should be sloped with their ridgeline parallel to the entrance façade. Flat roofs, concealed behind extended masonry parapet walls, shall be acceptable on “secondary” building forms. Roof lines should be simple, functional and reflective of the broader neighborhood. Immediately adjacent forms, materials and detailing shall be considered.

b. Appropriate

- (i) 6:12 minimum to 8:12 maximum roof pitch shall be used however steeper slopes are appropriate at porches and entrance canopies.
- (ii) Gable ends at roof form terminations shall be predominately utilized.
- (iii) Minimal overhangs shall be provided at gable ends and roof eaves.
- (iv) Gable end roof forms and / or cupolas to mark important axis or identify primary building entrance points may be used.
- (v) Slate, synthetic slate or dimensional asphalt shingles shall be used.

c. Inappropriate

The following are generally considered to be inappropriate treatments of roof forms and materials :

- (i) Shed, hipped, mansard, domed or vaulted roof forms.
- (ii) Steeply sloping roof forms.
- (iii) Roofs height that is disproportionate to the mass of their building.
- (iv) Window heads that extend above the primary roof eave line and / or dormers.
- (v) Contemporary or modern roofing systems including metal (other than as traditionally applied at porches or cupolas), wood shingles and clay or concrete tiles.

4. Fenestration

a. Design Context

Windows and doors represent some of the most important character-defining features of the new architecture. Their size and placement should create a rhythm that is consistent and harmonious with the historic fabric.

b. Appropriate

- (i) Individual window units shall be rectangular in design and vertical in orientation, maintaining a height to width ratio of approximately 1.5 – 1.8 : 1. Circular or odd-shaped windows and units with unusual geometries not typically found in the adjacent historic architecture shall not be used.
- (ii) Building facades shall primarily be composed of individual units however, windows can be paired or joined in groupings of no greater than three units. Maintain a separation between each unit in a grouping with trim no less than 6” in width.
- (iii) Window and door openings (“voids”) shall represent no more than approximately 23 – 27% of the building façade and be distributed in a manner that maintains a predominately “solid” façade.
- (iv) Windows shall be of a consistent size and organized such that they generally align horizontally and vertically.
- (v) The material, function and subdivision of windows shall directly relate to the composition of windows in the adjacent Conservation Area (see renovation / rehabilitation standards for windows).
- (vi) The facade shall be organized such that one building entrance point serves multiple building dwelling units.

5. Details

a. Design Context

Buildings in the FBC Conservation Areas were designed in the Colonial Revival style that is simple in its form and organization. Their modest architecture is understated and largely void of elaborate details or materials. Design emphasis is typically focused on building entrance points that are characterized by highly detailed wood surrounds featuring Doric pilasters, pediments, fan arches and / or similarly expressive treatments. Existing buildings were constructed over a period ranging from 1939 to 1953. As such, they represent subtle, yet distinct variations on the Colonial Revival architectural theme. However in sum, they represent a community of like structures consistent in their simple and modest expression. While new adjacent buildings should draw inspiration from the following appropriate details, a successful architectural expression will apply only those that contribute to the broader principles of the architecture to insure compatibility. Permitted details shall include :

- (i) Decorative metal cupolas or roof vents
- (ii) Wood shutters
- (iii) Cast stone window sills
- (iv) Decorative entrance door surrounds
- (v) Wood friezes and fascias
- (vi) Belt courses, sill courses and / or cornices
- (vii) Brick quoining
- (viii) Modest entrance porch coverings
- (ix) Half-moon louvered gable vents
- (x) Simple masonry chimneys
- (xi) Metal gutters and downspouts

b. Appropriate

- (i) Details shall be used in a manner consistent with the character of the adjacent historic fabric but are not required to imitate or be an exact copy of existing details.
- (ii) The facade shall remain a simple expression of the architecture and shall avoid the concentration or incorporation of a disproportionate number of permitted details such to distract from the architecture.
- (iii) Decorative details shall be constructed with traditional materials.

6. Additions

a. Design Context

Many structures experience additions over time. While buildings in the FBC Conservation Areas have maintained their original form and footprint, it is conceivable that they could grow and expand in conjunction with future development. In that event, it is important that any new addition be designed in such a manner that it maintains the character of the original structure it is expanding. Additions should be subordinate in scale and character and should be constructed with materials that are similar to those used on the primary structure. Additions shall be appropriate to the style of the original building and consistent in typology, composition, scale, proportion, ornament, material, and craftsmanship typical of the setting. Additions shall not seamlessly replicate the existing architecture, but instead should be distinguishable as a contemporary expression that is “of the present time”.