

Appendix A
DESIGN CRITERIA FOR THE FENWICK HISTORIC DISTRICT
REVISED OCTOBER 1, 2020

Purpose of Design Criteria

- To better define and uphold the Historic District Ordinance with respect to the preservation of the historic architectural character and appeal of the collection of Fenwick houses built between 1870 and 1920, referred to as “definitive houses”.
- To provide guidelines to the owner and architect so that they may be incorporated before an application is made to the Historic District Commission.
- To assist the owner and architect in making a commitment to the principles of design excellence so evident in Fenwick's historical resources so that the future construction will be appropriate to the site, the neighborhood and the total environment.
- To act as an adjunct to the existing zoning laws and regulations.

The Design Criteria

The design criteria is essential to maintaining the character of the Fenwick Historic District, and applicants should understand that these criteria may not be ignored. We believe that owners and architects working within these guidelines will be able to achieve satisfactory solutions to all design problems. We recommend that all architects and prospective builders carefully consider the material in bibliography attached (Appendix B) available in the Borough office.

These criteria apply to all structures of a permanent nature including all buildings, walls, flagpoles, signs, lawn sculptures, fences, driveways, mailboxes, fountains, docks, piers and general massing of landscaping and the heights of planting; all of which fall under the purview of the HDC ordinance. (See Regulations for a more definitive list.)

The criteria is based on the following materials

1. An inventory/survey of the Fenwick Historic District which consists of:
 - A. Town Tax Assessor Data Sheets
 - B. Owner Response Sheets
 - C. Alphabetical inventory of buildings and analysis
 - D. Black and white photographs of all Borough houses
 - E. Color photographs of "definitive" houses and analysis
2. Tyler Smith, President, Hartford Architectural Conservancy, Memorandum to Fenwick Historic District Commission: "Criteria for determining 'appropriateness of design.'" Hartford Connecticut, 10 November 1975
3. Other Reference works - Bibliography attached.

Design Considerations

1. Proportion, massing, and shape
2. Scale
3. Height or number of stories
4. Roof forms
5. Material - new, replacement, reconstruction, and renovation
6. Rhythm of surfaces and openings on facades
7. Rhythm of openings and spaces, setback, placement on lot
8. Orientation and directional expression
9. Detailing and workmanship
10. Texture and color
11. Continuity of walls, fences and other outdoor fixtures and appurtenances.
12. Continuity of landscaping and ground cover
13. Lighting
14. Other Site Elements

1. Proportion, Massing, and Shape

New structures should be compatible with the "definitive" and adjacent houses with respect to facade, overall size, width-to-height ratio, complexity and variety of component forms, and vertical/horizontal emphasis.

We encourage:

- multiple and varied spatial forms

Good examples would be:

- 5 Pettipaug
- 6 Pettipaug
- 9 Pettipaug
- 8 Agawam).

Consider:

- breaking up uninteresting boxlike forms into smaller, varied masses such as are common on most buildings from the historic period

Variety of form and massing are elements essential to the character of the streetscape in the historic district.



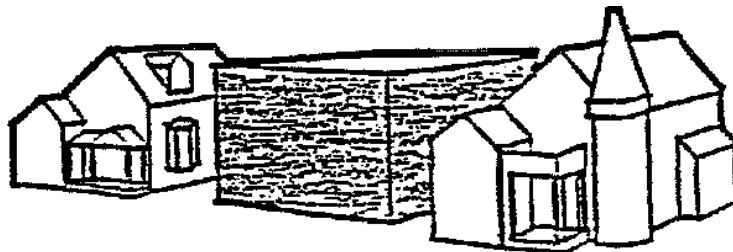
We discourage:

- monolithic forms

Avoid:

- single, monolithic forms that are not relieved by variations in massing

Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.



2. Scale

Apart from satisfying zoning regulations, new buildings, additions and renovation structures should be compatible with and maintain the existing and prevailing scale of the definitive houses in the vicinity and should be consistent with the size configuration of the lot.

We discourage:

- buildings that are too large for the space they occupy

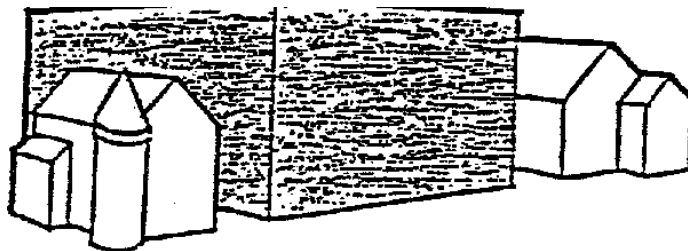
The building shown here is larger than its neighbors in terms of square footage even though it maintains the same design and rhythm as the definitive houses in the vicinity.



We discourage:

- buildings that in height, width, or massing violate the existing scale of the definitive houses in the vicinity

The new building shown here disrupts the scale and rhythm of the streetscape.



3. Height or Number of Stories

New houses should be compatible with the definitive houses. Additions or modifications to an existing building or structure should remain consistent with other features and the roofline of the existing structure.

We encourage:

- 2½ story or 2 story plus attic

We discourage:

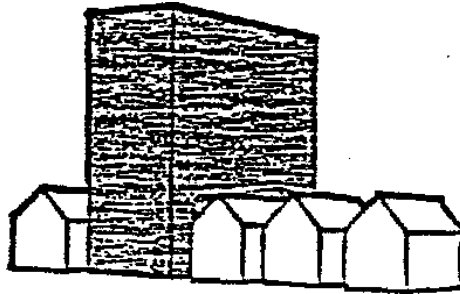
- 1 story or 1½ stories
- 3 story (desired roof forms generally cannot be attained in compliance with the maximum permitted height)
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Consider:

- all new construction should be roughly equal to the height of existing buildings from the historic period

Avoid:

- new construction that greatly varies in height (too high or too low) from older buildings in the vicinity

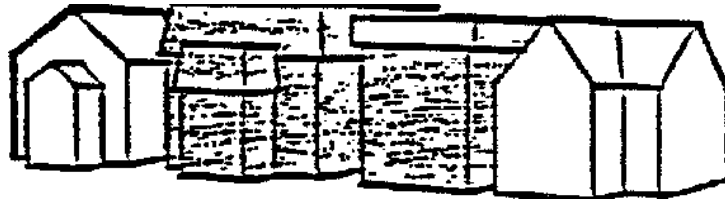


4. Roof Forms

Use traditional roof shapes, pitches, slopes, and materials. Particular attention should be given to the angles of intersecting planes and lines and to the way the eye follows, or is directed by the roofline to the existing structure, and of the definitive houses in the vicinity.

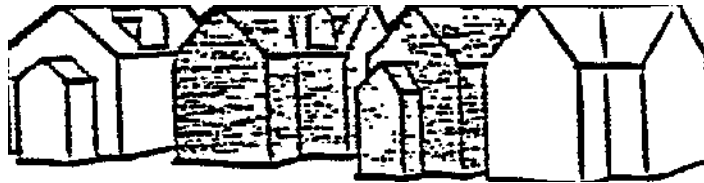
Avoid:

- introducing roof shapes pitches or materials not traditionally used in the area



Consider:

- relating the roof forms of the new building or addition to those of the definitive houses in the area



We encourage:

- gable
- multiple gable
- gambrel
- hip
- dormer with steep pitch.

Not permitted:

- flat
- shallow pitch or
- mansard roofs

We discourage:

- sky lights

Good examples would be:

- gable: 5 Pettipaug Ave.
- multiple gable: 7 Pettipaug Ave., 11 Pettipaug Ave.
- gambrel: 6 Pettipaug Ave., St. Mary's-by-the-Sea
- hip: 12 Pettipaug Ave., 27 Pettipaug Ave.
- dormer: many

5. Material - New, Replacement, Reconstruction, Renovation Renovation

The prevailing and predominant architectural style of Fenwick has been clearly established and should be preserved and promoted. New houses should harmonize with the definitive shingle style architecture which is represented by the vast majority of the structures in the Borough.

We encourage:

- wood construction from foundation to ridgepole with wooden shingles preferred

We discourage:

- other materials
- out of scale materials
- "patching" (i.e., a change of materials when repairing or remodeling)
- brick or stone facades
- glass panel railings

Good examples would be the "definitive" collection of houses built between 1870 and 1920.

Manmade materials may be considered when necessary to address deterioration of natural materials caused by the elements, but should be selected to mimic the materials they are replacing, for example architectural roof shingles may be acceptable as a practical alternative to cedar shingles if proposed in a weathered wood tone with an emphasized shadow line.

We highly recommend and will use as guidance the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U. S. Department of the Interior, National Park Service.

6. Rhythm of Surfaces and Openings on Facades

The placement, arrangement, size, shape, and ratio of surface-to-opening and proportion of entrance and porch projections should conform to that exhibited by the "definitive" houses.

We encourage:

- multi-light windows and doors

We discourage:

- high glass-to-wall ratio
- high wall-to-glass ratio
- the introduction of incompatible facade patterns that upset the established rhythm of openings

7, Rhythm of Openings and Spaces, Setback, Placement on Lot

In addition to satisfying zoning regulations, new houses and remodeled houses should conform to or complement the regular visual flow or rhythm of the rooflines and facades of nearby definitive houses in Fenwick.

We encourage:

- the regular pattern of house and space and house and space

Consider:

- relating the vertical, horizontal, or non-directional facade character of new construction to the predominant directional expression of nearby definitive buildings

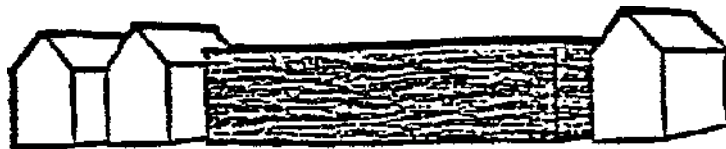
Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.



Avoid:

- strongly horizontal or vertical facade expressions unless compatible with the character of definitive buildings and structures in the immediate area

The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken facade.



8. Orientation and Directional Expression

New buildings, structures and modifications to existing buildings should be consistent with the architectural integrity and character of the 1870-1920 collection of "definitive" houses and new houses built in that style.

We encourage:

- houses opened to water, open space, light, and air
- houses with multiple directional emphasis
- houses with open, covered porches

For good examples:

- 5 Pettipaug Ave.
- 6 Pettipaug Ave.
- 9 Pettipaug Ave.
- 8 Agawam Ave.
- 20 Nibang Ave.

We discourage:

- houses with a closed, introspective emphasis on a single design feature such as a courtyard or pool

9. Detailing and Workmanship

Detailing should be compatible with the prevailing period of design represented by the "definitive" structures. In addition to proper engineering and professional documentation, the construction of new houses and modifications to existing houses should exhibit top quality workmanship in order to impart the sense of the historic district's time and place.

We encourage:

- detailing in wood
- detailing in other materials when consistent with purpose, for example, brick for chimney

We discourage:

- the indiscriminate use of stone, brick, blacktop, metal, plastic or other artificial materials
- the removal of architectural features such as cornices, railings, shutters, windows, architraves, and doorway pediments

10. Texture and Color

We encourage:

- natural wood shingles.
- other wooden materials when properly proportioned, detailed, and applied
- trim colors such as whites, grays, browns, and dark green

Color that is integral to any proposed unpainted construction material is regulated by the HDC. Such materials may include, but not be limited to, brick, clad windows, roof shingles, as well as any natural materials that are customarily left to weather without paint such as white and red cedar shingles.

11. Continuity of Walls and Fences

The open character of the Borough of Fenwick should not be interrupted by a proliferation of walls or fences.

Fences, in general, are discouraged, but when required by code:

We encourage:

- lattice
- split rail
- picket fences

We discourage:

- hurricane
- chain link
- stockade fences
- walls and fences which are out of scale, texture or character with the property, with the neighborhood, and with the Historic District

Hedges that are designed to, or have the effect of, creating a living wall are discouraged. Hedge exceeding 4 feet in height are discouraged. Actual height will be included in the Certificate of Appropriateness.

12. Continuity of Landscaping and Ground Cover

We encourage:

- natural, informal, rural planting of native trees and shrubs
- lawns
- pea stone, bluestone gravel, or traprock drives
- bluestone patios / walkways

We discourage:

- exotic imported plants
- fencing that disrupts, obscures or blocks vistas
- blacktop or cobble (Belgian block) driveways
- cobble (Belgian block) driveway edging
- driveway aprons
- cement patios or walkways

13. Lighting

Exterior lighting fixtures shall be selected to complement the design of the structure and the number of fixtures shall be minimized to the extent possible. Excessive glare should be avoided by proper shielding of bright light sources. The intensity and distribution of lighting will be taken into account, particularly as it affects neighboring properties.

We encourage:

- exterior lighting fixtures that are consistent with regard to style and scale for the structure or building
- downlighting, Dark Sky compliant lighting, or lighting appropriately shielded from the night sky by funnels or louvers or a reduction in lamp output

We discourage:

- an excessive number of lights, defined as anything greater than the minimum amount required by relevant building codes
- use of spotlights and/or other intense lighting - such lighting of inappropriate wattage and/or intensity has the effect of focusing attention on certain buildings and structures and thereby reducing the visual integrity of the historic district as a whole

14. Other Site Elements

Miscellaneous site fixtures will be considered by the HDC on an individual basis including placement and appropriateness of design.

We discourage:

- outdoor kitchens
- outdoor televisions or projection screens

If these items are to be installed, they must be placed out of view of the public way.

We discourage tents, canopies, cabanas, and other similar free-standing structures.

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*Most of these materials are in APPENDIX B or can be located in the Borough Office.

Amendments

Section 8 amended effective December 1, 2017.

Multiple amendments effective October 1, 2020.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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 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 to protect the historic integrity of the property and its environment.
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.