

Appendix A

DESIGN CRITERIA FOR THE FENWICK HISTORIC DISTRICT

REVISED DECEMBER 1, 2017

Purpose of Design Criteria

1. 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”.
2. To provide guidelines to the owner and architect so that they may be incorporated before an application is made to the Historic District Commission.
3. 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.
4. 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.

The criteria is based on the following materials, which are available for inspection and reference in the Borough Office:

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

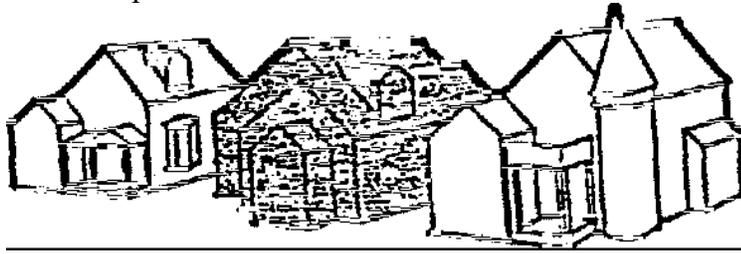
1. Proportion, Massing, and Shape

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

We encourage: Multiple and varied spatial forms.

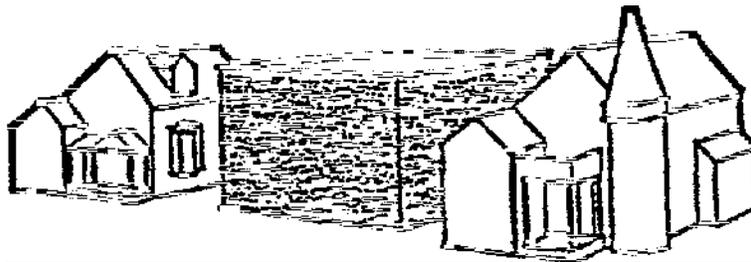
Good examples would be: (5 Pettipaug), (6 Pettipaug),
(9 Pettipaug), and (8 Agawam).

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.

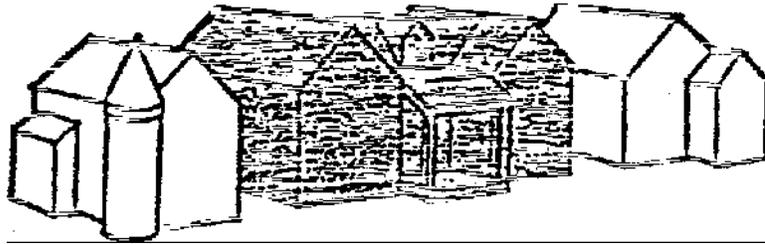
Avoid: single, monolithic forms that are not relieved by variations in massing. Boxlike facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.



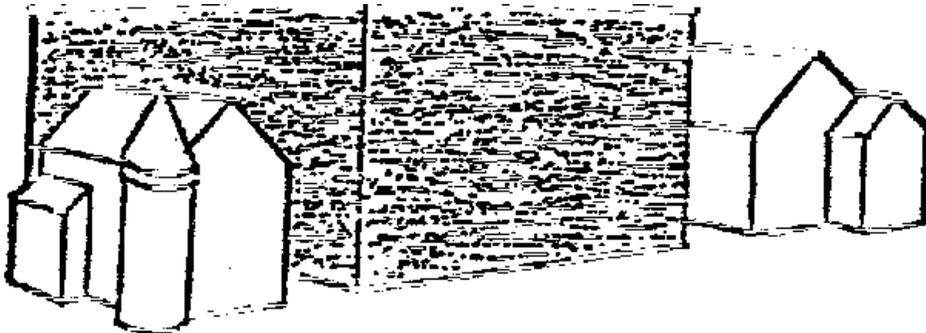
2. Scale

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.



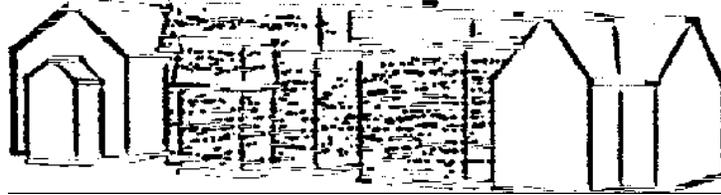
We discourage: buildings that in height, width or massing violate the existing scale of the definitive houses in the vicinity. The new building shown here disrupts the scale and rhythm of the streetscape.



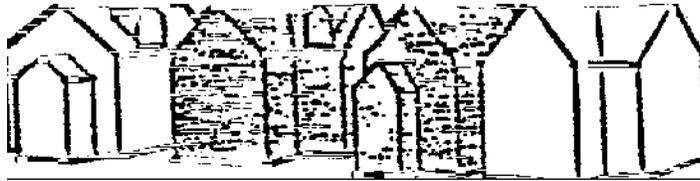
4. Roof Forms

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, and 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, and "patching" (i.e., a change of materials when repairing or remodeling), and brick or stone facades.

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

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 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 buildings 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.

Outdoor kitchens are discouraged, but if to be installed must be out of the public view.

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.

11. Continuity of Walls and Fences

Fences, in general, are discouraged. But when required by code:

We encourage: Lattice, split rail, and picket fences.

We discourage: Hurricane, chain link and stockade fences.

Signs, light fixtures, walls and fences which are out of scale, texture or character with the property, with the neighborhood, and with the Historic District.

12. Continuity of Landscaping and Ground Cover

We encourage:

Natural, informal, rural planting of native trees and shrubs, lawns, hedges of privet, and pebble stone or blond armor plate drives.

We discourage:

Exotic imported plants, high hedges, fencing that disrupt, obscures or blocks vistas, and blacktop driveways.

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23. Whiffen, American Architecture since 1780.

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

Amendments

Section 8 amended effective December 1, 2017.