

SHANNOCK

HISTORIC MILL VILLAGE



Photo: Aerial circa 1942 (The Hartford Courant, 1984)

DESIGN GUIDELINES FOR BUILDING IN THE VILLAGE

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PURPOSE AND INTENT



Contemporary Aerial Image (Google.com)

The following Design Guidelines are offered as a resource to property owners, designers, builders, developers, town officials and volunteers as they seek to guide growth and preserve the character of Shannock Village Mill Town. Preservation of that character means a continuation of the patterns of design and the materials and methods of traditional architecture.

This by no means suggests that appropriate design must always adopt a traditional appearance. Rather, this document is aimed at those who want to build in a traditional language (or have no objection to doing so if other stakeholders prefer it) but could use guidance in doing so correctly. By definition, tradition in architecture includes practices and patterns that have been validated and reaffirmed over time as the most pleasing to the most people or demonstrably more functional or efficient. As such, they can be identified as traditional or not.

These Guidelines, therefore, set out to illustrate those traditional patterns as they are observed in Shannock Village (and all over New England) so that the designer, builder, neighbors and officials charged with permitting are better able to achieve the goal of building in the tradition of Shannock Village.

PART I - OVERVIEW

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Aerial Image, Bing.com

VILLAGE HISTORY



Photo: Clark House
The Providence Evening Bulletin, 1979



Photo: Horseshoe Falls Inn, circa 1859
The Providence Sunday Journal, 1913



Photo: Clark's Mill
Bicknell's History of Rhode Island, 1920

Shannock Village has a diverse and singular history that can be read through its historic buildings. The rich texture of historical, cultural and social influences that have led to the construction and evolution of the Village's buildings has produced a "sense of place" that is unique among New England mill villages.

Prior to European settlement of Shannock Village, Native American tribes inhabited the area and fought over fishing rights in the Pawcatuck River. Early European settlement in Shannock included farms and mills, also situated to take advantage of the natural resource of the river. The first mills were small, processing grain and timber from local farms and forests. The integration of the mills with the agriculture of Shannock is still apparent from their proximity to one another.

When the Boston, Providence and New York Railroad connected Shannock to major cities, the mills expanded to wider trading areas. Production also changed to include cotton, stone and silk, which could be imported by train. As business flourished, mill owners constructed additional housing for mill workers and their families.

With the economic downfall of the textile industry, the mills closed and have suffered from many years of neglect. Now in ruins, they can only hint of the economic and community activity that once occurred here. The village is now a bedroom community, where residents must seek employment outside the village.

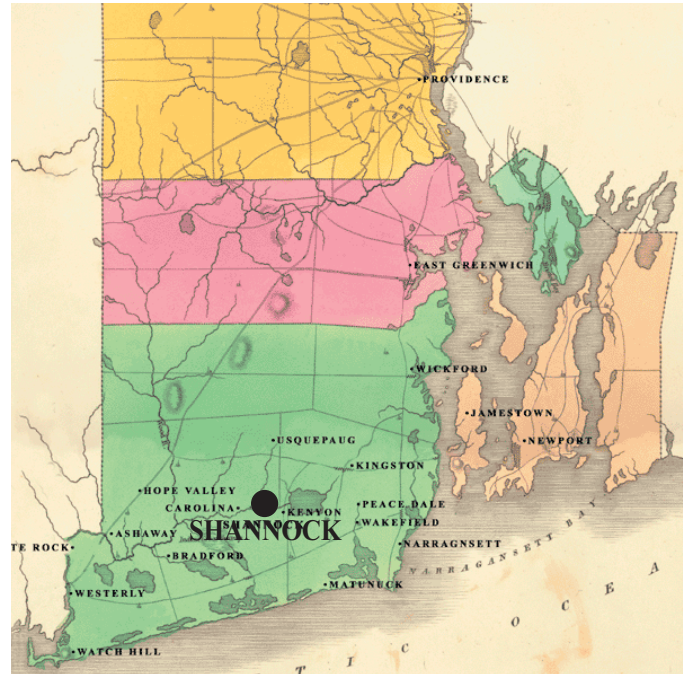
The combination of these factors resulted in the unique character of the present Shannock Mill Village. The village enjoys many great resources and a proud heritage that will serve as a backbone for future development.

LOCATION

SOUTHERN RHODE ISLAND

Shannock Village is located in the heart of Washington County, known locally as South County. This region blends the rolling hills and pastures typical of New England farming towns and the coastal landscape of cape towns along the extensive coast.

The historic village of Shannock straddles the Pawcatuck River, which divides the towns of Richmond and Charlestown. The two incorporated towns postdate the historic village and have shared in preserving Shannock as a whole village rather than dividing it among the jurisdictions.



PAWCATUCK RIVER

The Pawcatuck River has been a great resource throughout the history of Shannock. Over many generations, the primary value of the river has changed from the abundant salmon for fishing to a water source for crop irrigation to hydro-power for mill operation. Now, the river is still appreciated as a source of beauty and recreation for the village. A recent project to remove the lower dam will restore the ecological and recreational value of the river.



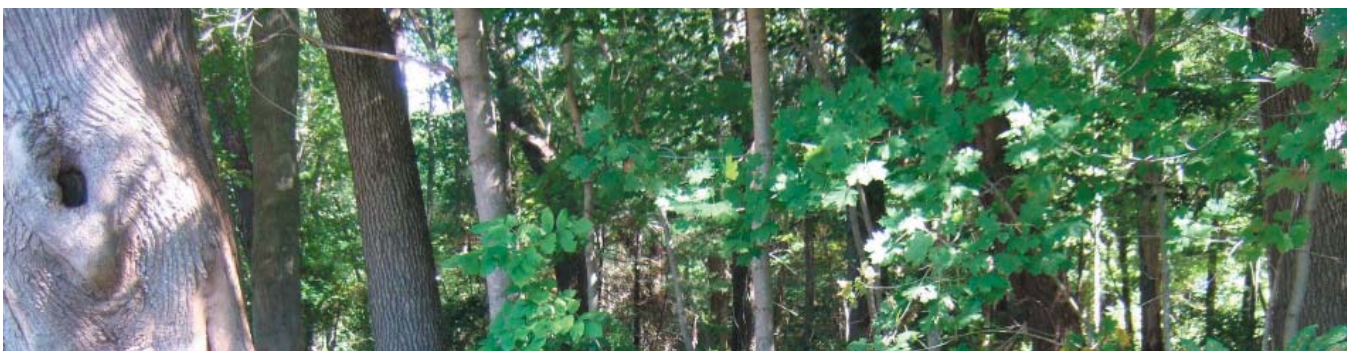
RAILWAY

The New York, Providence and Boston Railroad sparked a new interest in Shannock when the track was laid in 1837. Access to the railroad was an asset to industry and new mills were erected in the village. The rail line brought prosperity to Shannock by delivering goods to the Boston and New York markets. Although the local train station no longer exists, Amtrak continues to run passenger trains along the track. The railway now creates a significant barrier between the north and south areas of the village.



LANDSCAPE

The landscape of South County is a fabric of farmland stitched into the native deciduous forest. The character of the land is typical of New England, with views framed by pine, maple and oak trees left in groves between farms and built developments. Within this framework, the village of Shannock is located at the Pawcatuck River. The location at the river was once chosen for the use of the mills, but continues to add to the biological diversity and beauty of the village.



CHARACTER

SHANNOCK VILLAGE ROAD

Shannock Village Road forms the spine of the village. Buildings are situated close to the street, such that the buildings create a “wall” along the street. The close-knit historic structures create a distinct character, and visitors experience a strong feeling of arrival and departure when passing through the historic village.



COLUMBIA HEIGHTS

The residential neighborhoods are marked by picturesque, rural planning. Houses are clustered along curving roads, but with deep setbacks and large lots, each home is experienced individually. The mature tree canopy frames the view of buildings and streets.



RIVERFRONT

Shannock village grew up around the banks of the Pawcatuck River and its location and evolution is specific to this waterfront site. The Pawcatuck River is a source of beauty and identity for Shannock Village, and once powered the two mills constructed on its banks. The dam at Clark’s Mill forms a horseshoe-shaped upper falls, which is now an iconic feature of Shannock Village. To this day the river is used for fishing, kayaking and other recreational activities.



OPEN SPACE

Open space in Shannock Village is generally that which has not been developed, rather than planned parks. Beyond the village center, open space prevails in the form of large private lots, fields and forests. The rough form of the open space provides a natural habitat for wildlife and picturesque views, though it is rarely accessible or usable by the villagers.



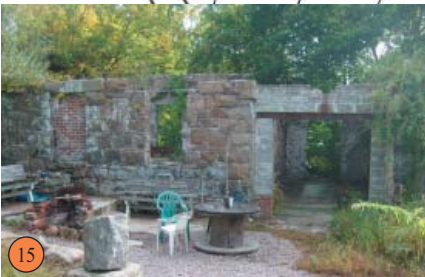
- 1 West Gateway
Reinforce Shannock's identity with signage and landscaping to greet travelers from Wood River Junction and points west.
- 2 East Gateway
Reinforce Shannock's identity with signage and landscaping to greet travelers at the primary entry to the village from points north, east and south.
- 3 Shannock Village Road Improvements
Repair of existing roads and sidewalks in the village to improve unsafe conditions.
- 4 Waterfront Park
A new park at the lower falls would provide public access to the riverfront for recreation.
- 5 Pawcatuck Bike & Canoe Trail
A trail will provide riverfront recreation connecting with the town of Carolina and Kenyon Village.
- 6 Knowles Mill Bridge and Canoe Launch
Replace the former pedestrian bridge at lower falls to connect the waterfront park with the village. A new canoe launch will provide public access to the river.
- 7 Pedestrian Path to Columbia Heights
Extend the river walk to connect to the Columbia Heights neighborhood.
- 8 Village Center Bridge
Connect the river walk to the village center with a bridge to invite trail users into the village.
- 9 Landscape Buffer to Amtrak
Provide a landscaped path connecting to the river trail and buffering the tracks from the village.
- 10 Open Space
Landscape the open area beside the tracks at the west end of the village as a pocket park.
- 11 Memorial Hall Reconstruction
Rebuild historic Memorial Hall as a community gathering place.
- 12 Public Off-Street Parking
Alleviate congestion and allow visitors to "park once" and stay with public parking.
- 13 Clarke Memorial Park Improvements
Provide new amenities to meet the needs of residents of Shannock.
- 14 Columbia Heights Improvements
Repair existing sidewalks and plant street trees to enhance the walkability of the historic neighborhood.
- 15 Clarke's Mill Historic Site
Create new programming that creatively reuses the remains of the historic mill to extend the living history of the structure.

REVITALIZATION OPPORTUNITIES

A NUMBER OF RECOMMENDATIONS HAVE BEEN OUTLINED FOR RESTORING AND ENHANCING THE CHARACTER OF SHANNOCK VILLAGE. THIS MAP ILLUSTRATES MANY OF THE OPPORTUNITIES FOR REVITALIZING THE VILLAGE.



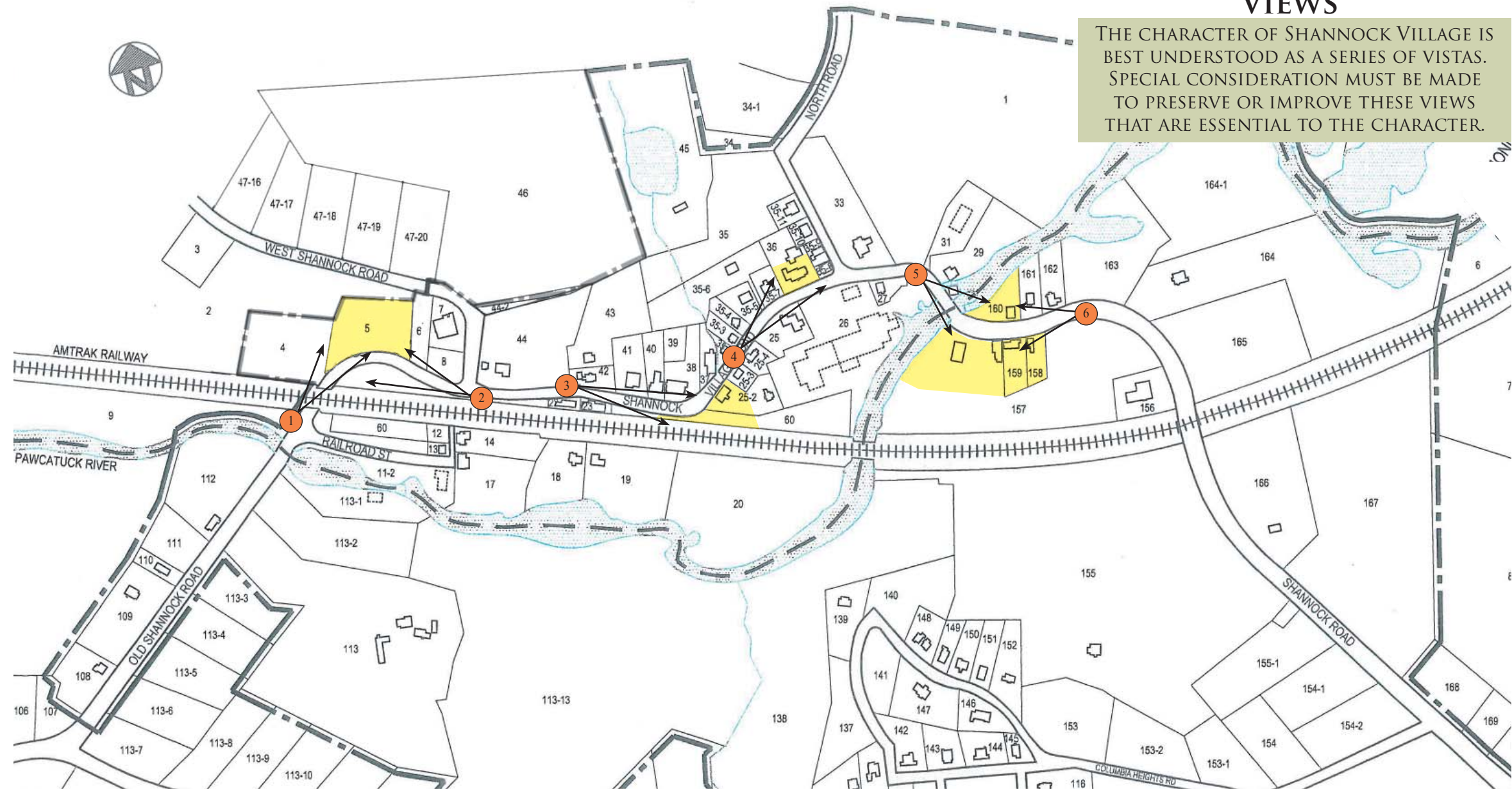
Photo: Memorial Hall (Driftways.com)



Clarke Mill Ruins

CHARACTER-DEFINING VIEWS

THE CHARACTER OF SHANNOCK VILLAGE IS BEST UNDERSTOOD AS A SERIES OF VISTAS. SPECIAL CONSIDERATION MUST BE MADE TO PRESERVE OR IMPROVE THESE VIEWS THAT ARE ESSENTIAL TO THE CHARACTER.



1 West Gateway



Entry to the village from the west is framed by the railroad overpass. A modern industrial building dominates this first view, which is not characteristic of the historic mill village.

3 Bend at Train ROW



A sharp bend in Shannock Village Rd. forces a long view towards the railroad right-of-way. Screening at this gap in the village fabric would help keep the village as the focal point.

5 East Departure



The tightening of the road to the east of upper falls creates a final moment on departure from Shannock. This group forms a gateway beyond which is only farmland.

2 West Departure



The departure from the village to the west is signified by an expansive area parallel to the railroad right of way. Improvements to the open space would better continue the village character.

4 Bend at Historic Home



The gentle curve of Shannock Village Road draws attention to one historic home from either direction. Attention should be paid to preserving the character of this structure.

6 East Gateway



From the east, the first experience of Shannock is a group of structures east of upper falls. These buildings define a gateway and force traffic to slow as it approaches the village.

PART II - DESIGN GUIDELINES

EXISTING BUILDINGS

SITE

BUILDING FORM

MIXED-USE & RETAIL

BUILDING ELEMENTS

EXISTING BUILDINGS

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The mill worker housing remains inhabited with little change to the use or character of the buildings.

PRESERVATION

HISTORIC STRUCTURES
REQUIRE MAINTENANCE
TO PRESERVE CHARACTER.

Historic structures within the village are part of Shannock's heritage. The structures, features and materials that contribute to the character of the village should be preserved.

DO

The historic character of a property should be retained and preserved, including all primary and ancillary buildings, walls and fences. Ongoing maintenance and repair may be required for historic materials. When repair is required, traditional building materials or materials that maintain the overall appearance should be used.

Authentication of missing architectural features should be documented by photographic, physical or historical evidence before they are reproduced or removed.

Outbuildings are integral to the historic character of many Shannock buildings and should be maintained in their original physical relationship to the main building, where feasible. Historic outbuildings should reference these design guidelines with the same attention as principal structures. If structurally sound, outbuildings should be preserved on their original sites. Applicants should consult with the zoning enforcement official to determine the structural integrity of these buildings.

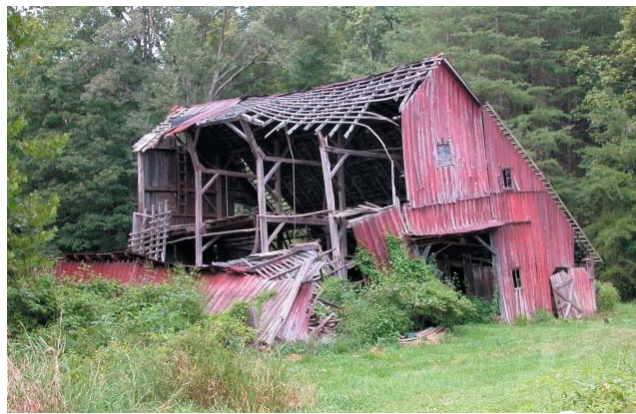
Key Points

- Preservation allows historic structures a continued existence.
- Openings, details and primary spaces should be retained and preserved.

AVOID



Neglected materials will decay due to weather and may require replacement that could be avoided. Historic materials and installations are preferred.



Structures not properly maintained may become unstable and condemned. The loss of historic structures threatens the character of the Village.



This adaptive reuse has provided a new life for a historic building that no longer serves its original purpose.

REHABILITATION

TRADITIONAL BUILDINGS
CHANGE USE AS
REQUIRED OVER TIME.

Properties are encouraged to remain occupied and may be altered in such a way as to allow contemporary use while retaining the forms and features that are historically significant.

DO

The historic character of a property should be retained and preserved where feasible. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property should be avoided.

Each property can be understood as a physical record of its time, place and use.

New openings on primary façades, except to restore original or pre-existing openings, should be avoided where possible.

Traditional building materials should be used when available. When not available, materials that maintain the overall appearance may be utilized.

The upgrade of mechanical, electrical, plumbing and structural systems is encouraged.

Key Points

- Rehabilitation allows the reuse of a building that may otherwise be abandoned.
- The upgrade of plumbing, electrical and heating systems is encouraged.
- Rehabilitation projects should maintain the character of historic structures.
- New features on the exterior of historic buildings should harmonize with the historic character of the building.

AVOID



Relocating structures creates a false history of the Village.



New window and door openings change the character of a converted building.



An addition to this home in Columbia Heights contributes to the composition without overwhelming the original structure.

ADDITIONS

ADDITIONS ARE
SECONDARY TO THE
ORIGINAL STRUCTURE.

Additions are an integral part of the historic tradition in Shannock. Additional space is frequently required for a growing family or to add contemporary amenities and meet modern standards of living. Additions should be subordinate to and compatible with the original building.

DO

New additions, exterior alterations or related new construction should maintain the historic materials, features and spatial relationships that characterize the property. New work should be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction should be designed so that if removed in the future, the essential form and integrity of the historic property and its environment are preserved.

Key Points

- Additions should be subordinate to the original structure so that the original building is discernible.
- Additions should employ compatible materials, forms and styles as the original structure.

AVOID



Additions that are incompatible with the existing structure destroy the character of the building.



Additions that overwhelm and destroy the integrity of the original change the character of the neighborhood.



SITE

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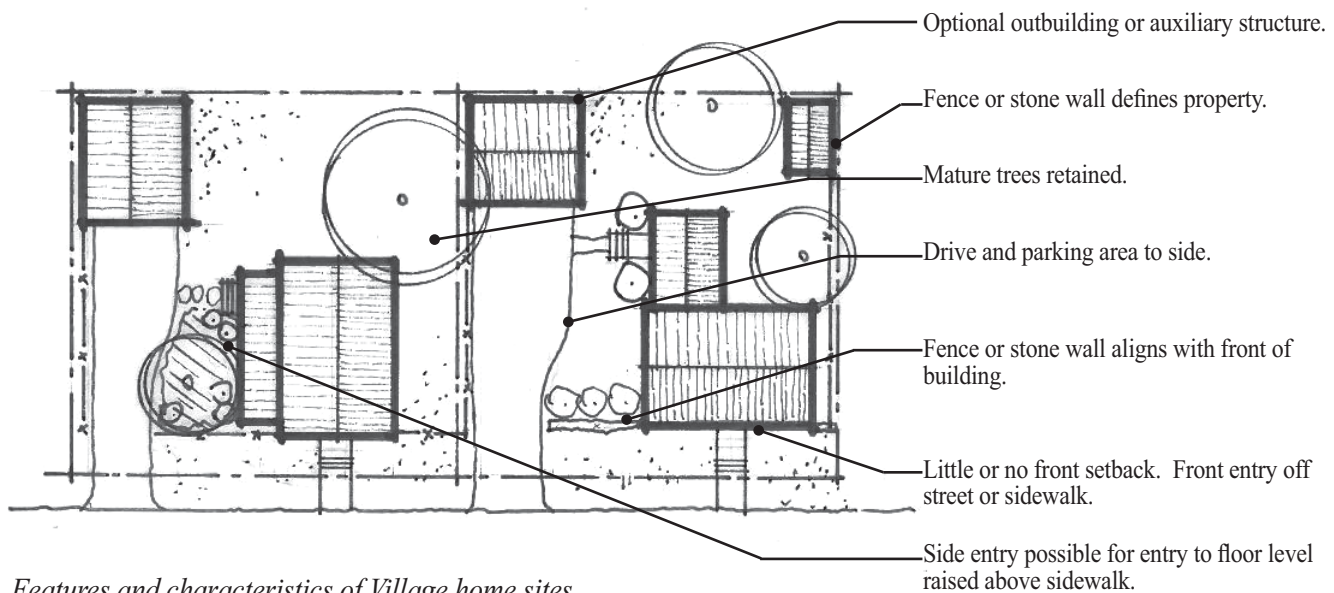


Compact lots create the village character unique to Shannock.

SITE TYPES

VILLAGE LOT

Village lots are typically small with little or no setback. Buildings on these sites form narrow choke points that slow traffic and create memorable moments along Shannock Village Road.



Features and characteristics of Village home sites.



Buildings constructed with little or no setback from the street create a strong urban character in the village.

Key Features

- Small, narrow lots
- Little or no front yard
- Small front steps or stoop at the front entry. Side entry is common to take advantage of side-yard for a porch or stairs.
- Stone walls or fences aligned with the front wall to continue the street wall.
- Parking typically to the side of the building.

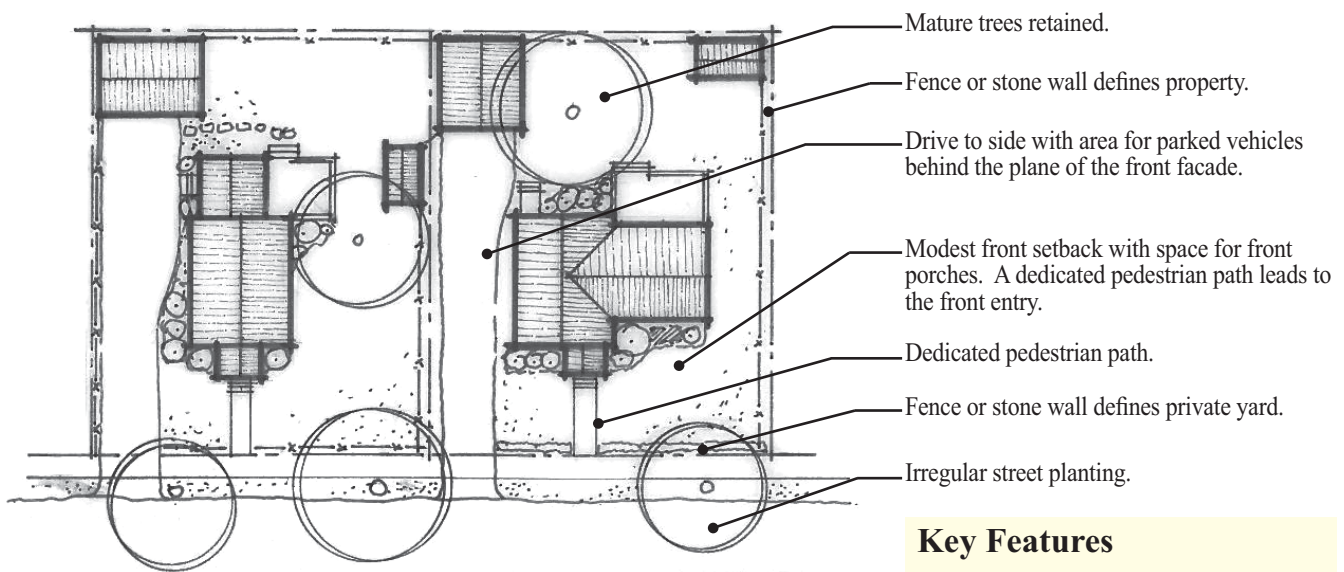


Neighborhood lots are fronted by a private front yard.

SITE TYPES

NEIGHBORHOOD LOT

Neighborhood lots are common to both the village proper and Columbia Heights. These lots are slightly larger than village lots and are characterized by a slightly deeper front setback and a small private front yard.



Features and characteristics of neighborhood lots.



Neighborhood buildings are set back from the road. Low stone walls, fences or hedge rows are common to define the private front yard.

Key Features

- Typically larger than village lots with wider frontage.
- Small front yard with a low stone wall, fence or hedge.
- Porches, bays and canopies encroach into the front yard.
- Primary entry faces street. Front porches or stoops with canopies are common.
- Stone walls or fences define the rear and side property lines between lots.
- Parking to the side of the building, set back beyond the plane of the front elevation.

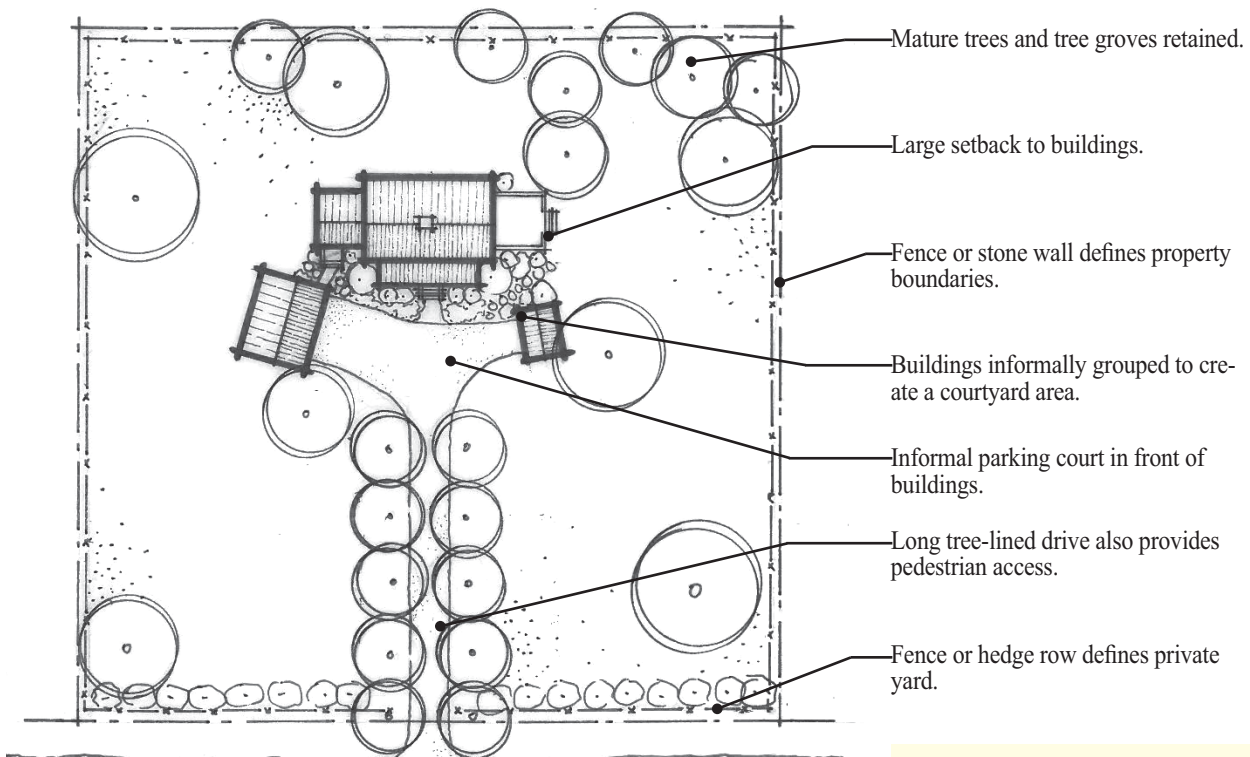


Large lots are traditionally wooded or farmed.

SITE TYPES

FARMSTEAD LOT

Farm lots are large parcels that may be working farms or have a pastoral landscaping. Buildings are clustered in the middle or to one side deep into the lot.



Features and characteristics of Farmstead home sites.



Large lots should be planned in the tradition of farms. Buildings are set back from the road and grouped informally around a parking court.

Key Features

- Typically multi-acre sites.
- Large front setbacks.
- Long drives are typically straight with dirt or gravel.
- Stone walls, fences and trees define property boundaries.
- Land may be wooded or field.
- Parking may occur in front or beside the house in a courtyard or garage structure.

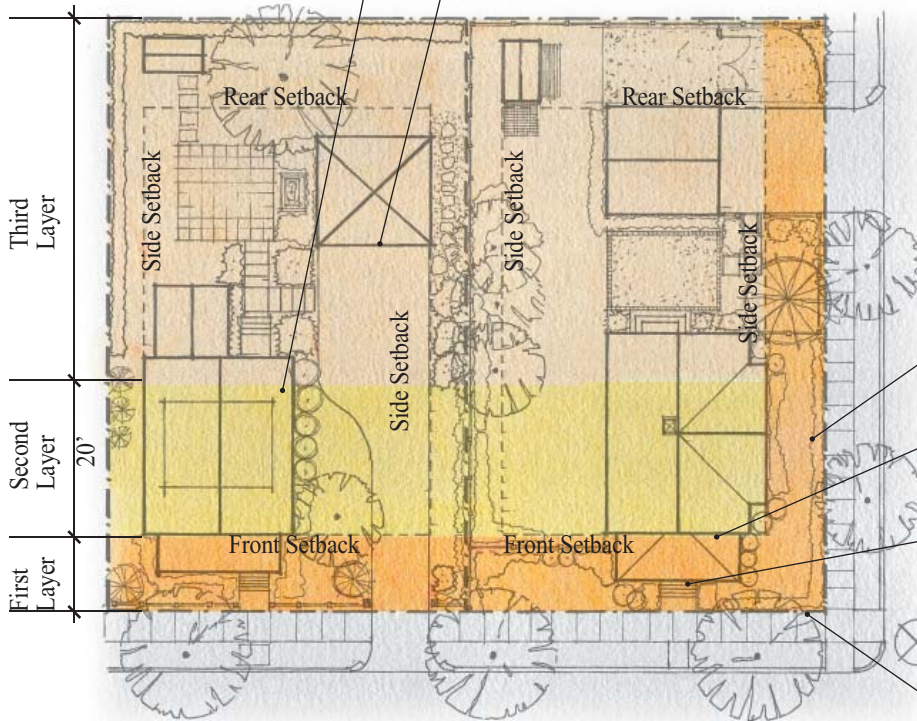
The second layer acts as a 20' buffer to keep parking in the rear of the lot.

Outbuildings and parking belong in the third layer of the site. Garages can often be placed in such a way to help frame a private outdoor space in the back of the house.

RESIDENTIAL LOT

A TRADITIONAL HOME SITE IS LAYERED FROM THE PUBLIC TO PRIVATE.

How a home is placed on a village or neighborhood lot can help or hurt the character of the neighborhood. Use these guidelines to help determine the traditional pattern found in Shannock.



Corner lots should be well defined on both sides with building frontage, fencing and landscaping.

The building should address the street. It should respect existing and/or regulating front setbacks.

The building entry should be located in the first layer such that it is clearly visible from the street. Porches and stoops can help to create a transition zone between the outside and inside worlds.

Landscaping and fencing can help to define the private frontage.

The three layers signify the proper zones for the location of the entry, the building, parking and any outbuildings.

DO

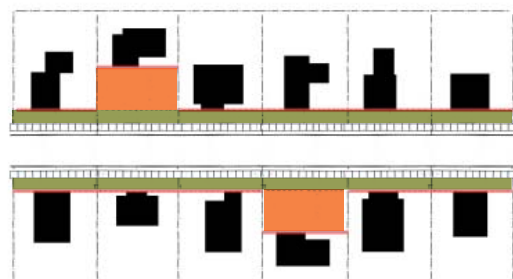


Trees create a separation between the public zone of the sidewalk and the private zone of the front porch.



A successful corner lot creates a strong frontage along both the primary and secondary streets. Landscaping elements soften the hard edges of the building along the front and side.

AVOID



It is important to maintain the rhythm of the street when building on new lots in traditional neighborhoods. Houses that are set too far back and do not align with the other houses on the street disrupt the continuity of the neighborhood.

RESIDENTIAL STRUCTURES

TRADITIONAL BUILDINGS ARE LOCATED TO CREATE A VARIETY OF SPACES.

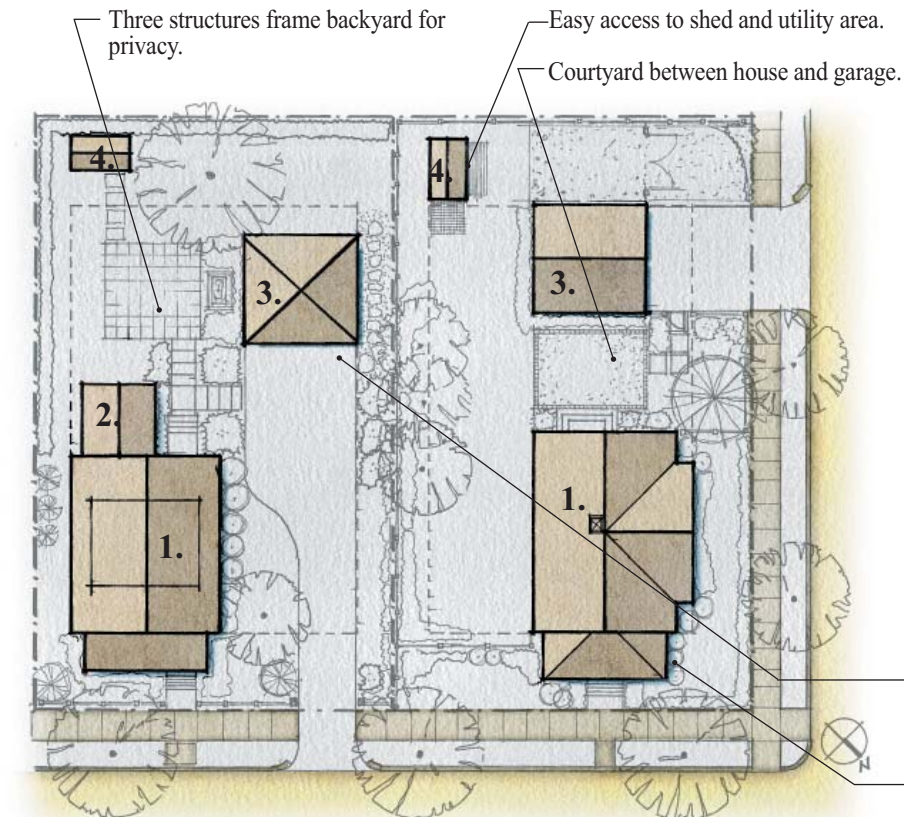
How the buildings are placed on a site can help or hurt the character of the neighborhood. Use these guidelines to reinforce the traditional pattern found in Shannock.

Legend

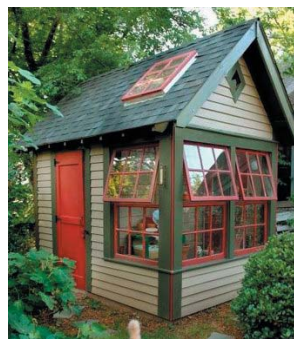
1. Principal Building
2. Back Building
3. Out Building
4. Auxiliary Structure

Garage set back from front facade to prevent it from becoming dominant element along the streetscape.

At corner lots, principal building anchors street corner.



DO



Auxiliary structures, although small, can be elegantly constructed and placed in a yard to complement the landscaping and other structures of the property. The garden shed (above right) was designed to complement the principal building since it was in a visible location from a busy sidewalk.

Key Features

- The location of buildings can create a variety of public, semi-private and private spaces.
- Principal structures define a continuous building edge along each block, while outbuildings and auxiliary structures can help frame private spaces on the interior of each lot.

AVOID



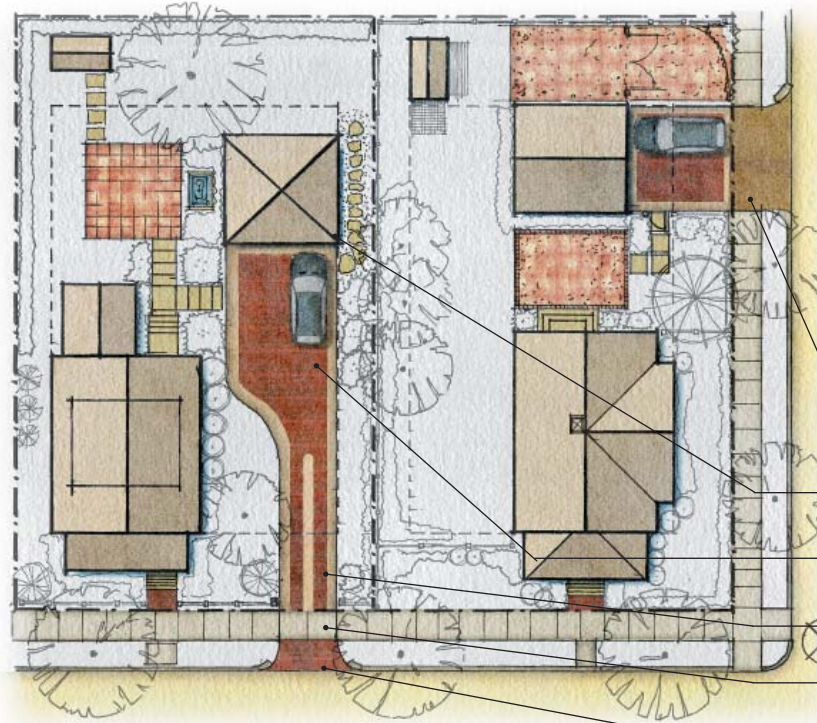
Garage doors in the same plane as the principal structure makes garages and homes become indistinguishable from one another.



Lack of structures on lots can create large voids between dwellings. Without garages and auxiliary buildings, the lot may lack the sense of privacy that well-placed outbuildings can provide.

RESIDENTIAL PARKING

RESIDENTIAL PARKING IS SECONDARY TO THE LIVING SPACES.



Parking on residential lots must be handled with care so that pavement and vehicles do not dominate the neighborhood. Parking areas can be shielded from view and designed as pleasant spaces.

Side driveway to street allows more yard area along southeast side of lot.

Garage set in back of lot, away from the street frontage.

Parking areas can be pleasant outdoor spaces if located and designed well.

Single lane drive to minimize width and number of curb cuts.

Continue sidewalk material across driveway.

Change of material at apron to distinguish from sidewalk.

DO



Parking areas can be designed using materials that are different from the asphalt and concrete paving of the streets. Changes in material will help to create pleasant spaces that can be enjoyed when cars are not occupying them.

Key Features

- Parking should be located to the side or rear of the principal building – a 20' minimum depth beyond the front elevation will shield the vehicle from the public way.
- Landscaping and fencing may shield the view of parking from a public way.

AVOID



In today's building patterns, asphalt and vehicles dominate the areas of the traditional front yard. Instead, the zone between the sidewalk and the front facade should be reserved for landscaping, front porches and a designated pedestrian pathway to the house.

RESIDENTIAL LANDSCAPING

LANDSCAPING CAN IMPROVE BOTH PUBLIC AND PRIVATE SPACES.

Landscaping on a residential lot is integral to the arrangement of the buildings and parking on the site. Landscaping can define private yard space and enhance privacy while providing views and enjoyment.

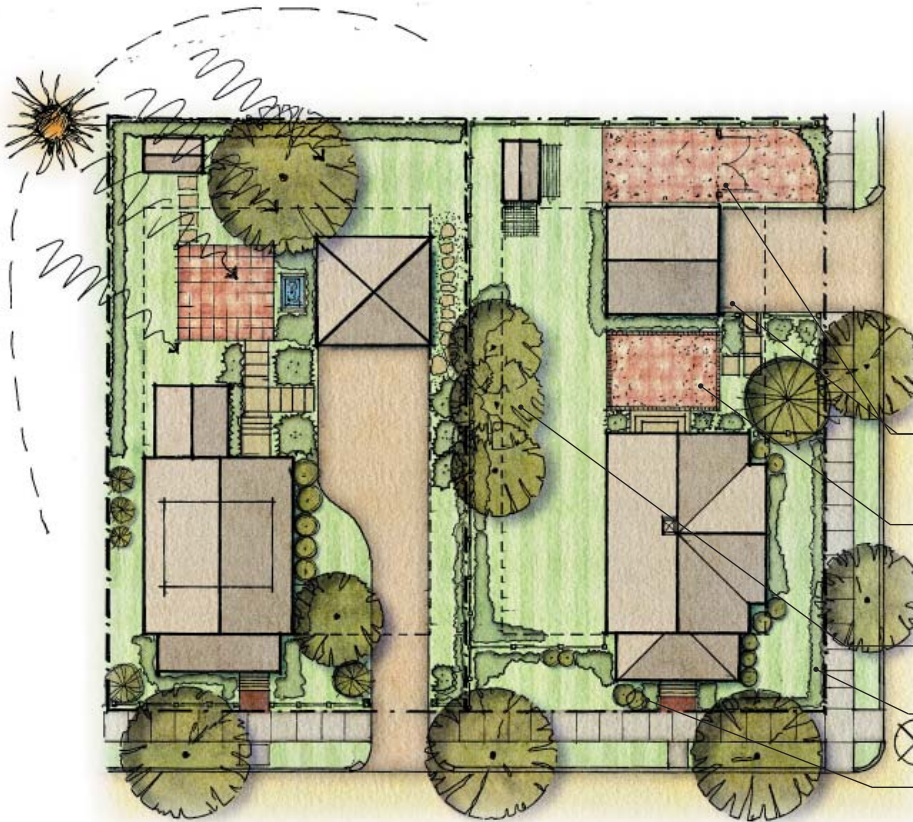
Fences and gates offer more opaque screenings and can help define outdoor areas.

Paving materials can be durable and attractive. They also create permeable surfaces to manage stormwater run-off.

Smaller trees provide visual screening between neighbors.

A hedge defines an edge between the public and private realms.

Low fences define the front yard.



DO



Simple fences, plantings and walls create small or large sanctuaries outside. A brick wall of a garage can be utilized as a backdrop for gardens.

AVOID



The lack of landscaping, both hard and vegetated, creates ill-defined spaces where nothing really takes place.

Key Features

- The character of Shannock is formed in part by the landscape.
- Vegetation, walls, fencing, paving materials and light constructions (i.e., trellises) can define edges, carve out outdoor spaces and enhance privacy.
- While an attractive masonry wall acts as an edge between neighbors, a well placed gate invites visitors inside.
- Outdoor spaces and gardens should take full advantage of solar orientation.



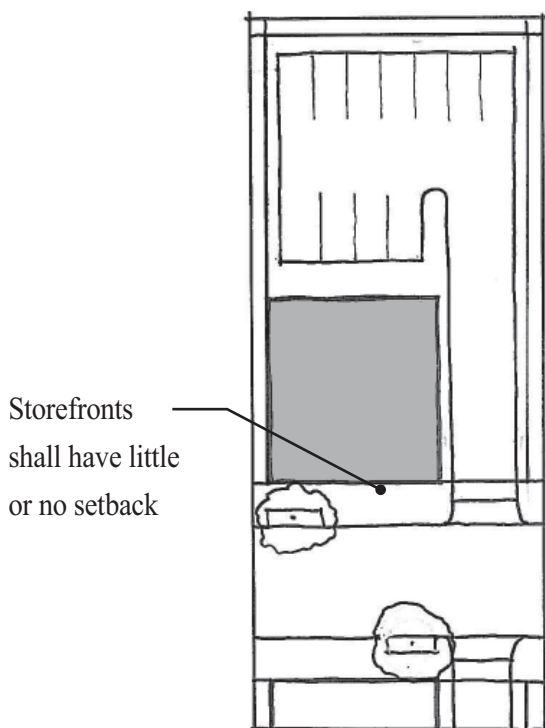
A traditional retail building meets the sidewalk to engage pedestrians in window-shopping.

RETAIL SITE

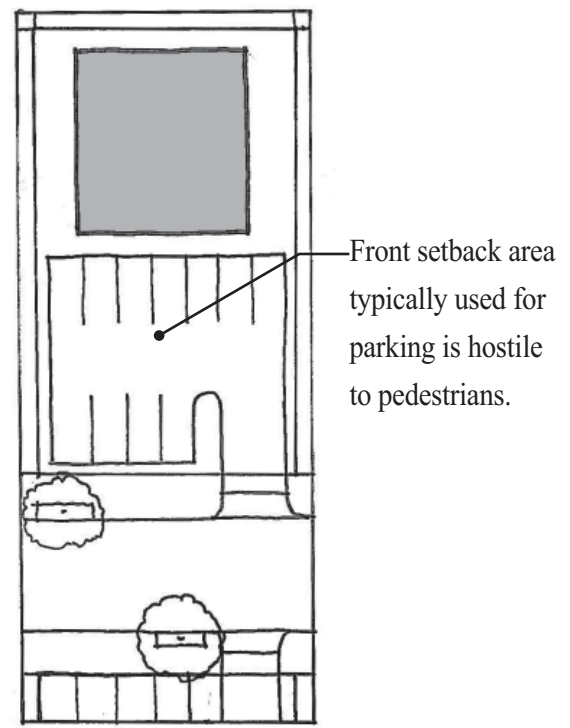
ON A TRADITIONAL
RETAIL STREET STORES
ENGAGE THE SIDEWALK.

Retail buildings should engage the sidewalk and form a street wall that contributes to the character of the village by having little or no setback from the front property line.

DO



AVOID



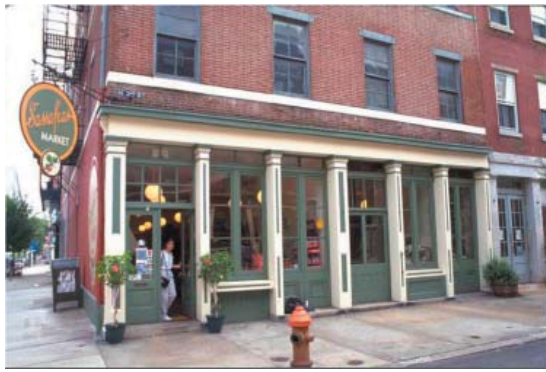
The front of the shops form a street wall that define the street as a public room.



Retail buildings set back from the street discourage shoppers since even adjacent shops or those across the street are separated by expanses of cars and asphalt.

RETAIL ENTRY

A TRADITIONAL SHOP IS ENTERED DIRECTLY FROM THE SIDEWALK.



Traditional storefronts enter directly off the sidewalk.

The entry to ground floor retail shall serve both pedestrians and off-street parking, where it exists on site. A corner entry may be used where it serves both pedestrians and a parking area to the side.

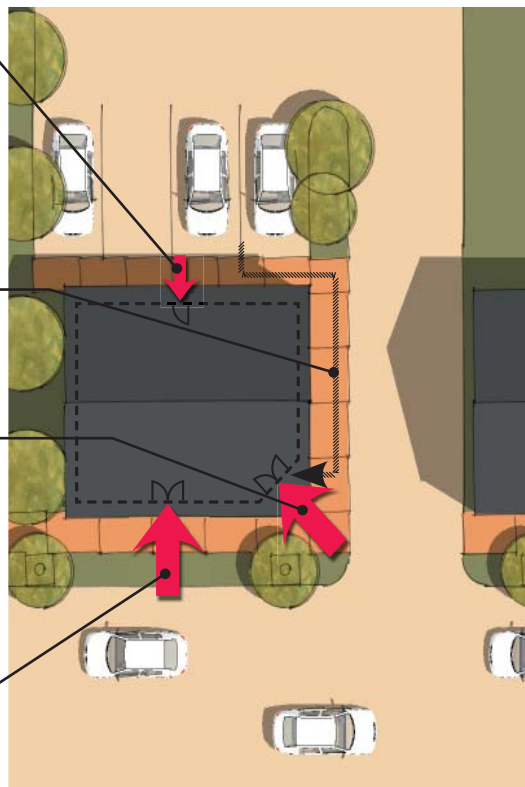
DO

Secondary entrance / exits may be located facing the rear parking area, but retail entrances should never solely be located at the rear

Provide a clear walking path from the rear parking area to the front entrance

A corner entrance can provide both main thoroughfare entry as well as access from rear parking

Retail entrances should always be located fronting the main thoroughfare



Recommended entry location(s) on a retail site.

Key Points

- The entry to retail should be obvious and convenient.
- Retail entries should be located directly off the sidewalk. Galleries and indoor malls are discouraged.
- See “Mixed-Use and Retail” section for more on retail entries and doors.



An inset entry allows more display area and a protected place to view merchandise.



A corner entry serves customers arriving from two different directions.

AVOID



Avoid locating the primary entry at the rear of a building, regardless of its proximity to a rear parking area.



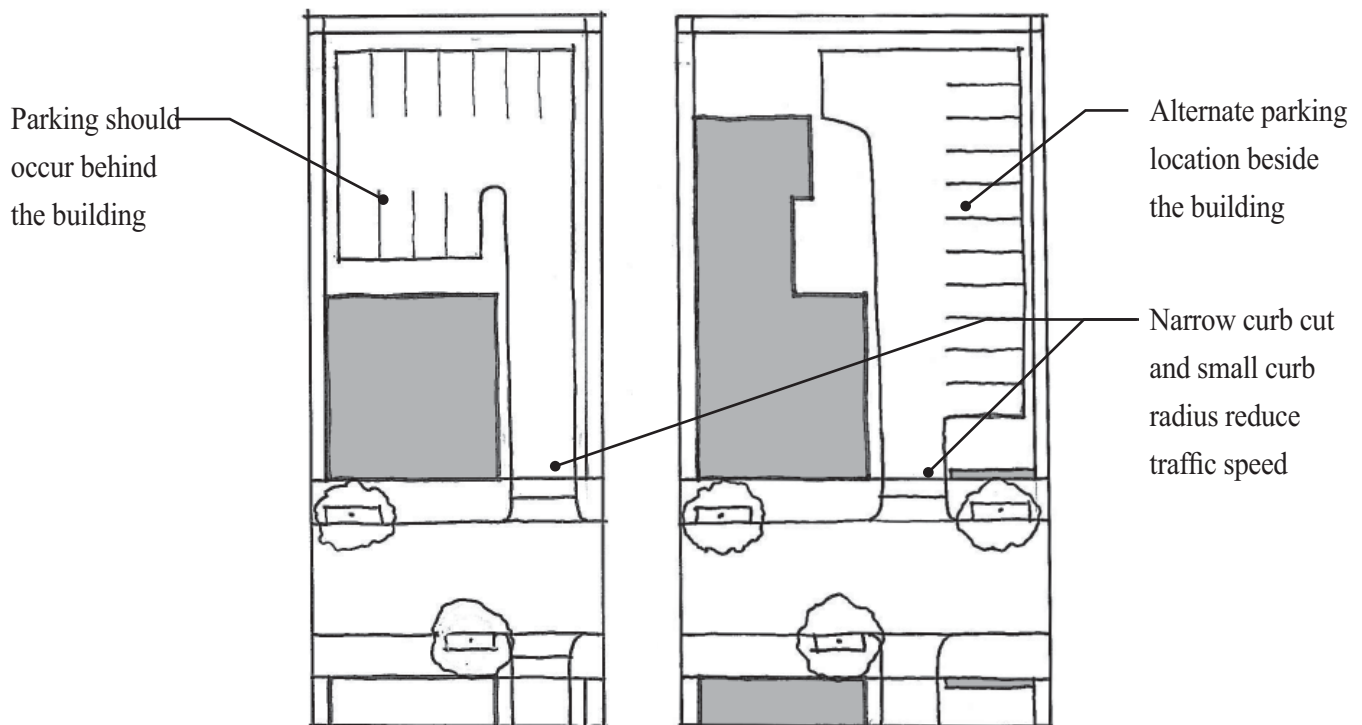
The most successful retail streets offer a continuous line of shops with no drives or parking.

RETAIL PARKING

OFF-STREET PARKING
HARMS TRADITIONAL
RETAIL STREETS.

Gaps between storefronts for parking or driveways disrupt the experience of retail streets. Off-Street parking shall be hidden to the greatest extent possible by buildings, fences, walls or landscaping.

DO



Off-street parking is least disruptive behind or beside the building.

AVOID



Avoid parking lots in front of the building.



Wide entry and exit lanes, yield conditions and large curb radii allow traffic to enter or exit parking lots at dangerous speeds.

RETAIL PARKING

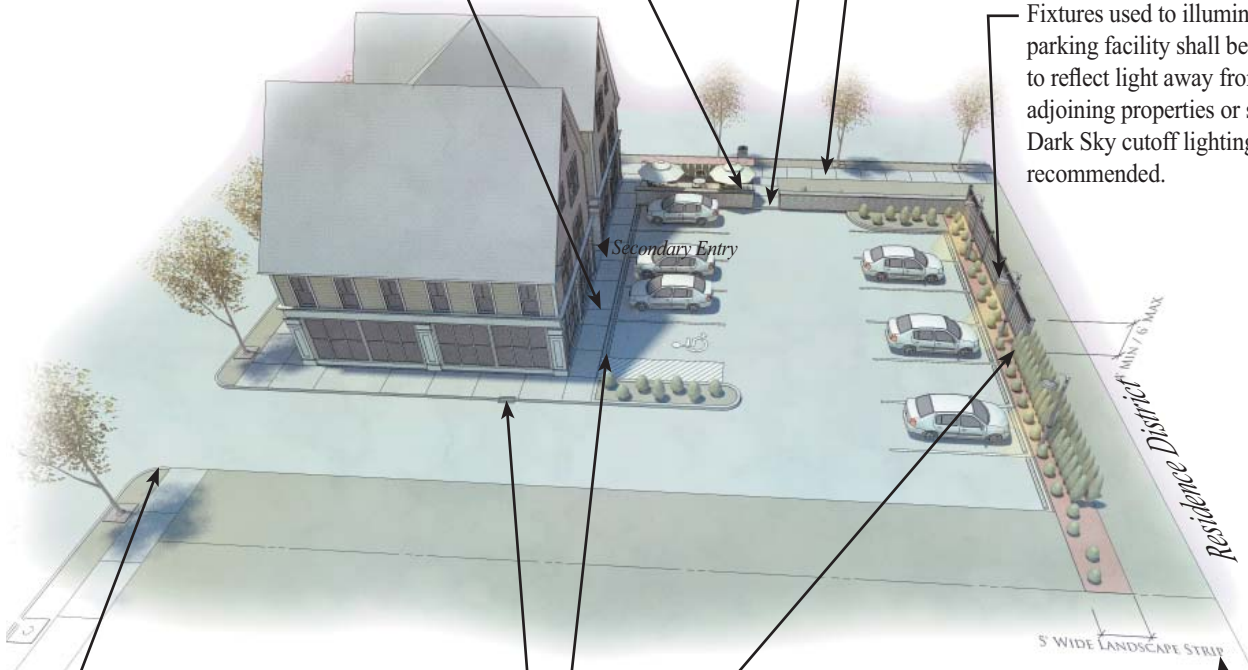
Separate parking areas from outdoor seating and sidewalk areas by the use of stone walls and vegetation at a minimum of three feet in height.

The layout and design of all means of vehicular and pedestrian circulation, including interior drives, parking areas and walkways, shall provide for safe interior circulation and separation of pedestrian, vehicular and service traffic.

Where the portion of the property used for such parking abuts a street, such portion, excepting approved curb cuts, shall be separated from the street line by a curb at least six inches high.

Provisions for pedestrian movement, in the form of sidewalks or walkways, shall be made for all developments within a commercial area, to allow for safe access between parking areas and retail establishments

Fixtures used to illuminate any parking facility shall be oriented to reflect light away from adjoining properties or streets. Dark Sky cutoff lighting fixtures recommended.



The number of site entrances should be the minimum necessary for effective traffic control, and sharing of access driveways and parking areas by adjoining properties should be considered where possible.

Such area shall have a dust-free hard surface, be provided with bumper barriers where needed and include facilities for managing stormwater runoff.

Use opaque fencing or a double-row of compact evergreens to screen the parking area from an adjoining residential district.

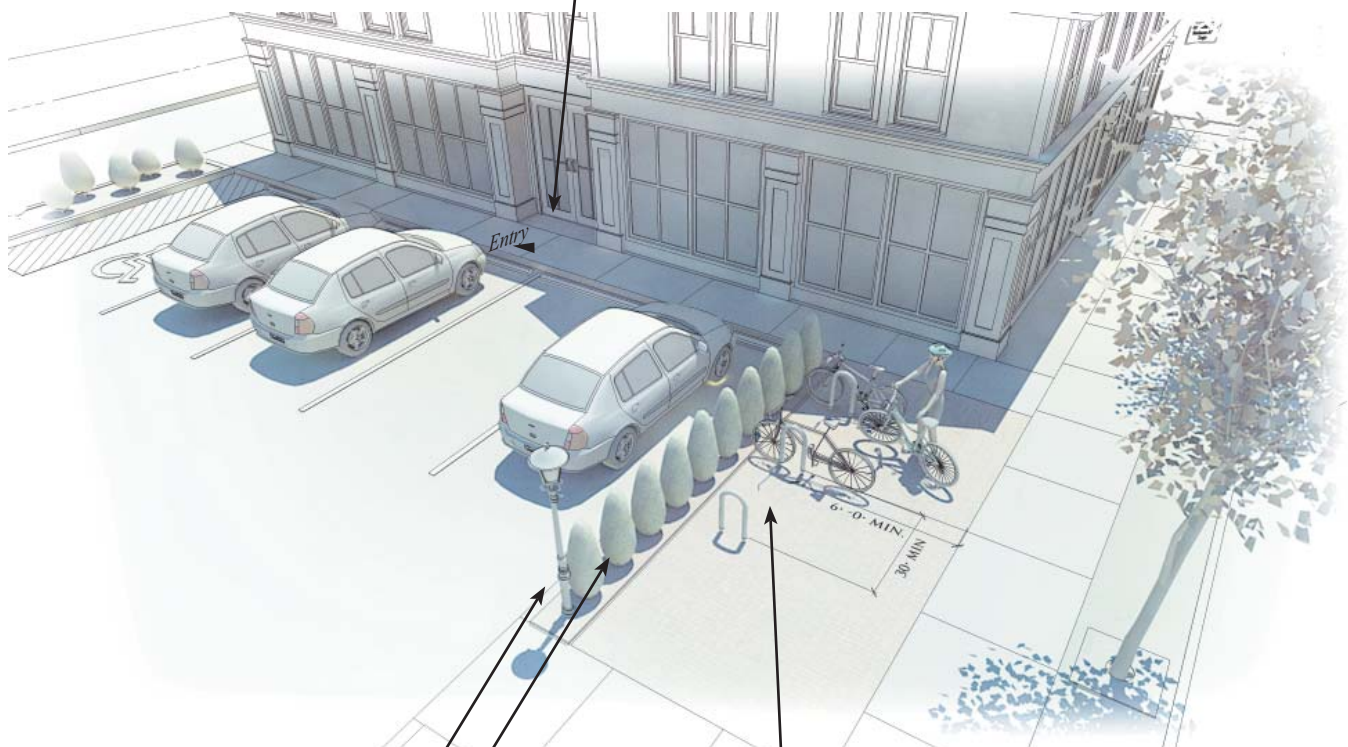
Where such a parking area lies within or adjoins a residential district, there shall be provided a five-foot-wide landscaped strip containing an opaque fence not less than four feet in height nor more than six feet in height, or a double-row compact evergreen screen not less than four feet in height, which shall be maintained in a neat and attractive manner between the parking facility and the adjoining residential district.

BICYCLE PARKING

SAFE AND CONVENIENT
PARKING CAN
ENCOURAGE BICYCLE USE.

Alternative modes of transportation should be encouraged in the village to alleviate traffic congestion and promote health and community. Bike racks can help encourage this.

The bike parking area should be convenient to building entrances and street access, but away from normal pedestrian and auto traffic.



Bicycle parking areas should be well lit for safety and security.

Separate bicycle parking from auto parking and roadways.

Bicycle parking facilities should be provided for all new retail developments, at a ratio of 1 bike space per 10 required parking spaces. A highly visible location discourages theft and vandalism. Also, locate bike racks as to not block the pedestrian path.

USE

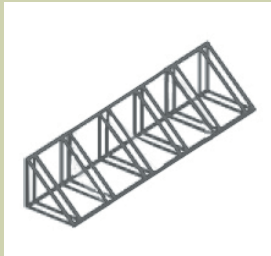


Inverted 'U'

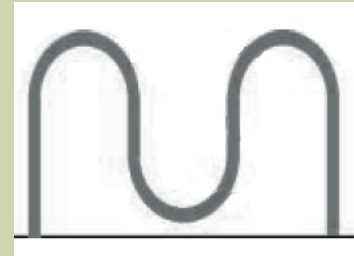
AVOID



Comb



Toast



Wave



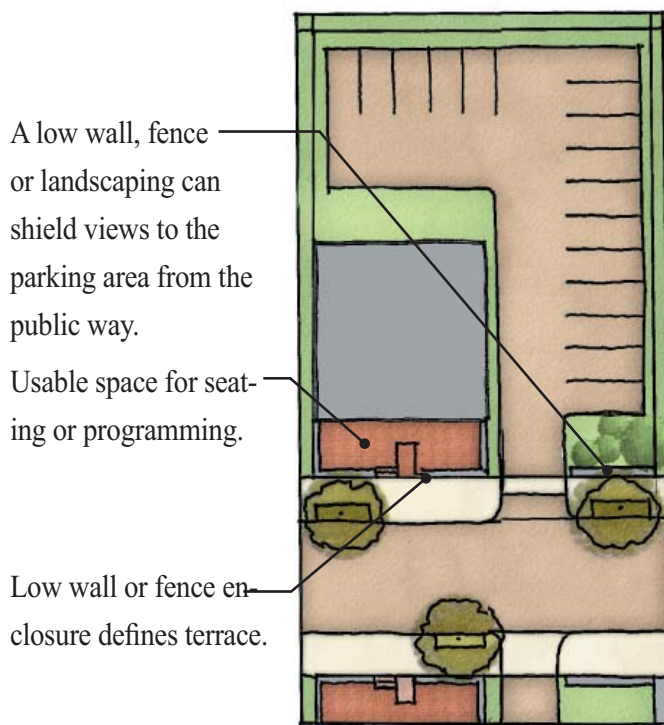
Landscaping can make spaces more usable.

RETAIL LANDSCAPING

LANDSCAPING AT RETAIL BUILDINGS CONTRIBUTES TO THE PUBLIC REALM.

Retail landscaping can be used to create usable spaces on the exterior of the building, such as plazas and terraces. On retail streets, landscaping can also continue a street edge interrupted by parking.

DO



The space within a retail setback must be designed and programmed to maintain the connection between the street and store.

Key Points

- A low wall or fence can define the area in front of a retail building so that it may be used for dining or other programming.
- If parking is located to the side of a retail building, a low wall or fence can shield the parking area from view from the public way.
- Hardscaping is essential to making outdoor space usable.
- Planting on retail streets should be limited to tree wells, planter boxes and pots. Planting beds may be used to soften parking areas at the side and rear of retail buildings.

AVOID



Undefined or unprogrammed spaces in front of set-back retail buildings become unusable zones or parking lots.

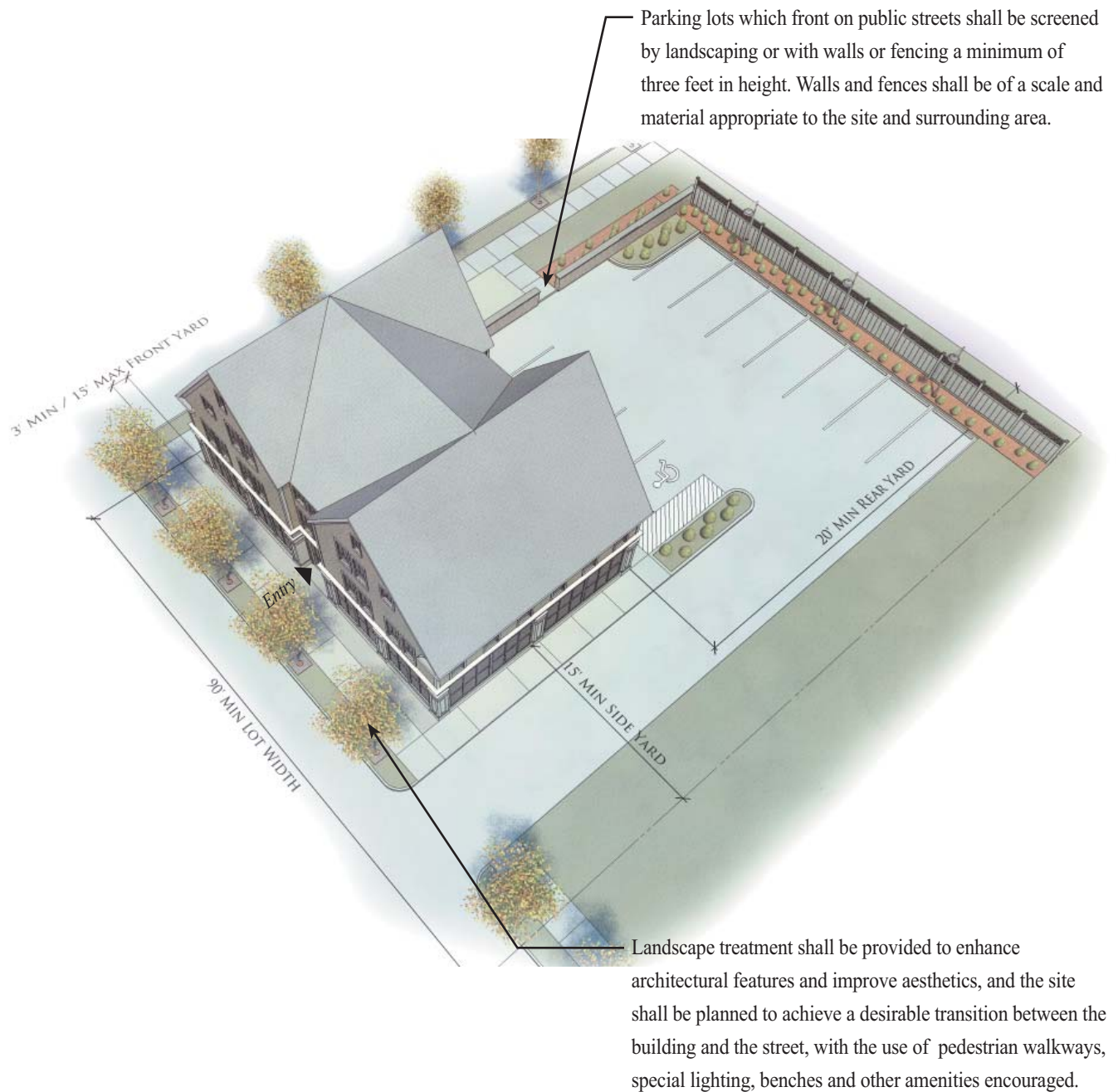


Residential foundation plantings force pedestrians away rather than inviting them to view wares.



Large expanses of parking exposed to the public way creates dead-zones that are unpleasant for pedestrians.

RETAIL LANDSCAPING



OUTDOOR SEATING

LANDSCAPED TERRACE AREAS CAN PROVIDE FOR OUTDOOR USES.

The outdoor seating area shall be screened from parking, sidewalks and/or street by a landscaping strip, plants or fencing at least four feet in height and not more than six feet in height. All such screening materials must be secured so as not to create a hazard.

Outdoor seating areas shall be distinguished from parking areas by solid, uninterrupted concrete or granite curbs and landscaping which physically separates the outdoor seating area from parking.



Outdoor seating or display shall not block handicapped or pedestrian access.

There shall be at least one readily visible litter barrel for every 12 seats.



Fences are an important part of the village setting.

FENCES AND GARDEN WALLS

YARDS ARE DEFINED AND MADE PRIVATE BY THE USE OF FENCES AND WALLS.

Low stone walls and fences can mark the boundaries of a property to identify the edge of public and private space. Taller fences and hedge rows can further create privacy and security in rear yards.

DO



Fences shall be constructed of paintable materials, such as wood, fiberglass or wrought iron.



Stone walls may define the boundaries of rural farms or formal front yards.



An inset gate invites entry.

Key Features

- Fences provide a necessary separation between the public realm and private property.
- Construct fences of paintable materials such as wood, fiberglass or wrought iron. Walls may be brick or stone masonry.
- Privacy fences over four feet are appropriate in the second and third layers only. See “Residential Lot” p.18.
- The design of fences should be appropriate in scale and architectural style to the building, site and surrounding properties.

AVOID



PVC, plastic and other synthetic fences have been shown to lower property values in historic neighborhoods.



Chain-link fencing should be confined to the least visible locations.



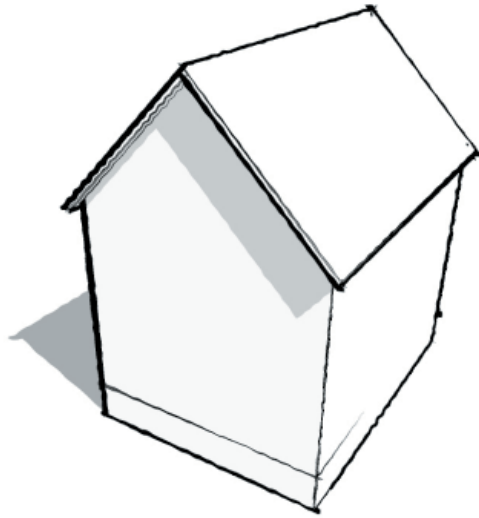
Front yard fences over four feet tall are typically not found in a village setting.

BUILDING FORM

PRIMARY MASSING	P. 32
SECONDARY MASSING	P. 33
ROOF FORMS	P. 34
BALANCE	P. 35
ARRANGEMENT	P. 36
GARAGES AND OUTBUILDINGS	P. 37

PRIMARY MASSING

TRADITIONAL BUILDINGS
ARE COMPOSED OF
SIMPLE VOLUMES.



Simple rectangular volumes are functional and economical.

Simple massing was traditionally necessitated by the limited time, skill and resources available. Simple forms translated into buildings that were economical for homeowners to build and easy to maintain. Complexity and interest occurred with the grouping of structures at the scale of the street or neighborhood rather than within a single building.

DO



Simple duplex buildings are grouped to create an interesting enclave.



Clear and simple building forms reflect historic preference for simplicity.

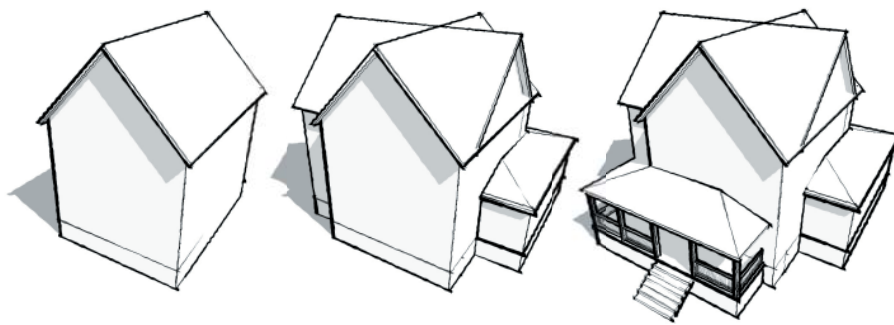
Key Points

- Traditional residential buildings take advantage of the efficiency and economy of simple building forms.
- Simple building forms most efficiently utilize space, shed water and allow for ample sunlight into the interior.
- Good proportion and proper detailing can make even a basic form elegant.
- See “Building Types” Appendix for common forms that can be used to continue the tradition of the historic village.

AVOID



Contemporary residential structures often lose the grace of simple massing - each building attempts to stand out by recreating an entire skyline rather than contributing to the fabric of the street or neighborhood. The additional corners, gables and valleys are expensive to construct and create additional maintenance for the homeowner.



The transformation of a simple primary volume with a succession of secondary elements.

SECONDARY MASSING

ADDITIONAL FORMS CAN ADD INTEREST AND SPACE TO A SIMPLE BUILDING.

Traditional buildings change over time to accommodate the needs of new generations. Additions may provide for an expanding family, but always defer to the mass of the original home.

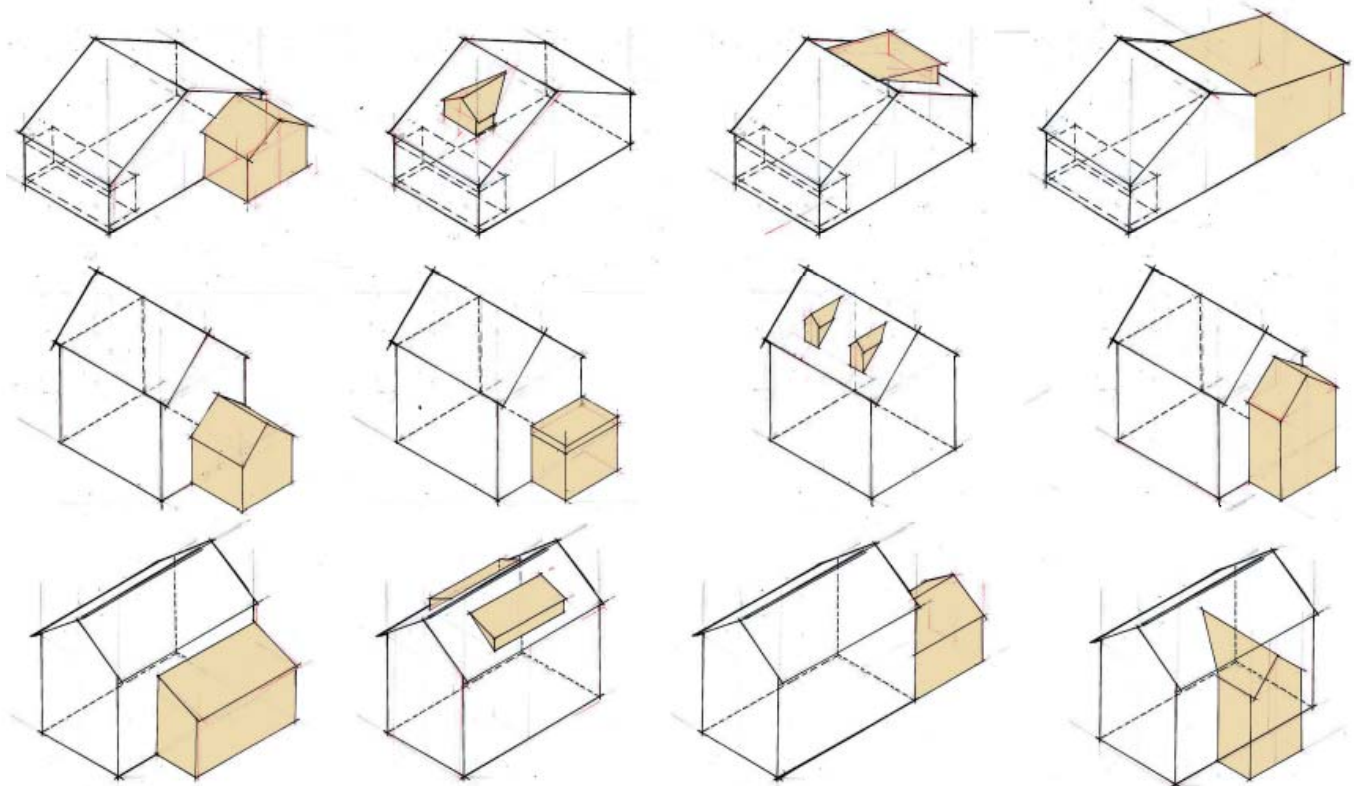
DO



Historic homes in the village have a variety of additions, including new porches, wings and dormers. The new spaces provide room for growth of the changing inhabitants or trends in residential amenities.

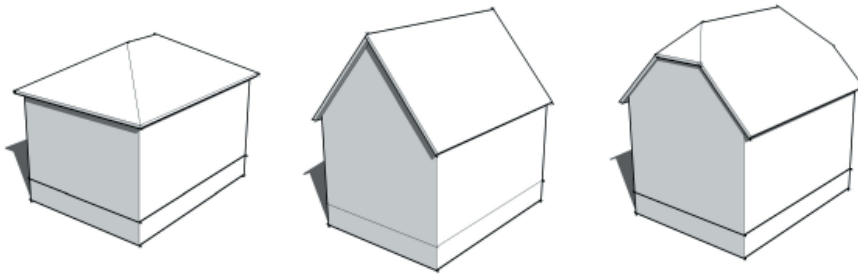
Key Points

- Smaller homes may be one single clear form - larger homes may incorporate a second or a third volume.
- The scale and treatment of secondary massing features should remain secondary to the main form.



Various ways to expand and transform an existing home. Additions are most successful when they defer in scale and proportion to the primary form of the original building. Secondary masses may also be used to compose a new building to create a modern structure with the character of a traditional home that has been around for generations.

ROOF FORMS



Traditional roof forms are simple and efficient.

SIMPLE PITCHED ROOFS ARE MOST EFFICIENT AT SHEDDING WATER.

Roofs in the village are typically simple pitched roofs designed to efficiently protect the building and shed water. The economy of the simple forms made roofs easy to construct and maintain.

DO



One simple gable roof is all that is necessary to shed water from this large duplex.

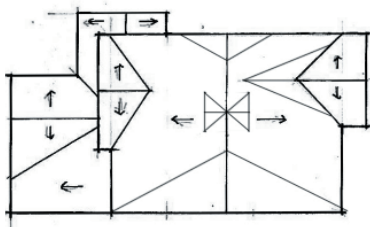


A single dominant roof form is clear, with secondary roofs covering the front porch and dormers.

Key Points

- While traditional roof forms can span a great range of pitches and shapes, it is typical for a single dominant roof form to cover the primary volume of the home.
- It is most economical to roof simple building masses with simple roofs.
- Roofs can help express the hierarchy of building volumes. Generally, a single dominant roof form is clearly legible, with the roofs of secondary volumes deferring in scale to the main body of the building.
- Depending upon the prevailing style, pitches may vary from 4:12 to 12:12. It is generally inappropriate for a single structure to incorporate a wide range of roof forms and pitches in a traditional village setting.

AVOID



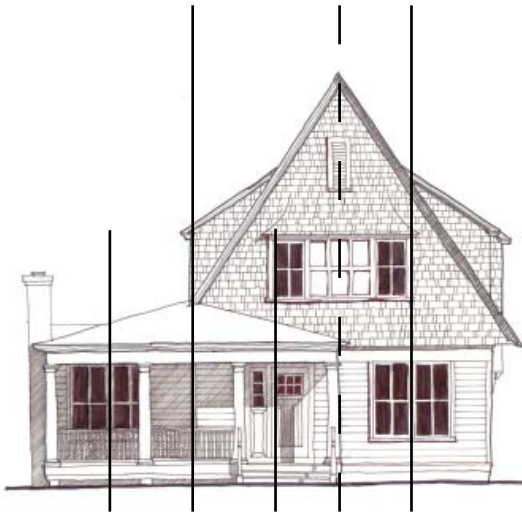
Avoid multiple changes in slope that are expensive to build and create a visually frenetic composition.



This building has been overly complicated by too many roof forms. The additional ridges, valleys and eaves are a maintenance liability.

BALANCE

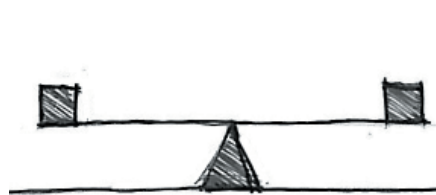
TRADITIONAL BUILDINGS
FEATURE A BALANCED
COMPOSITION.



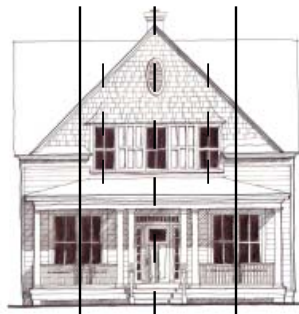
A composition is balanced when all its parts are designed with respect to one another and to the whole.

Composition of the front façade in traditional architecture was carefully arranged. Balance may be achieved by bilateral symmetry, where one side is the mirror image of the other, or by an asymmetrical composition, where larger elements are countered with smaller ones. The center of balance was typically at the front entry, which was the focal point of the home.

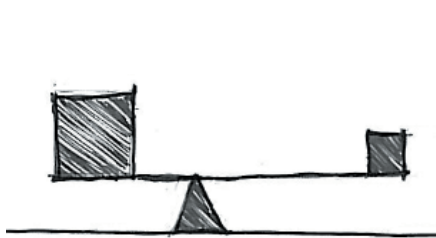
DO



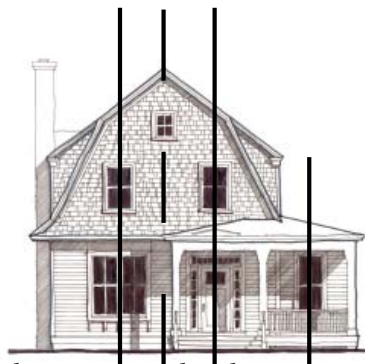
Bilateral Symmetry.



An elevation can have a bilateral symmetry about a central axis with windows and doors ordered to reinforce the symmetry of the primary volume.



Asymmetrical Balance.

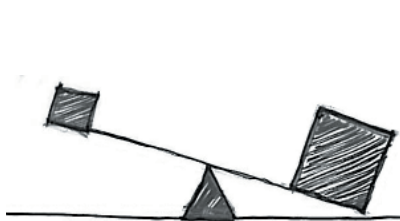


An elevation may also have an asymmetrical composition, but the openings, massing elements and roof forms maintain a proper sense of balance.

Key Points

- Balance may be achieved through bilateral symmetry or asymmetrical arrangements.
- The center of balance on the front facade frequently coincides with the front entry to emphasize the door as a welcoming element.
- Accent windows, bays and porches can be used to great effect to balance asymmetrical massing.
- Elements framing the front door are often symmetrical even in asymmetrical compositions.

AVOID



Unbalanced.



Avoid design that does not show care in balancing the massing and openings.



Openings are arranged in rhythmic patterns in traditional buildings.

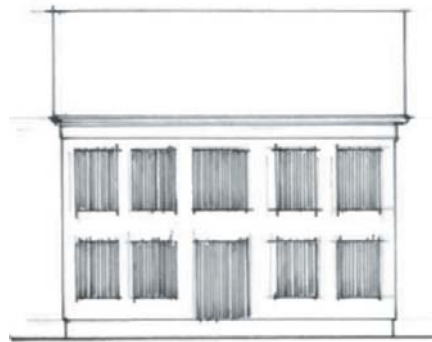
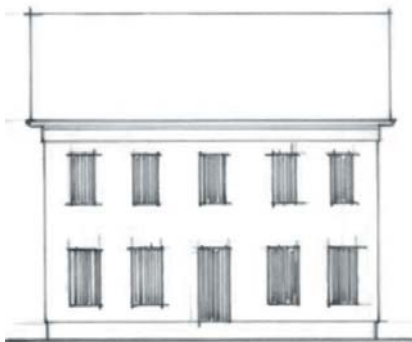
DO

AVOID



AVOID

Windows usually stack to maintain the structural integrity of the load-bearing walls, which transfer structural loads down between the openings.



AVOID

Attention should be paid to the percentage of solid to void. Enough wall should remain to suggest strength and enclosure.



AVOID

Use vertical proportions generally. Avoid horizontal windows unless they are composed of groups of square or vertical windows.

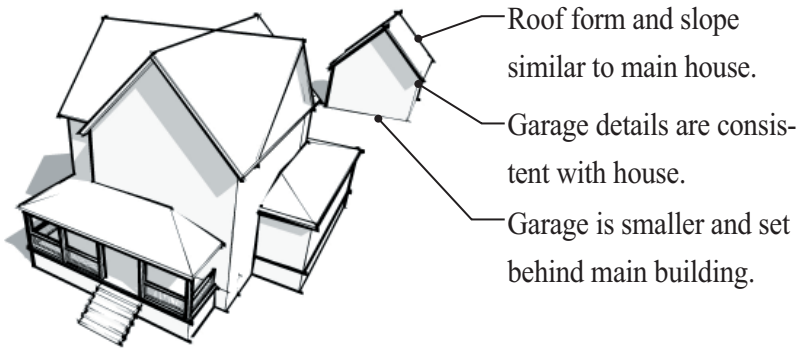
ARRANGEMENT

THE COMPOSITION AND
SCALE OF OPENINGS
CREATE BALANCE.

Scale and arrangement of openings in a traditional building occur for practical reasons. Open areas were limited to maintain wall structure between and repetition allowed for economy.

Key Points

- Windows and doors are generally organized in an ordered fashion dividing the primary façade into thirds, fourths or fifths.
- Windows are typically ordered to reinforce the symmetry of primary volumes and are organized to harmonize with the pattern of porch columns.
- The windows on upper and lower floors are typically ordered vertically on the main façade.
- Door locations typically respond to the overall order of the elevation and are generally arranged relative to a window or windows above.



The design of an outbuilding should respect that of the main house.

GARAGES AND OUTBUILDINGS

GARAGES REPLACE TRADITIONAL BARNES AND CARRIAGE HOUSES.

Traditional outbuildings served utilitarian functions that were desirable to keep away from the main house. The buildings were often detached and located ancillary to the main building.

DO



Outbuildings can be used to frame private space at the rear of a lot.



A garage in the rear of a village lot is accessed by a narrow driveway beside the home.



This detached garage in the village helps create a private rear yard space.

Key Points

- Garages should be placed in the rear of the lot, either alley-loaded or accessed by a narrow driveway from the street.
- Garages may be attached to the main house via a connecting wing or breezeway.
- Locate garage doors on an outbuilding, secondary mass or where they do not compete with the front pedestrian entry.
- Outbuildings and detached garages can often form one edge of a private interior courtyard.
- The siting, massing and detail of the outbuilding should defer to the main house, if possible.
- The relationship of an outbuilding to the main building may be designed to be beneficial for blocking winds or views or for allowing sunlight.

AVOID



Garage doors often to dominate the front facade, where the primary focus in traditional architecture is a front entry for people, not for cars.



Outbuildings may take the form of historic barns or carriage houses.

GARAGES AND OUTBUILDINGS

GARAGES REPLACE
TRADITIONAL BARNs AND
CARRIAGE HOUSES.

Scale and design of an outbuilding is a function of its use and its cost. Outbuildings are typically smaller and simpler than the main building they support.

DO



Barns and outbuildings in the village often take on more rustic appearance, which reflects an economical method to constructing a large detached building.



Garages may take design features from the main house to form a balanced composition, with the outbuilding remaining secondary to the main building.



The garage is subordinate to the main house by having a lower roof spring line than that of the main house. However, the two structures share similar materials and proportions, creating an aesthetic harmony among all parts.

Key Points

- Outbuildings and detached garages often serve as focal pieces in their own right.
- Detailing on outbuildings is intentionally simpler and more economical than on the main structure.
- Outbuildings and detached garages may take design cues from the main house, including style, proportions and materials. It is also common for outbuildings, such as barns, to diverge from the architectural language of the house.
- All ancillary structures should be designed in a way that does not compete in scale or volume with the primary building mass.

MIXED USE & RETAIL

BUILDING SCALE	P. 40
SCALES OF USE	P. 41
STOREFRONTS	P. 42
RETAIL WINDOWS	P. 43
ENTRIES	P. 44
RETAIL DOORS	P. 45
STOREFRONT AWNINGS	P. 46
RETAIL SIGNAGE	P. 47
STOREFRONT LIGHTING	P. 51



A large building can be designed to fit with the scale of historic Shannock Village.

BUILDING SCALE

MAINTAIN THE VILLAGE SCALE BY NOT EXCEEDING 2 1/2 STORIES.

Traditional buildings in Shannock are appropriate to the scale of a historic village. New structures should use design to maintain the scale existing in the village.



Shed dormer provides opportunity for additional windows and increased head height on the top floor.

Top floor units contained in roof mass

Keeping eave below third floor level reduces the scale of the building

Spaces created between the various buildings provide opportunities for pedestrian plazas, courtyards and other outdoor gathering areas.

Key Points

- Buildings should not exceed 2 1/2" stories
- Smaller buildings with useful spaces between are preferred over long continuous street facades



A complex of smaller scale buildings is preferable to a single large structure because the varied massing provides visual interest and human scale.

DO



Encouraged

Mixed use buildings should share the same architectural character and scale as the surrounding neighborhood.

AVOID



Discouraged

Structures that are taller than 2-1/2 stories should be avoided.



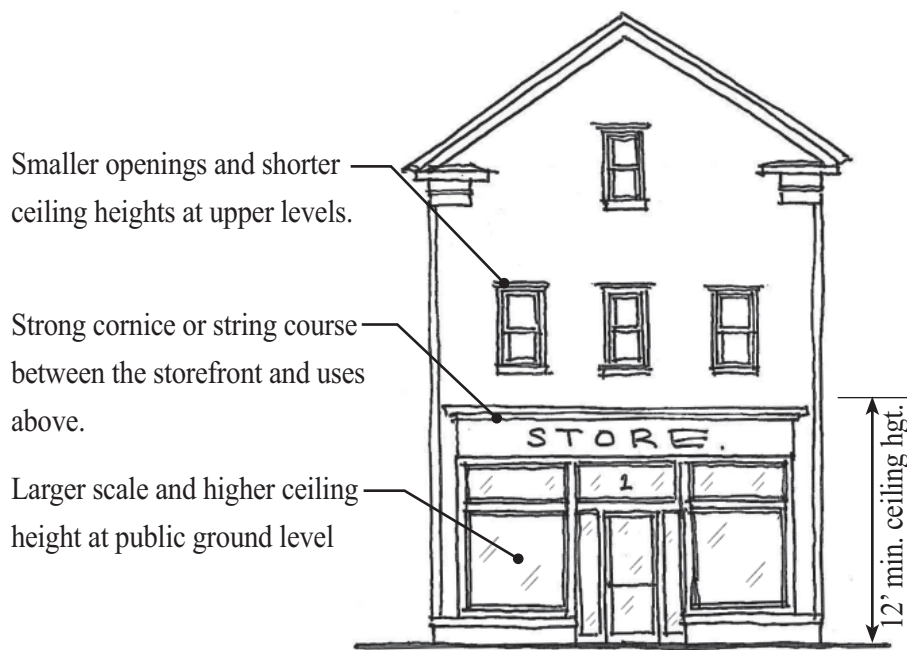
A change in scale distinguishes the change between uses.

SCALES OF USE

MIXED-USE BUILDINGS
CHANGE SCALE AND
CHARACTER WITH USES.

Mixed-use buildings are traditionally designed with the scale and features appropriate to each use. The transition between the lower and upper floors is important to the design of the building as a whole.

DO



The different scales of multiple uses can lend itself to a balanced composition.

Key Points:

- Ground level retail should have a minimum ceiling height of 12', 16' preferred. The taller space and larger scale of the storefront is appropriate to the retail use.
- Shorter ceiling heights and smaller scale openings are appropriate on upper stories used for office or residential.
- A strong cornice or string course separates the scale of the storefront and residential openings above.

AVOID



Poorly proportioned buildings result when either of the mixed-use functions are not of the appropriate scale.

STOREFRONTS

GROUND-LEVEL RETAIL
DRAWS SHOPPERS AND
ENLIVENES THE SIDEWALK.

Large displays on a storefront can entice passers-by and invite them into a store. Visibility is important to make potential customers aware of a store's offering and create a sense of welcome.

Glazing area is
approximately
70% of ground
floor elevation



DO

Sign Band

Optional transoms

Clear glazing area
is approx. 70% of
ground floor elevation

Optional signage on
glass - to be legible
from across the street



Sign lights with full
cut-off to minimize
light pollution

Clear-glazed door
fronting on the
sidewalk

Durable material,
such as stone, to
meet the ground



Transparency of a storefront invites customers by letting them know what is offered and if the shop is welcoming business.



Key Points

- Storefronts should contain approximately 70% clear glazed area for the display of goods and services.
- Displays should allow a view through to the sales floor for customers to easily see whether the shop is open.

AVOID



Opaque façades do not invite commercial activity.



The blank walls and windows are uninteresting and shoppers may pass on by.



Traditional storefronts are architectural compositions designed to frame services and merchandise.

RETAIL WINDOWS

STOREFRONTS ARE COMPOSED WITH VERTICAL PROPORTIONS.

Retail storefronts were traditionally composed of small panes combined with muntins and mulls into larger windows. The panes were oriented vertically for strength and to reduce structural spans.

DO



Vertical window proportions allow a traditional structural system with short spans and vertical piers to carry imposed loads to the ground.



Key Points

- Each window pane and opening should have a square or vertical proportion
- Square or vertical window elements may be further subdivided into vertical panes.
- Storefront windows should follow the design guidelines for windows and muntins. See "Windows" p. 67.



Horizontal window bands rely on hidden structural beams to span the long openings. These arrangements lack visual support for the stories above.



Separate retail and residential entries express their individual purposes.

ENTRIES

SEPARATE ENTRIES
EXPRESS THE RETAIL AND
RESIDENTIAL USES.

Public entries for commercial and retail uses are defined by a large scale and glazing. Private entries for residential uses are smaller in scale, according to their use.

DO

Awnings and canopies are encouraged. See “Storefront Awnings” p.46.

Large scale and maximum glazing defines the public entry

The residential entry should be that of a smaller scale, befitting its role as a private entrance



A large storefront entrance welcomes the public while a smaller residential entry is private for residents and their guests.

Key Points

- Entries to retail and commercial uses should be prominent and large in scale to be clearly identifiable to the public. See “Retail Doors” p. 45.
- Awnings and canopies over storefront entries are encouraged.
- Residential entries should be separate from public entries. The location may be less prominent and the scale smaller than for retail entries.
- Residential entries should have their own address separate from the retail.

AVOID



Public entries that are poorly defined or difficult to locate.



*Residential entries that are not expressed with dignity.
Residential entries that lack an individual address.*



Storefront doors allows views into and out of the shop to invite passers-by into an establishment.

RETAIL DOORS

CLEAR-GLAZED DOORS
ALLOW VIEWS AND
INVITE CUSTOMERS.

Retail doors are traditionally clear-glazed so that the door is not a visual barrier to the store. The transparency allows views into the store, which is inviting and welcoming for shoppers.

DO



Retail doors should have clear glass and enter directly from the street.



Clear glazed doors allow views and invite shoppers to feel welcome and safe.



Key Points

- Retail doors should enter at street level directly off the sidewalk. Where parking is on the side of a store, a corner entry may serve both pedestrian and vehicular traffic.

AVOID



Solid doors obstruct views - customers may be reluctant to enter.



Screen doors appear residential - to enter would be an intrusion.



Canvas awnings can increase comfort by shielding unwanted sun or rain.

STOREFRONT AWNINGS

AWNINGS PROTECT WINDOW SHOPPERS FROM SUN AND RAIN.

Storefront awnings provide some control of weather influences at the entrance to a store. Offering shelter from the rain or sun can attract pedestrians to window shop or eliminate unwanted glare.

DO



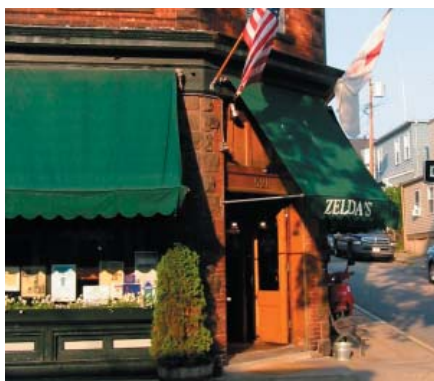
Key Points

- Canvas awnings on retractable metal frames provide the greatest control over sunlight and rain.
- Store signage should be located on the fringe of the awning.
- Sloped awnings are preferred over rounded styles.

Retractable metal frame

Canvas awning

Signage on fringe



Retractable canvas awnings can be retracted or spread depending on the weather.



AVOID



Barrel-shaped or rounded awnings.



Metal or other non-traditional materials.



Beautiful signage is critical for the success of a business and a streetscape.

RETAIL SIGNAGE

SIGNAGE IS A SIGNATURE AND INVITATION FROM THE SHOP.

Retail signage is an important component to the storefront composition and the streetscape. Appropriate signage provides advertising for a business and information to potential customers.

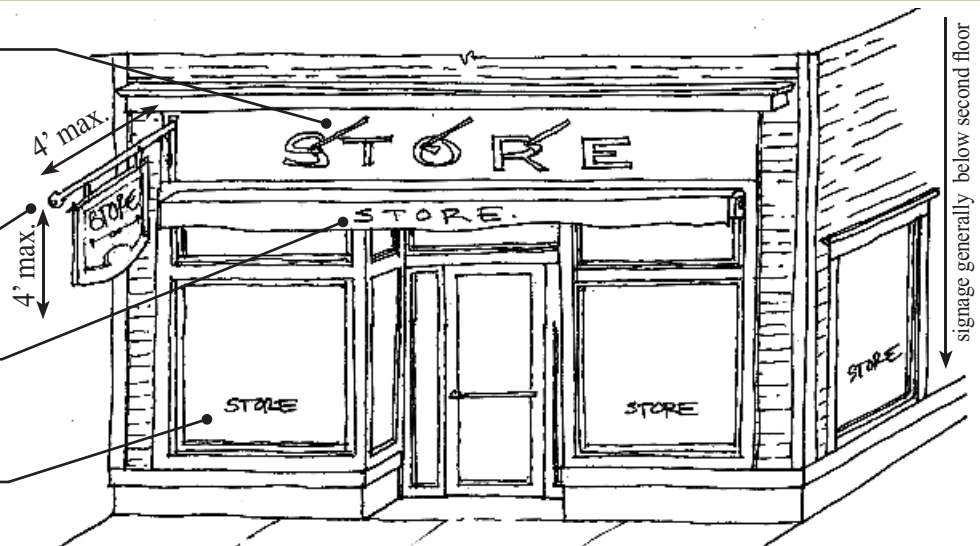
DO

Sign band with attached, painted or engraved lettering

Blade signs with attached, painted or engraved lettering

Lettering printed on awning fringe

Window lettering painted or applied vinyl



Pedestrian-scaled signs of quality materials can provide the required marketing and contribute to the village character.



Key Points

- Retail signage may include a sign band, blade sign, awning lettering and window lettering.
- Signage should be scaled and oriented to the pedestrian. Generally, all signage should occur below the second floor.
- Sign materials should reflect the character of the village. Wood and metal signs are encouraged. Avoid using plastic, vinyl and other synthetic materials that are not traditional in character.

AVOID



Large marquis, oversized signs and signs above the first story are distracting and oriented to fast-moving traffic.



RETAIL SIGNAGE

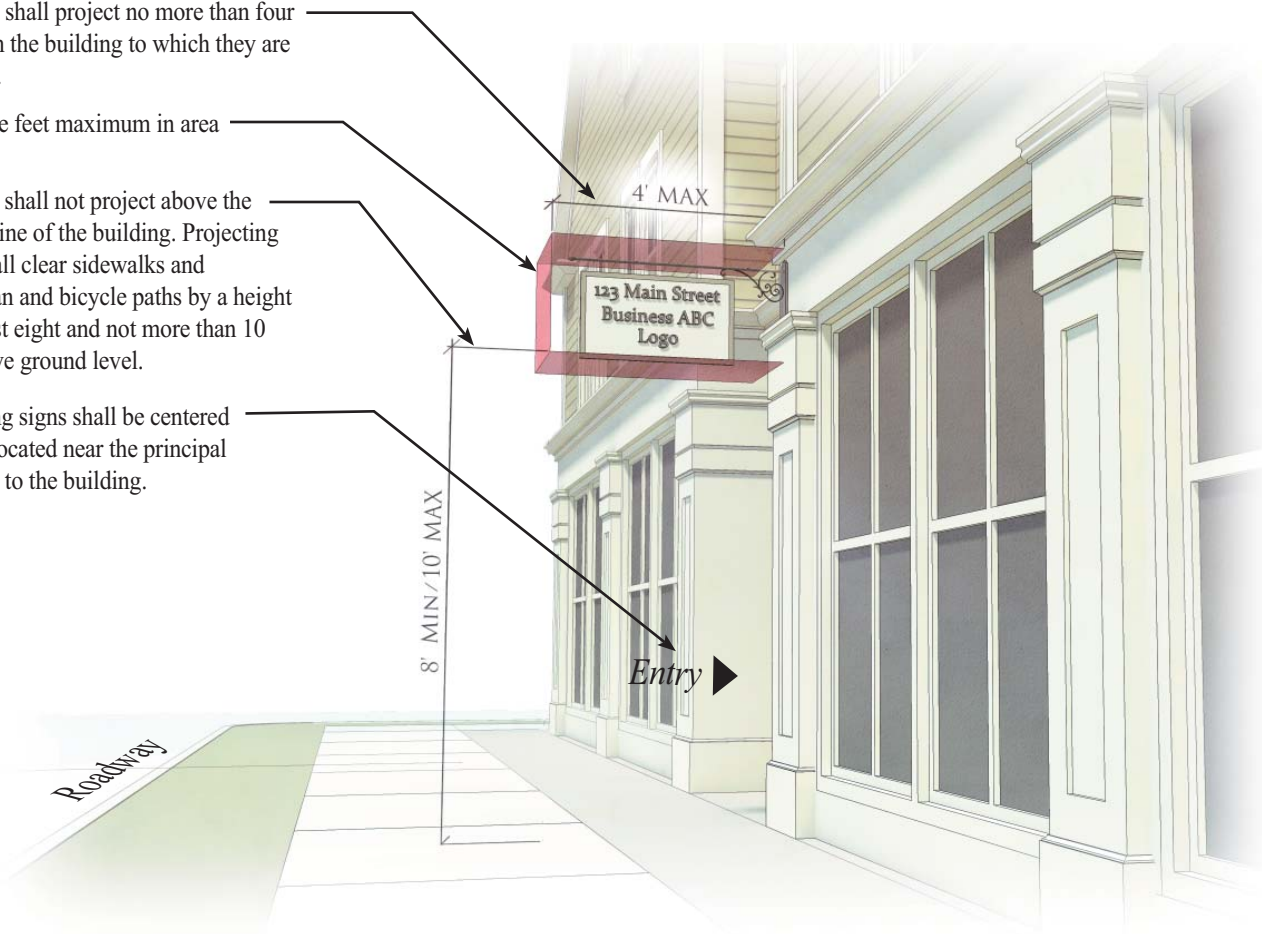
PROJECTING SIGNAGE

The sign shall project no more than four feet from the building to which they are attached.

16 square feet maximum in area

The sign shall not project above the cornice line of the building. Projecting signs shall clear sidewalks and pedestrian and bicycle paths by a height of at least eight and not more than 10 feet above ground level.

Projecting signs shall be centered over or located near the principal doorway to the building.



Key Points

- The façade of the building to which the sign is attached shall be no more than 10 feet from the paved portion of any street or right-of-way used for travel purposes.
- The content of the signs should include only the building's street number, the name of the business, a business logo and/or product or service information.
- Projecting signs shall not overhang into any roadway or create a hazard to pedestrians.

AVOID



Projecting signs located at building corners where they do not meet perpendicular to the building facade.

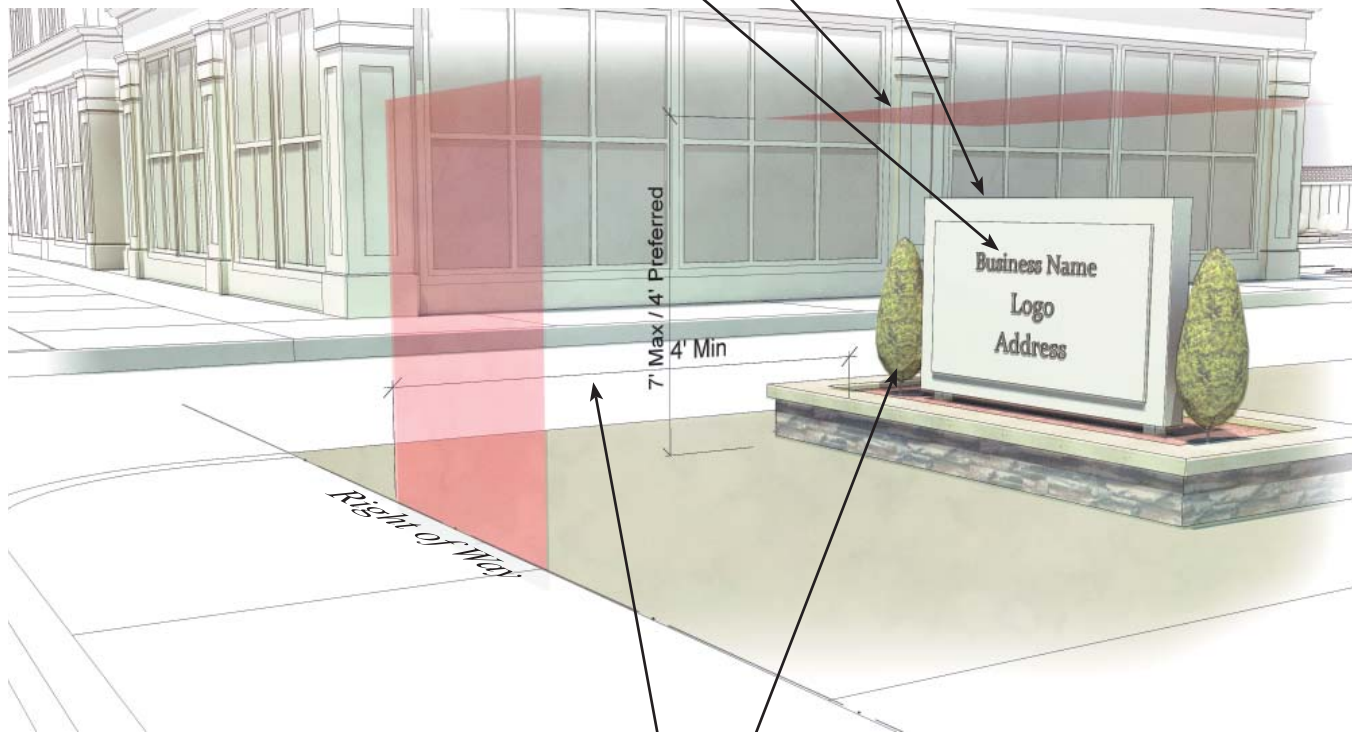
RETAIL SIGNAGE

FREESTANDING SIGNAGE

No such sign should exceed seven feet in height from ground level to the top of the sign, although signs not exceeding four feet in height are preferred.

Businesses should limit the content of their signs to only the building's street number, the name of the business, a business logo, the name of the building and/or product or service information.

The total area should not exceed 25 square feet.



No such sign should be located closer than four feet to any street right-of-way, within four feet of any side property line or within 50 feet of any dwelling, nor shall it obstruct driver visibility.

Whenever possible and without obstructing driver visibility, freestanding signs shall be incorporated in a hedge or landscaping feature.

RETAIL SIGNAGE

WINDOW SIGNAGE

Whenever possible, such window signs should be located on the window beside the primary business entrance.

Permanent window signs indicating the name and/or logo of the business, the nature of the business, the hours and days of business, the credit cards honored and/or other information related to the business establishment or activity may be painted on or affixed to the inside of one window of the business. Such information should not cover more than 25% of the total window area located on the front of the building.





Storefront lighting can be integrated with the design and character of the storefront and signage.

STOREFRONT LIGHTING

LIGHTING PROVIDES SAFETY AND EXTENDS HOURS AFTER DARK.

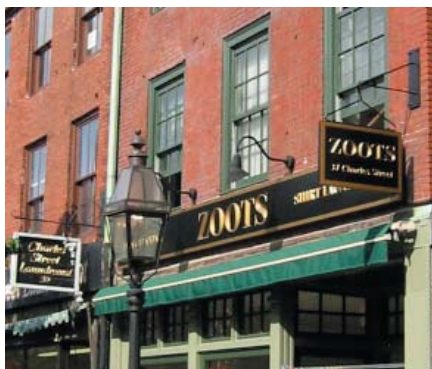
Retail lighting is essential for creating safe and welcoming streets so that retail stores can extend operating hours after sunset. Retail lighting can add a dramatic effect to signage after dark.

DO

Wall mounted and goose-neck fixtures are appropriate for lighting sign bands

Blade signs may have directional pendant lighting

A ceiling mounted fixture may illuminate recessed entries



Gooseneck and pendant lighting can be directed to illuminate signage at night for advertising, way finding and safety.



Key Points

- Retail lighting should be directed towards the merchandise, signage and pedestrian way.
- Directional lighting and cut-offs should be employed to reduce light pollution escaping into the night sky.
- Gooseneck, sconce and pendant lighting styles may be appropriate. Avoid neon lights and back lighting.

AVOID



Neon and back-lit signs create undesirable glare and light pollution. Signs with electronic displays are distracting and are also discouraged.

BUILDING ELEMENTS

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FOUNDATION WALLS

MASONRY WALLS FORM A STRONG BASE FOR TRADITIONAL BUILDINGS.



Foundations carry the weight of a building to the ground.

Foundations are structural elements that transfer the weight of a building to the soil. Strong and durable materials are traditionally used to support the building weight and resist moisture damage. In Shannock, full basements are commonly used to reach below the frost line in the cold winters and provide a cool storage space in the hot summers.

DO



A thin coat of mortar over poured concrete foundations can create a more traditional look.



A stacked fieldstone foundation wall provides a structural and visual base for a building.



Traditional brick foundations are both structural and decorative.



Stone foundations range from solid slabs to river rock.

Key Points

- Solid foundation walls with full basements are typical in Shannock Village.
- Fieldstone and brick foundations are most common in the historic village. Modern construction may not allow these materials to be used for structural purposes, but they may be used as veneers over concrete block or poured concrete foundations.
- Concrete foundations should not be left exposed. Concrete foundations may be faced with masonry or finished with paint, plaster, stucco or similar material.

AVOID



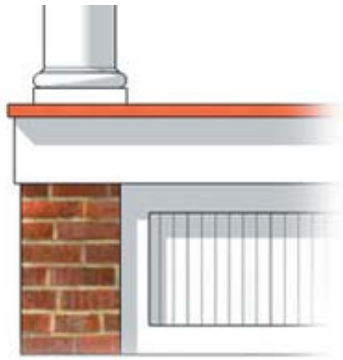
Avoid finish materials that are not durable or do not visually appear to support the structure above.



Avoid details where heavy materials, such as masonry, are not supported by the foundation.



Concrete is not a traditional foundation material and should not be exposed.



A porch is supported by structural piers with lattice between.

FOUNDATION PIERS

MASONRY PIERS
TYPICALLY SUPPORT
PORCH COLUMNS.

Piers are traditionally used to support columns at unconditioned structures, such as porches. The spaces between piers are infilled with lattice to prevent unwanted guests from burrowing under the porch.

DO



Horizontal lattice strips infill the spaces between porch piers to keep unwanted critters from nesting under the porch.



Lattice under a bay window protects the sheltered area.



Infill panels between porch foundation piers are often wood lattice.

Key Points

- Masonry piers should be no less than 16"x16" in plan.
- The finish material of foundation piers should match foundation walls on the same structure. See "Foundation Walls" p.53.
- The space between piers is recommended to be screened with wood lattice.
- Lattice is traditionally laid in individual strips oriented vertically, horizontally or both. The orthogonal orientation allows for economy of cutting pieces to a standard length.
- The spaces between lattice strips are traditionally not larger than 1 1/2" or smaller than 3/4".

AVOID



Avoid large gaps or completely open spaces under the porch, which collect unwanted refuse and animals.



Avoid obscuring structural elements with lattice. The lattice should infill only the spaces between piers.



Avoid diagonal lattice. Traditionally laid in strips, diagonal lattice would be time-consuming and wasteful.



The stone base forms a visual support for the clapboard walls above. Stone is a heavier and a stronger material than wood; in traditional construction, heavy materials are always used at the base to support the building above.

DO

Key Points

- Typical wall materials in the village include stone, brick, pebble dash, clapboard, board and batten and shingle siding.
- Exterior walls should be consistent in material throughout a major building form or volume.
- Where changes in material do occur they should only occur between major building volumes - either vertically or horizontally.
- Masonry traditionally used as a structural material may be used as a finish veneer. These veneers should be treated as if the wall were solid masonry construction.
- Materials should always be placed such that visually “heavier” materials are below visually “lighter” ones.
- Use transition elements or trim at vertical changes in material.



The pebble dash siding wraps the corners of the building so that the whole volume appears in a single material.



Shingle siding is a light material often found in the village on stud-framed buildings.

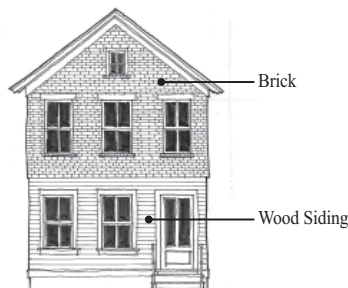


White board and batten wraps all three sides of an addition to define the volume of a secondary form.

AVOID



Avoid a material applied to a single face. Materials should be applied to volumes rather than surface planes.



Avoid using heavier material, ie. brick or stone, above lighter materials, i.e.. clapboards or shingles.



Avoid using too many materials on one facade.



Existing masonry with historic materials and craftsmanship.

EXISTING MASONRY

BRICK AND STONE
REQUIRE MAINTENANCE
FOR A LONG LIFE.

Masonry walls are naturally strong and durable. Brick and stone masonry is used throughout the village in buildings where durability is valued, such as in the mills and foundations.

DO



A brick wall from an abandoned mill building remains standing as a testament to its strength and durability.

Key Points

- Masonry should be maintained and repaired to protect the existing materials and character.
- The type, color and aggregate of the new mortar should match the existing.
- The width and profile of new joints should match the existing.
- New bricks or masonry units shall match the size, color and texture of the existing.

AVOID



Sealant applied to existing brick or stone will discolor the masonry.



Cement mortar is incompatible and may cause historic brick to erode.



Avoid widening joints in the process of removing old mortar.



Sloppy re-pointing may leave excessive mortar on the face of the brick.



Sandblasting is harsh and can erode the brick and mortar.



Painting an unpainted masonry wall changes the character of the building.



Masonry walls express strength and permanence.

MASONRY AND STUCCO

A VARIETY OF MASONRY TYPES ARE COMMON TO SHANNOCK VILLAGE.

Masonry walls are naturally strong and durable as well as resistant to fire and water. Brick and stone masonry are used in traditional buildings where these properties are valued, such as the Shannock mills and foundations. Quality mason work is also aesthetically beautiful and employed in important buildings to make a statement of wealth.

DO



Fieldstone is a common material for building and garden walls in the village.

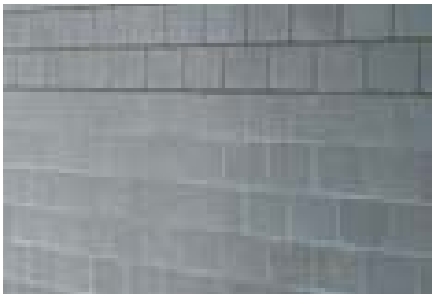


Brick in Shannock is primarily found in foundations and the mills.



A pebble dash finish in Columbia Heights looks new after almost a century.

AVOID



Exposed CMU block or poured concrete walls. Concrete is not a traditional material.



Wire-cut brick is a more recent innovation and the texture is not found in traditional construction.

Key Points

- New mason work shall match the type, size, color and texture of masonry used in the historic village.
- Bricks are recommended to be molded for the most historic appearance. Wire-cut bricks are a more recent innovation and non-traditional in appearance.
- Mortar should be colored to aged appearance.
- Mortar joints are recommended to be concave or weather struck to shed water properly away from the joint.
- Brick mortar joints should be no more than 3/8" wide. Joints in fieldstone may vary, but smaller joints typically show superior mason work that is integral to the character and pride of the work of traditional craftsmen.
- New masonry or stucco may be painted.
- CMU or poured concrete should be finished with stucco, plaster or similar material.

WOOD SIDING

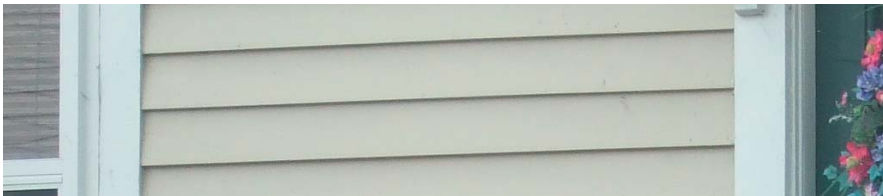
WOOD CLAPS, BOARDS OR SHINGLES ENCLOSE WOOD-FRAMED HOMES.



Wood siding is a lightweight skin for wood-framed buildings.

Wood siding in the village includes clapboard, board and batten, and cedar shingle sidings. Wood siding is traditionally used on wood-framed buildings. Siding can be nailed to the sheathing or framing to provide a lightweight exterior skin that keeps out the elements and provides an exterior finish.

DO



Wood clapboards on historic homes are smooth sawn with small exposure. The overlap and reveal help to shed water from the exterior wall.



Traditional cedar shingles are arranged in horizontal courses with the bottom edges aligned. Shingles may be painted or left to weather naturally.



Traditional board and batten employs wide boards of a single or varied widths laid vertically with narrow batten strips to cover the joints.

AVOID



Faux wood grains on synthetic products add a texture that is not found in traditional wood clapboards.



Jagged edges caused by alternating shingle exposures. Traditional shingle siding is aligned in horizontal courses.

Key Points

- Clapboard siding should be wood or cementitious boards with smooth finish. Faux grain finishes are not appropriate representations of historic wood claps, which were traditionally smooth sawn. Vinyl and aluminum siding should not be used.
- Clapboard siding should be oriented horizontally, and have a 6" max. exposure.
- Shingles shall be white or natural cedar. Cementitious, aluminum and vinyl shingles do not accurately represent historic shingle siding.
- Shingles or clapboards may be painted or stained. Cedar siding may also be left to weather naturally.
- Shingles are recommended to be machine cut with bottom edges aligned. Split shakes are typically found only on roofs, never on walls.



Traditional roofing is easy to install and repair.

ROOF MATERIALS

TRADITIONAL ROOFS
NATURALLY PROTECT A
HOME FROM MOISTURE.

Roofs were traditionally finished with cedar shingles or sheet metal. Asphalt shingles developed at the turn of the 20th century quickly replaced original roofing materials and have become traditional in their own right.

DO



Shannock Village features a range of roofing materials, including both 3-tab and architectural asphalt shingles in a range of colors.



Split cedar shakes are appropriate roofing materials.



Metal roofing is common on low pitches over porticos, porches and bays.

Key Points

- Asphalt shingles may be architectural or 3-tab styles. Avoid shingles intended to look like another material.
- Low-pitched roofs should use metal roofing, either 5-V or standing seam. Membrane roofing should only be used on flat roofs where not visible.
- A range of grey and tan shades varying from light to dark are appropriate for the village. Bright reds, greens and blues are less common to the region.

AVOID



Rubber membrane roofing is limited to low pitches where not visible from the street.



Avoid asphalt shingles designed to imitate shakes, slate or other materials. These products are poor representations of the traditional materials.



Avoid clay tile and other roofing types not found in the village. Avoid red, green and other colors not typical on traditional Shannock buildings.

ROOFTOP EQUIPMENT

SKYLIGHTS, VENTS AND ANTENNAE ARE NOT TRADITIONAL FEATURES.



Skylights are an unobtrusive way to let in daylight.

Modern equipment can detract from the historic character of the village. These elements should be incorporated into a building with care so that they are minimally invasive. Choosing rooftop elements to blend with the roofing color, styles with small projection or locating equipment where hidden from view can mitigate the disturbance.

DO



Traditional buildings have no skylights or equipment visible on the roof from the public way.

Key Points

- New skylights may be installed where minimally visible, as on the rear side of the building.
- Skylights should have a flat profile. Avoid bubble Plexiglas and other protruding profiles.
- The color of skylights and equipment should to blend with the roofing color.
- Place fixtures on the rear side of the roof or away from views from public ways.

AVOID



Skylights with a high profile or strong color contrast with the roof stand out.



Skylights and equipment on the front facade or visible from the public way change the character of a building.



Front porches add to residential street life.

FRONT PORCHES

FRONT PORCHES AND PORTICOS ADD TO RESIDENTIAL STREET LIFE.

Front porches traditionally shelter the entry and create a transition between the public sidewalk and the private home. When located with small setbacks from the street, front porches enliven the street by creating a place to sit and watch passers-by. The form and location fosters conversation among neighbors.

DO



Traditional American street life is characterized by the lively interaction between neighbors on the front porch.

Key Points

- Great attention should be paid to the detailing and overall proportion of porches and porticos relative to each neighborhood and building.
- Covered porches function best at a minimum depth of eight feet. Porches may be one or two stories tall with either flat, shed, gabled or hipped roofs.
- Front porches / entry porticos are traditionally arranged to address the most public face of the house and where called for, to address more than one public face.

AVOID



Enclosing front porches in glass, screen or other material creates a private room that does not function as a traditional front porch. The enclosure does not allow conversation with passers-by and obscures the entry from visitors. Enclosed porches and conservatories are appropriate in the rear or side of a home.

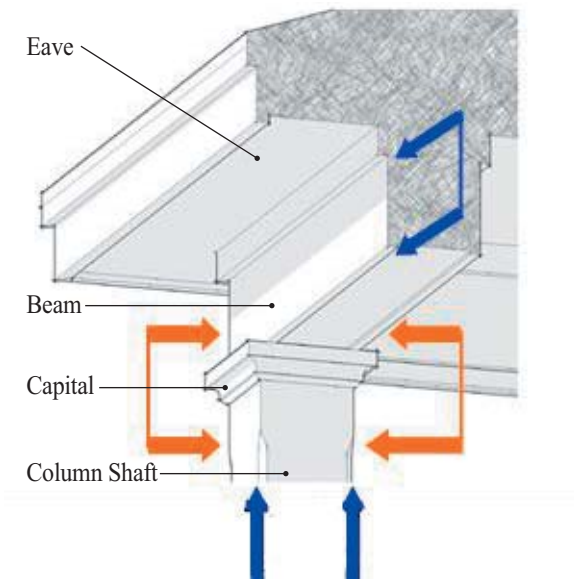


Open decks are not appropriate for the front of a home. Informal decks or patios may be constructed at the rear or side of a home.

COLUMNS & BEAMS

BEAMS ARE SIZED AND LOCATED IN RELATION TO THE COLUMNS BELOW.

Well-built porches can enrich the character of the house. The detailing on the columns and beams of the porch can express the style, structure and formality of the porch and the home.



The faces of the column shaft should align with the vertical faces of the beam.

DO

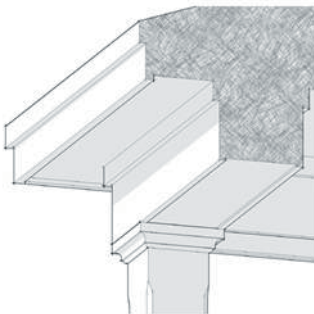


Properly aligned assemblies appear to provide the correct support to the beam above.

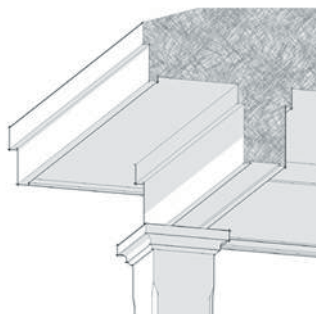
Key Points

- Porch eaves and rakes usually extend past the face of the porch beam a minimum of 8" (exclusive of any gutters).
- Traditionally, the face of the finished porch beam should align with the neck of the supporting column on both the interior and exterior. Avoid instances where the porch column is narrower than the porch beam or vice versa. Porch beams are traditionally as deep as the supporting columns are wide.

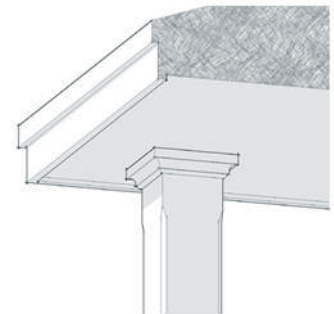
AVOID



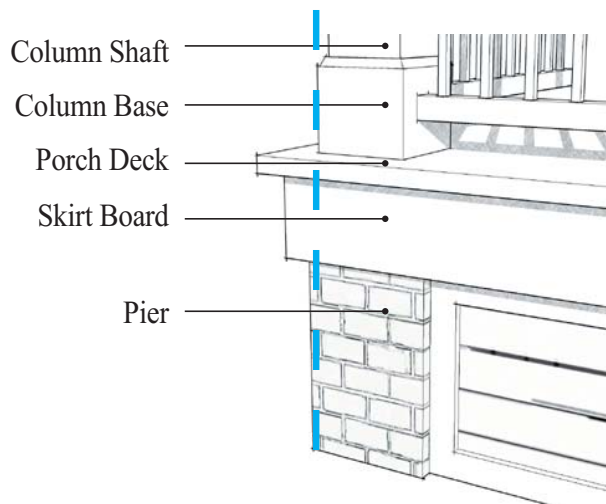
Avoid column capitals that are as wide as the beam. Column capitals should extend beyond the face of the beam.



Avoid constructing porches with columns that are wider than the beam, or are misaligned from the face of the beam.



Avoid details that eliminate the use of a beam altogether. Columns that support the ceiling directly appear ready to puncture the ceiling surface.

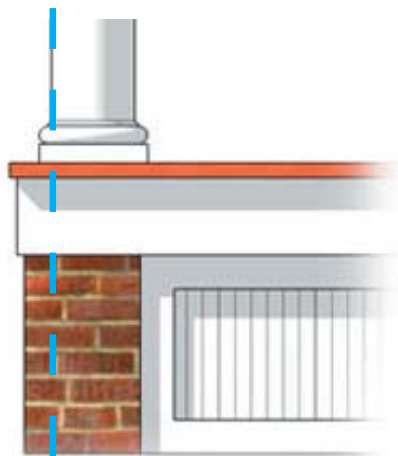


Align the base of a column with the face of the supporting pier.

DO



Align end columns to the corner of the pier and align intermediate columns to the center of the front face of the pier below.

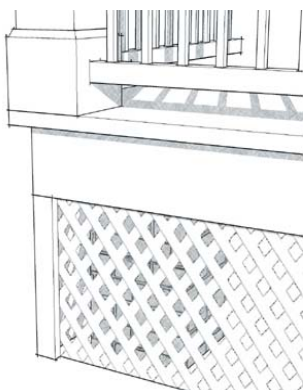


Porch columns may be inset from the edge of the decking and masonry pier.

Key Points

- Porch columns should be a minimum of 6" square or 8" diameter with a clear representation of both capital and base.
- The face of the column base should align with the face of the pier below.
- End columns should align with both faces of the pier, while intermediate columns are centered above and aligned with the front face of the pier.

AVOID

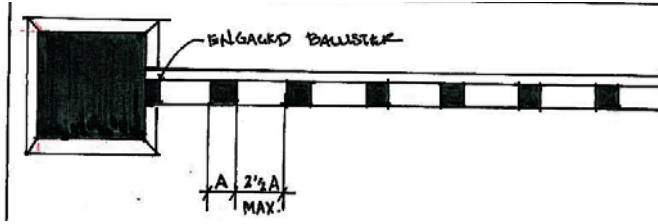


Avoid locating the column so that the base is flush with the decking. The column in this arrangement appears to cantilever from the structural pier and it appears that the column may fall off the deck. Also avoid placing columns without or misaligned to a structural pier.

RAILINGS

PORCH RAILINGS ADD SAFETY, COMFORT AND CHARACTER TO A PORCH.

Railings are sometimes required for safety, but can also help to define the extents of the porch as a usable room. The design of a porch rail can enhance the enclosure and character of the porch.



Balusters are traditionally spaced 2.5 diameters apart. It is common for the railing to begin and terminate with an engaged baluster.

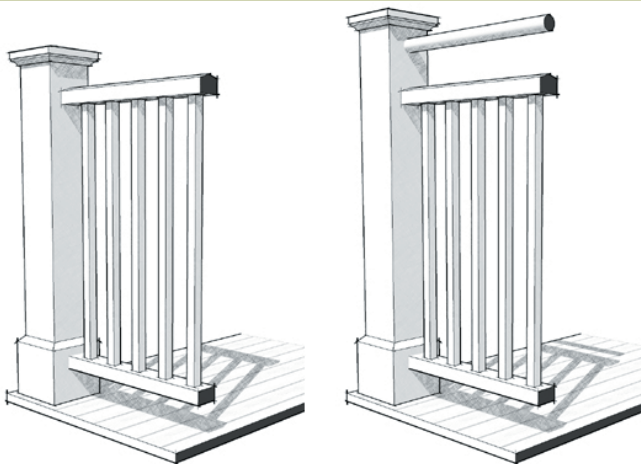
Key Points

- Porch railings and balusters should be painted wood or fiberglass with square or turned balusters set between a top and bottom rail.
- Railings should be as low as practical to maintain a traditional proportion and allow views over the top rail when seated on a porch.
- If a railing or guardrail is required by code to be greater than 36" tall, it should have a major rail set at 34" or less, with a minimally-visible upper rail to meet code.



Porch rails define the boundaries of the porch and make the area near the porch edge usable. Low porch rails allow views over the top rail from a seated position.

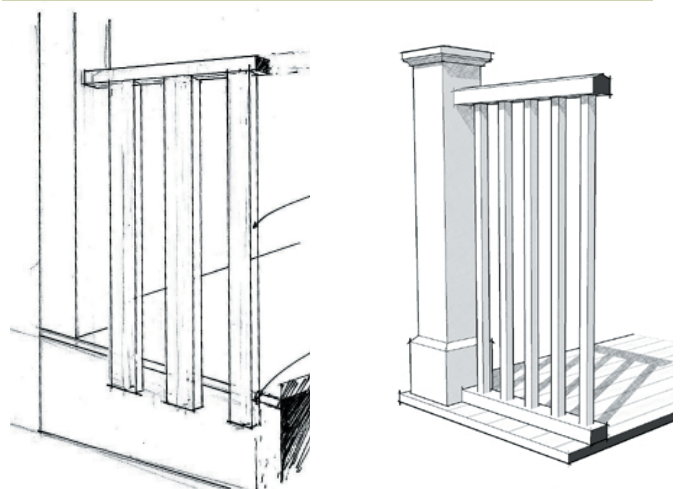
DO



Traditional railing assemblies are constructed of balusters set between a top rail and a bottom rail.

When code requires, an additional pipe rail should be located at 36", but the major rail should be set at 34" or less.

AVOID



Avoid railing assemblies that lack a bottom rail and are composed of framing stock nailed directly to the rim joist.

Avoid bottom rails that are set on the porch deck. The condition illustrated above will quickly rot.



The entry door is clear and welcoming.

ENTRY DOORS

PORCH RAILINGS ADD SAFETY, COMFORT AND CHARACTER TO A PORCH.

Entry doors make a first impression to a guest entering a home. The front door is traditionally the focal point of the front facade, so that it is obvious and welcoming. Since the entryway is approached, and perhaps even touched, the most detail and quality materials are incorporated for close inspection. A porch or canopy is common to provide shelter.

DO



Successful front entries in Shannock welcome guests and visitors.



Key Points

- Doors should be constructed of vertical stiles and horizontal rails with solid or glazed panels
- Wood entry doors are preferred over synthetic or metal
- Door style should be appropriate to the architectural style
- Use sidelights and transoms when appropriate
- Porches, porticos and canopies are recommended to provide shelter

AVOID



Flush doors are a modern style using thin veneers.

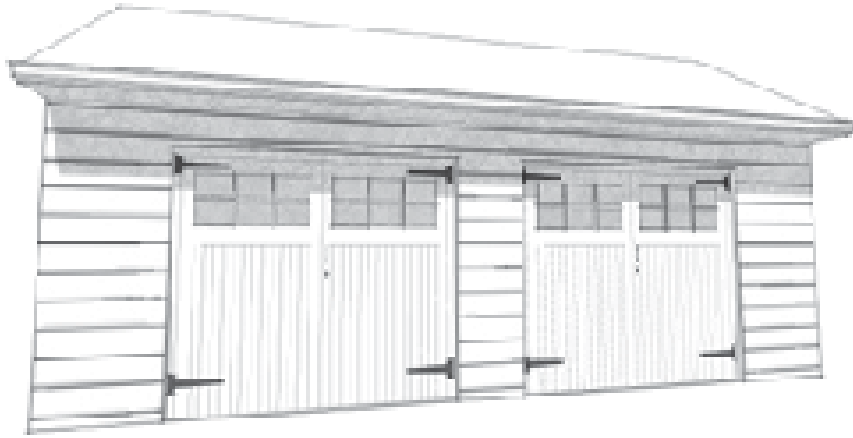


Overly ornamental doors are incompatible in style.

GARAGE DOORS

GARAGES ARE THE MODERN VERSION OF A TRADITIONAL BARN.

Garage doors have become common in only the past 60 years. These entries for cars can take design cues from traditional barn and carriage house doors to integrate with the historic village character. Garage doors require strict attention to prevent the garage from undermining the character of the traditional village streets.



Garage doors may resemble old barn doors.

DO



Garage doors deserve design attention - aim for vertical proportions among all components. Vertical proportions can be achieved by using two separate doors and including transom windows along the top bay of the door.



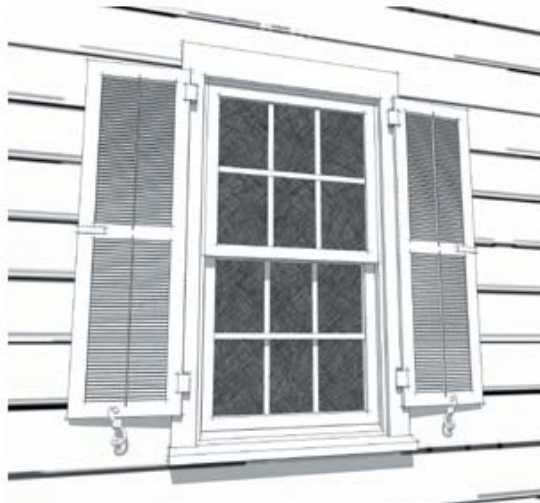
Key Points

- Wherever possible visually break a double bay garage door into two separate doors.
- Transom lites in the topmost bay of the door can be used effectively to increase the “verticality” of the composition.
- A small canopy or trellis can be used to create a shadow line over the doors and improve the scale of the elevation.
- Overhead doors should have hardware that indicates a traditional swing or sliding function.
- Garages should always be designed in harmony with the architectural style of the primary building or buildings. See “Garages and Outbuildings” p.37.

AVOID



Avoid double-wide garage doors that do not have traditional proportions. These doors are oversized and out of scale with the village.



Windows are the “eyes” of a home.

WINDOWS

WINDOWS ARE THE FUNCTIONAL “EYES” OF A BUILDING.

Traditional windows functioned to let in light and air while allowing views from the building. Windows were often small openings punched into a solid wall. Vertical proportions of the windows allowed larger glazed area with the economy of a short header or lintel.

DO



Shorter windows on the second floor are almost square in proportion. The vertical proportion and size of the panes matches that of a single sash of the double hung windows below for a harmonious elevation.

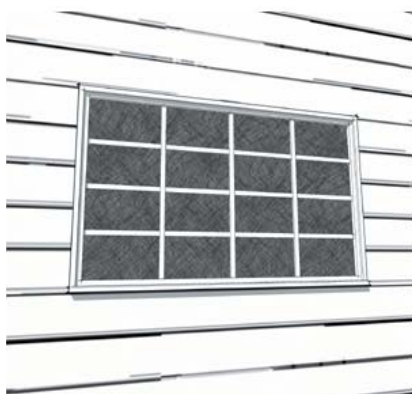


Each window in this horizontal band is individually proportioned vertically as a unit and in its panes.

Key Points

- Windows and window panes should be generally vertical in proportion.
- Each window unit within the assembly of a gang or bay of windows should be vertically proportioned.
- Window sashes and frames should be made of wood (painted), fiberglass, painted aluminum or solid vinyl. Extruded vinyl is discouraged.
- Windows should be clear glazed. Exceptions include decorative stained glass, where appropriate. Low-e and energy efficient coatings are encouraged.

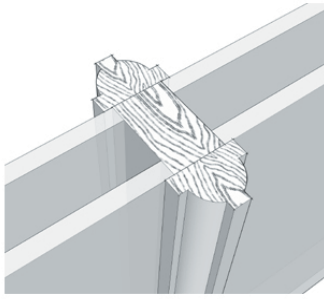
AVOID



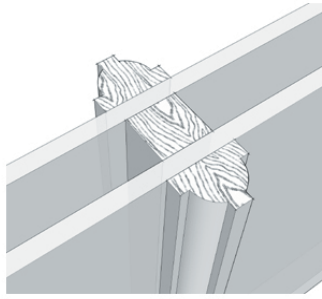
Windows or individual panes proportioned horizontally are not found in traditional architecture.

WINDOW MUNTINS

MUNTINS JOIN SMALL PANES OF GLASS INTO LARGER WINDOWS.



Traditionally constructed windows have true muntins separating each window lite.



Simulated divided lites allow the energy efficiency of a modern window with the authenticity of traditional muntins.

Historically, windows were constructed with small panes of glass joined by muntins. The size of glass was limited, and muntins allowed larger expanses of glass than could be readily produced in a single sheet. The muntins were both structural and decorative in supporting the panes and framing views within individual “lites”.

DO



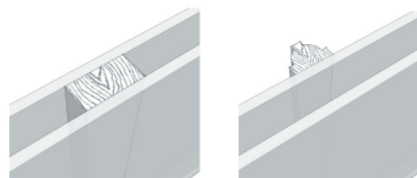
Windows may achieve higher energy efficiency by using simulated divided lite (SDL) technology. This gives the effect of traditional divided lites while allowing an air-tight seal between double panes of glass.



Key Points

- True divided lite or SDL (Simulated Divided Lite) windows are encouraged. SDL windows have permanent exterior and interior muntins and an integral spacer bar.
- Muntins should be of the same material as the window frame.
- Muntins should have a moulded profile at least 7/8” in width.
- Muntins should divide each window sash into vertical panes.
- Typical muntin patterns include 6 over 6, 6 over 1, 2 over 2 and 2 over 1.
- Among windows of different sizes, the panes should be similar in size and proportion.

AVOID

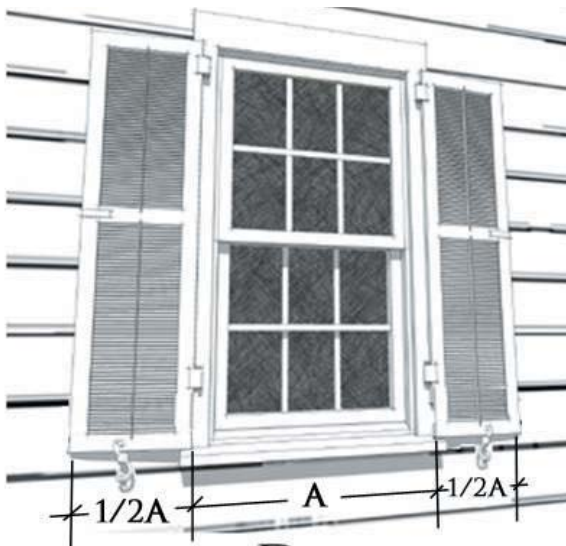


Windows with removable muntins or muntins embedded within the double glazing lack the depth that true muntins create. These “grids” are merely decorative and do not give the appearance of a muntin’s purpose.

SHUTTERS

SHUTTERS CONTROL THE FLOW OF LIGHT AND AIR INTO A BUILDING.

Traditional shutters allow a building's occupants to control the passage of light, air, heat and water into or out of a building. Shutters were designed to be closed in a storm or opened to allow sunlight and breezes. Shutters can still be used today to reduce dependence on modern electrical, heating and air conditioning systems.



Shutters should be sized to fit the window when closed.

DO



Shutters may be fixed so long as they appear operable.



An operable shutter can be closed when the room is not in use.



A barn shutter is sized so that a single leaf would cover the opening.

AVOID



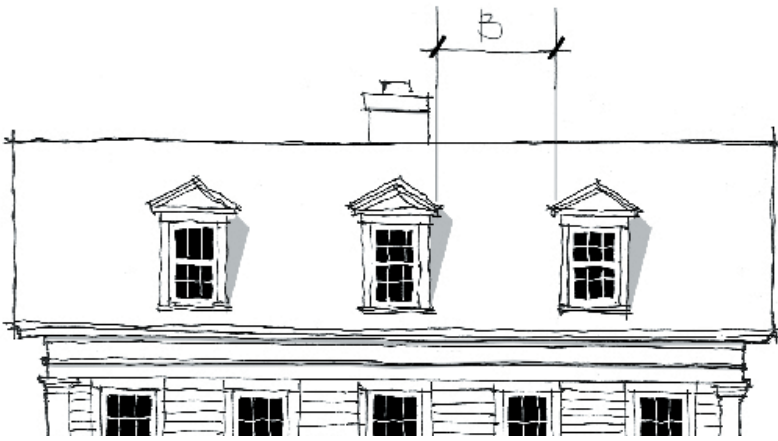
Inappropriately sized or poorly located shutters would not cover the window if they could be closed.



Shutters screwed to the wall are obvious fakes and should be avoided.

Key Points

- Shutters should be sized to match the window height and half of the window width. Shutters that appear too large or too small to cover the window opening when closed should be avoided.
- Shutters should be mounted in such a fashion that they appear able to be closed.
- Shutters may be of either paneled or louvered type.
- Shutters are recommended to be wood or a paintable synthetic material that gives the appearance of wood. Vinyl shutters are discouraged.
- Hinge and closure hardware is recommended to add authenticity to the shutters. Hardware should be wrought iron and appear to function, even if the shutter is secured in place.



Dormers are arranged to create a balanced composition.

DO



Dormer placement is based on the window pattern below, but does not repeat it. The distance between eaves is at least twice the width of the window.

A smaller window is required for the dormer to look proportional to the main windows.

AVOID



Avoid spacing dormers too closely with uncomfortably tight clearance at the eaves.

Avoid using the same size window in the dormer as in the body of the house. The visual weight of the window and its dormer will create a top-heavy feel.

DORMERS

DORMERS CREATE USABLE SPACE WITH NATURAL LIGHT UNDER THE ROOF.

Dormers are windows added to a pitched roof to provide fresh air and natural light to spaces under the rafters. Dormers are integral to the building composition and must be designed using principles that apply to the whole building.

Key Points

- Space dormers comfortably on the roof in relation to the pattern of windows on the body of the house.
- Scale the dormer windows down befitting their lesser role and accounting for the added mass of the dormer. Together, the dormer window and roof should have an equal “visual height” as the main windows.
- Scale the dormer eave and overhang detail up or down as required to approximate the proportion of the main eave in relation to the overall roof.
- Dormers are preferred over skylights for providing natural light to the top floor.

DORMER DETAILS

THE DETAILING OF DORMERS IS APPROPRIATE TO THE DORMER SCALE.



Each dormer is a balanced composition in itself.

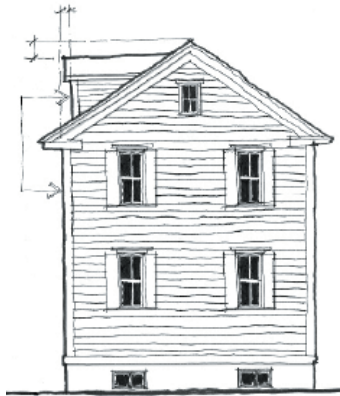
Dormers are traditionally detailed as secondary masses added to the main roof form. Good examples of dormers utilize trim appropriate to the smaller scale without replicating the main eave.

DO



Scale the dormer so that only casing and corner boards are required.

Scale the dormer eave to fit proportionally with the size of the dormer.



Step the dormer back from the façade of the house so that they are in different planes.

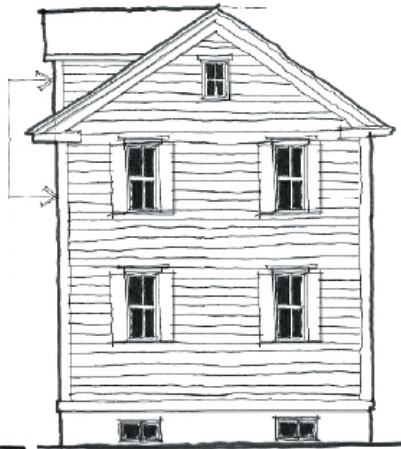
Key Points

- Detail the dormer such that the window casing or corner board receives the side walls.
- Set the dormer within the field of the roof. Locate the dormer back from the face of the main house such that the sill rides just above the roof with just enough below for flashing.
- The ridge of the dormer should fall below the ridge of the main roof so that it appears subservient to the more important main roof.

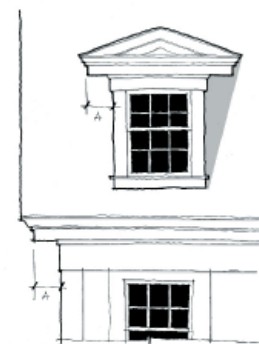
AVOID



Avoid dormers detailed as a window within a "wall" with siding required between the casings and the corner.



Avoid locating dormers to extend to the limits of the roof. Traditional dormers are set within the plane of the roof.



Avoid using the same eave detail for the house and dormer. The main eave is scaled to the house and is disproportionate for the dormer.

TRIM

TRIMWORK CREATES NEAT TRANSITIONS BETWEEN TRADITIONAL MATERIALS.



Trim is functional and adds character to a building.

Traditionally, trim was used to make clean transitions between different planes, materials or around openings. Trim can solve many conditions by sitting proud as an edge for adjacent materials. Trim can range from simple, clean and functional to elaborate, ornate and expressive. Minimal dimensions reflect the traditional wood material.

DO



Trim is used at points of transition, such as between different materials at the foundation, roof and windows.



Casings are generally wider and more elaborate at the front entry to emphasize the door as a focal point.

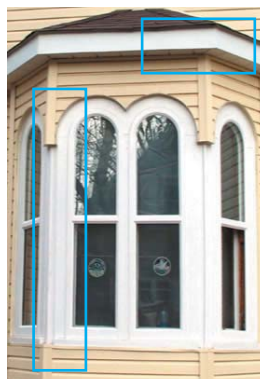
Key Points

- Trim typically should not be less than 5 1/2" in width at corners and 3 1/2" in width around openings. These dimensions represent typical wood boards used in traditional trimwork. Exceptions include shingle-style structures and buildings with classical detailing, where less trim may be appropriate.
- Trim is generally proud of the siding to frame openings and provide a surface into which the siding can end.
- Trim is recommended to be wood or a paintable synthetic material similar in appearance to wood.
- Trim should be stained or painted.
- Larger or more decorative trim is appropriate at the front entry for emphasis.

AVOID



Openings without trim do not offer a transition between the siding and window.



The absence of trim on this bay window leave it with poor transitions at the eave and corners. The recessed window casings do not provide a proud edge for the siding at the windows.

EAVES

ROOFS TRADITIONALLY
OVERHANG TO SHED
WATER FROM THE WALLS.

Eaves express the transition between a pitched roof and wall. Traditionally, the eave overhang was used to shed water away from the exterior wall of the building. This overhang is not required at the gable end.



Appropriate eave return at a gable end.

DO



Gable end return on a tight rake condition typical in Shannock.



An eave with exposed rafter tails or sloping soffit needs no return.



A continuous cornice at the gable end eliminates the gable return condition.



Gable end with minimal eave and rake detailing.

Key Points

- Eaves in the historic village are either open or boxed.
- Where the eave requires a return at a gable end, the eave should be continuous at the corner and centered over the corner board. The flashing on the top surface shall not be visible and no greater than 1:12 pitch.
- A continuous cornice at the gable end requires no return detail, but the top surface should be no greater than 1:12 pitch so that it is not visible from the street.

AVOID



The ubiquitous "pork-chop" eave return applies a triangular box at the intersection of the eave and rake.



This historic eave return was later enclosed with flat trim to keep out pigeons.

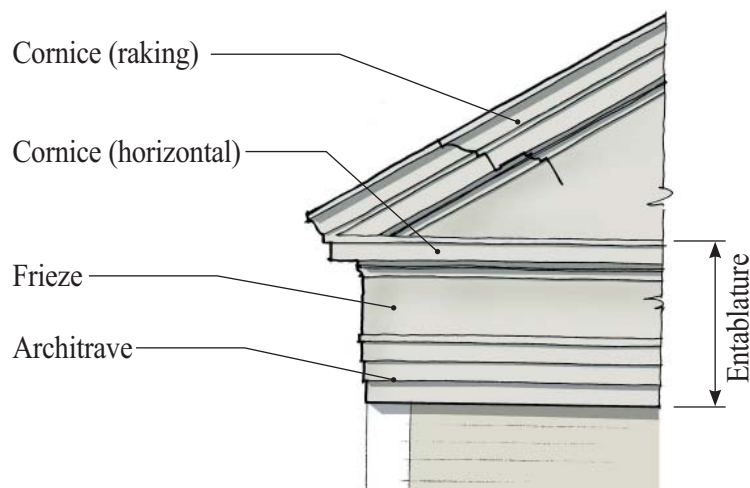


The pitch at the return significantly exceeds 1:12 – probably more like 12:12 in this case.

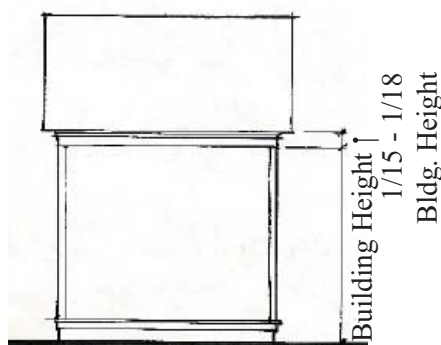
CORNICES

REFINED EAVES MAY BE RENDERED AS A CORNICE CAPPING THE BUILDING.

Buildings exhibiting a more ornate character may feature a cornice at the eave and rake. A cornice is the upper part of a classical entablature. In a wood framed building, the building wall itself sometimes replaces the architrave (the lower portion of the entablature). The cornice is often created by adding mill work to a boxed soffit.



DO



Traditionally, the entablature assembly (composed of the cornice and associated trim) is between 1/15 and 1/18 of the building's total height.



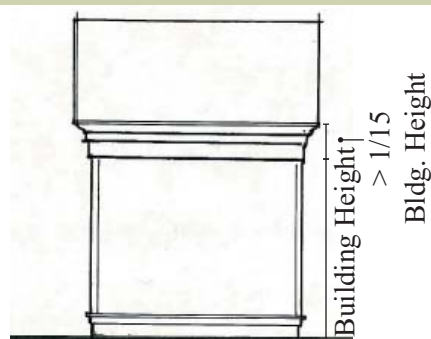
Cornices should adjust in scale relative to the scale of the building or wing.

Key Points

- Cornices should be scaled relative to the size of the structure. In general, the entablature dimension should be between 1/15 and 1/18 of the building height (from eave to grade)
- Where single story additions or wings are present on a home the cornice should adjust in scale to match the scale of the secondary volume.
- Cornices are not used on many of the vernacular structures in Shannock, where the eave is open or rafters exposed.

AVOID

When the entablature is greater than 1/15 of the building height, it can make the structure appear top heavy.





Casings, composed of a sill, jamb and head trim, frame traditional window and door openings.

CASINGS

WOOD CASINGS FRAME TRADITIONAL WINDOW AND DOOR OPENINGS.

Window and door openings are traditionally trimmed with wood casing to create a neat transition between the opening and wall. Casings project beyond the wood siding or are set within a masonry wall to fill voids between the unit and masonry opening. These applications derive from traditional construction methods and materials.

DO



Traditional window casings are set into masonry openings.



Ganged windows appear as two units with structure and trim between.



Head casings may be elaborated with wider trim or a cap.

Key Points

- Window trim should be comprised of jamb and head casings and a substantial sill.
- Head casings may be emphasized by thicker trim and/or additional cap trim.
- Ganged windows should have a vertical mull that is wide enough for its own casing - a min. of 2 1/2" wide. This expresses the windows as two distinct vertical units with structure between.
- Casings are typically proud of wood siding to receive the ends of the siding.
- Casings are typically set within masonry walls to fill voids between the unit and masonry opening.

AVOID



Tight-mulled windows have only a narrow vertical bar between units. This mull should be wide enough to separate two distinct window units.



Trim should not "picture frame" a window with equal sized trim on all four sides. Mitered corners are also not used in typical casings.



A chimney in Shannock is typically made of brick and rises from the center of the building.

CHIMNEYS

FIREPLACES ARE THE TRADITIONAL HEART AND WARMTH OF A HOME.

Traditional village fireplaces are located in the center of the home to provide the primary heat source in the winter. The brick chimney provided a fire-resistant flue for releasing smoke.

Key Points

- Traditionally, the hearth was the central gathering space within the home.
- Chimneys should be built or faced of stone, brick or other non-flammable materials.
- Chimneys should have a strong foundation that meets the ground and should rise vertically or taper in steps or continuously along the rise.
- Chimney caps should be designed in proportion to the chimney and to the entire building.
- Fireplaces may be in the center of the plan or on an exterior wall. Portions of a chimneys external to the building form must be detailed as a traditional chimney. Non-traditional flues and vents may only be used where hidden.

DO

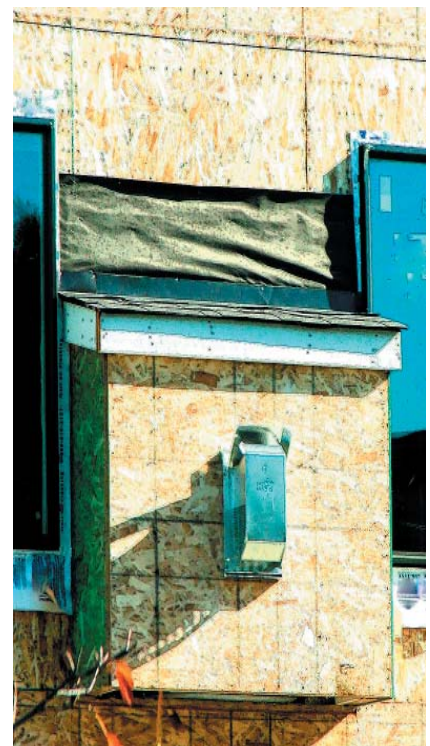


Continue chimneys down to the ground with structural support at the foundation. Build chimneys of masonry or non-flammable materials. Detail the chimney cap simply.

AVOID



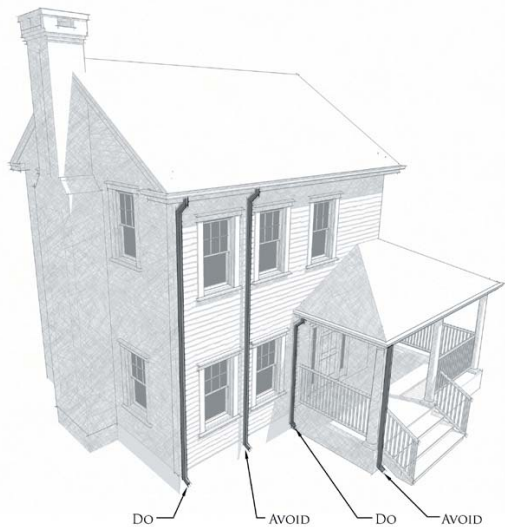
Avoid “floating” chimneys that are cantilevered. Avoid cladding the chimney in the same material as the building. Avoid large chimney caps that are visually top-heavy.



Avoid reducing the expression of the chimney to a shed box with a direct vent tacked on to the side of the house. Traditional chimneys utilize tall flues rather than vents.

GUTTERS & DOWNSPOUTS

GUTTERS AND DOWNSPOUTS CAN PROTECT A BUILDING.



Downspouts should be located at interior or exterior corner. Downspouts in the middle of the facade should be avoided.

DO



AVOID



Key Points

- Downspout locations should be carefully considered relative to the natural vertical components of the house. In general, downspouts should be located at interior or exterior corners – preferably integrating with a major vertical element in that location.

- Ogee gutters deserve particular attention as they relate to eave returns at the gable end. See “Eaves” p.73.

The ogee gutter is shaped intentionally to emulate the crown molding at the eave. As such, the gutter becomes part of the profile of the eave. In cases where the ogee gutter is used, it should return with the eave and die into the face of the house, as shown in the diagrams and photographs to the left.

- *Where it is not possible for ogee gutters to be used correctly, half-round gutters on hanging brackets should be used instead.



Ogee gutters should return with the eave or entablature as a portion of the trim and die into the face of the house.

Avoid ogee gutters that end abruptly or do not return with the eave. Gutter profiles should be treated as millwork.

GUTTERS & FLASHING

GUTTERS AND DOWNSPOUTS CAN PROTECT A BUILDING.



Quality materials, such as copper, can make gutters, downspouts and flashing into a decorative feature.

Gutters, downspouts and flashing are often necessary for controlling water flow and preventing infiltration, rotting and erosion. These elements may be designed to integrate with the finishes or may be designed as a feature using decorative materials.

DO



Copper can turn flashing into a decorative feature.

Key Points

- Gutters and downspouts should be made of galvanized steel, copper (not copper-coated), lead-coated copper or aluminum.
- Include splash blocks of fieldstone, brick or gravel.
- Visible flashing should be copper, lead-coated copper or anodized aluminum. Exposed rubber membrane flashing is discouraged.
- Copper roofs, flashing, gutters and downspouts are recommended to be allowed to age naturally (not painted or sealed).



Built-in gutters use the inside of the eaves to channel water flow.



A standard aluminum ogee gutter and downspout blend with the building by matching the paint color.

AVOID



Plastic splash blocks feel like an after-thought rather than a design decision.



Extension hoses are unsightly additions and call attention to the poorly designed gutter system.

PART III - APPENDICES

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ARCHITECTURAL STYLES

COLONIAL (PRE-1780)
&
VERNACULAR (1820-1880)

Few Colonial era homes remain in Shannock, making up the oldest structures standing in the Village. Many buildings constructed later employed similar features to the original colonial style.

Key Features

- 1 1/2 or 2 stories
- Side-gable or side-gambrel roof
- Simple eaves with small overhang
- Single double-hung windows, usually with 6 over 6
- Large central chimney common
- Dormers sometimes added
- Symmetrical with center entry



Colonial and Vernacular style buildings are simple and economical in form and detailing.



Simple broad-front buildings in a Colonial style on Shannock Village Road.



Vernacular plain-style duplexes make up much of the fabric of the village.



Vernacular mill-worker duplex.



Colonial residential buildings.

ARCHITECTURAL STYLES

GREEK REVIVAL (1820-1850)



Greek Revival buildings typically feature classical proportions and detailing.

Greek Revival period saw a resurgence of classical detailing. Buildings of this era included more ornamentation, porches and other features to stand out among the simple vernacular and colonial fabric of the village.

Key Features

- 1 1/2 to 2 1/2 stories
- Front-gable or hipped roof
- Cornice emphasized with thick band of trim
- Entry or full-width porches common
- Prominent square or round columns, often in Doric style
- Front entry typically with sidelights and transom



A handsome Greek Revival home displays the homeowner's taste and style.



A Greek Revival outbuilding converted to a residence.



The Baptist Church with Greek Revival influences.

ARCHITECTURAL STYLES

VICTORIAN
(1850-1910)



Victorian architecture features decorative trim and detailing, especially at eaves and porches.

Early Victorian era residential architecture was a procession of styles borrowed from every country and every era in history. Early homes, however, were generally simpler in style and were either one story cottages or two story structures with simple ornamentation and detailing. Later Victorian homes included more florid details and spindle-work.

Key Features

- 1 1/2 to 2 1/2 stories
- Front-gable, hipped or mansard roof
- Deep eave and rake overhangs with decorative brackets
- Single or paired double-hung windows
- Front porches with delicate posts, brackets and rails
- Typically clapboard siding



A Victorian mixed-use building with a Mansard roof and dormer windows.



Victorian home with detailed entry bay.



A porch with Victorian porch detailing.

ARCHITECTURAL STYLES

CRAFTSMAN (1900-1940)

Majority of buildings built in the early 20th century are found in the Columbia Heights development. Of these, bungalows in the Craftsman style predominate as well as a few cottages in the Colonial Revival style.



Craftsman style architecture pays special attention to the materials and craftsmanship in the details.

Key Features

- 1 to 2 stories
- Front-gable or hipped-gable roof
- Deep open eave and rake overhangs with exposed rafters and decorative brackets
- Paired double-hung windows
- Front porches with tapered square columns
- Materials include clapboard, cedar shingles and pebble dash



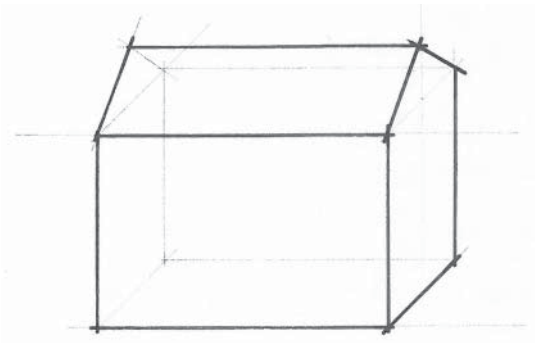
Craftsman style 4-square homes off Shannock Village Road.



A craftsman duplex in Columbia Heights.



Columbia Heights is composed of Craftsman bungalows.



Broad-front buildings are simple and economical.

BUILDING TYPES

BROAD- FRONT BUILDINGS

Shannock Village is made up of economical broad-front buildings to house mill workers. These buildings rely on proportion, composition and craftsmanship rather than decoration.

Key Features

- 1 1/2 to 2 1/2 stories
- Symmetrical front facade with center door or double entry
- Side-gable or side-gambrel roof, some with gabled dormers
- Simple eaves with small overhang
- Single or paired double-hung windows arranged rhythmically, dividing the facade into fifths or sevenths.
- Center chimney(s) common
- Typically cedar shingle or clapboard
- Sometimes with front porch or canopy



Two-story duplexes create a fabric of broad-front housing originally erected for the mill workers. The simple rectangular plan is economical, yet elegant.



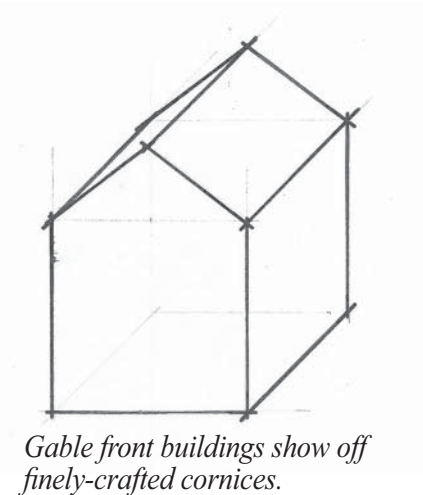
Simple one-story buildings are well-composed and contribute to the streetscape.



This simple broad-front building features dormer windows to bring light into the third floor space..



This broad multi-family building once housed the post office, saloon and apartments.



BUILDING TYPES

GABLE FRONT

Traditional buildings turn a gable towards the street as a display of wealth and stature. The front gable is used to display the fine detail and craftsmanship of a cornice built by persons of means.

Key Features

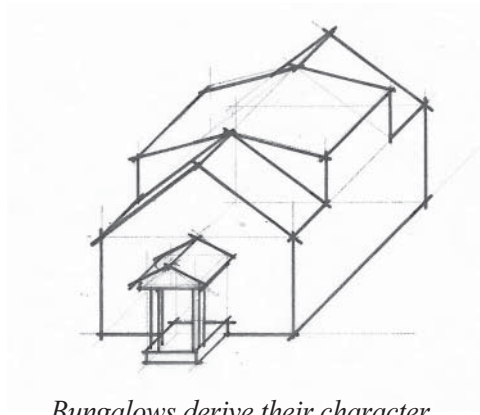
- 1 1/2 to 2 1/2 stories
- Front-gabled roof may include an eave return, continuous eave or open rake
- Ganged double-hung windows or bay window common
- 2 or 3-bay balanced facade typical with entry to one side (perfect bilateral symmetry is less common)
- Raised entry porch or covered stoop, often to one side
- Perpendicular wing or addition common



This Greek Revival inspired residence features an ornate cornice meant to invoke the form and grandeur of a Greek temple.



Gable-front buildings often include perpendicular wings, bay windows, front porches and other secondary massing elements. The complexity of the massing is an additional sign of wealth in comparison to the simplicity of most vernacular broad-front buildings.



Bungalows derive their character from well-crafted details.

BUILDING TYPES

BUNGALOW

Columbia Heights neighborhood is composed of a cluster of bungalows built in the early 20th century. Bungalow homes are traditionally modest in size, but rich in materials and craftsmanship.



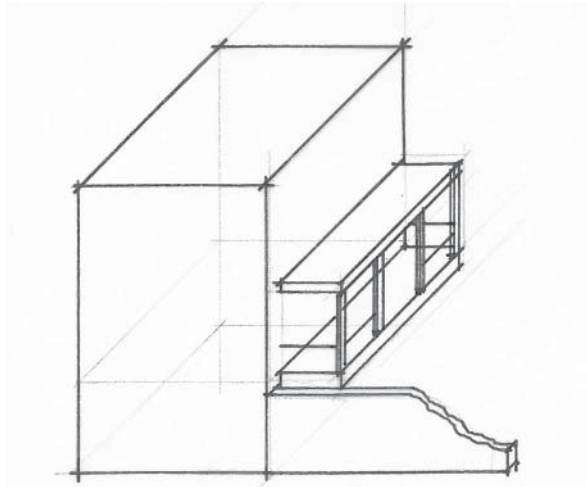
Bungalow homes are modest dwellings with a simple mass that can be elaborated with porches, dormers, bays and other features. The craftsmanship in the details gives bungalow homes their character and charm.

Key Features

- 1 or 1 1/2 stories
- Symmetrical front façade with center or full-width porch
- Front gable or hipped gable, often with shed dormers
- Paired double-hung windows, usually with 6 over 1 muntin pattern
- Typical siding includes clapboard, cedar shingles and pebble dash



A variety of early 20th century bungalows comprise the majority of the Columbia Heights neighborhood. Various combinations of materials, porches, bays and dormers give variety to a neighborhood built from a similar base model.



Side-yard entries are protected from the busy street.

BUILDING TYPES

SIDE-YARD

Shallow front setbacks within the village sometimes resulted in side-yard buildings. The side yard provides space for a porch or stoop when the front of the home is built up to the sidewalk.

Key Features

- 2 1/2 to 3 1/2 stories.
- Front-gable or mansard roof.
- May include an entry stoop or full-length porch facing the side-yard.
- Side entries are appropriate only for residential uses.
- On steeply sloping sites, a building may have entries on both the front and side at different levels. These entries should be intended for different uses.
- Side-yards should only be used as a primary entry for residential buildings with no front setback



This home with no front yard setback utilizes the side yard for a raised entry stoop typically found within the front yard setback.



A side entry on this home with no setback allows access to the first floor at a level lower than the street.



Mixed-use side-yard buildings feature a lower-level entry fronting Shannock Village Road and a second-story residential entry off a raised terrace.



ADDITIONAL RESOURCES

Get Your House Right: Architectural Elements to Use and Avoid.
Cusato, Marianne 2007 Sterling Publishing

A Field Guide to American Houses. McAlester, V. & L. 1984
Random House

Traditional Construction Patterns: Design and Detail Rules of Thumb. Mouzon, Stephen A. 2004 McGraw-Hill Professional

The Architectural Pattern Book. Urban Design Associates
Gindroz, R. and Robinson, R. 2004 W.W. Norton and Company

The Language of Doors. Vicente, P. and Connor, T. 2005
Artisan