HISTORIC DISTRICT DESIGN GUIDELINES

Restoring, Maintaining and Preserving the Easton Local Historic District







CITY OF EASTON, PENNSYLVANIA

GOVERNING AGENCIES

Easton City Council

Easton Historic District Commission (HDC)

Easton Department of Planning & Codes

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1. THE CITY OF EASTON



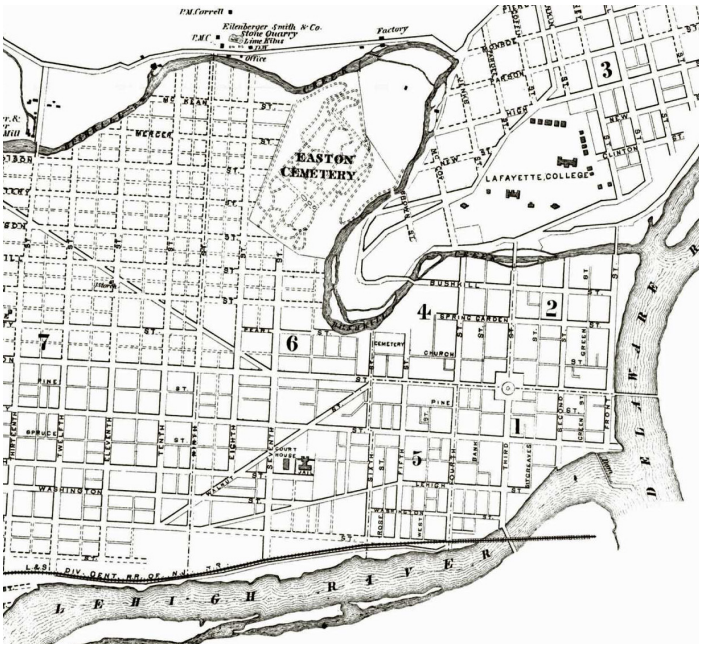
Downtown Easton

The architectural heritage of Easton is among its most valued and important educational, cultural, and economic assets. It is the intent of the Easton Historic District Commission, or HDC, to protect historically and architecturally significant buildings and structures designated as contributors to the Easton Local Historic District, which was adopted by the Easton City Council in 2005. Currently, the Historic District in downtown Easton remains the only designated and protected Historic District in the city.

Easton's unique architectural heritage was recognized by the National Register of Historic Places and listed in 1983. It was not until 2005 that a comprehensive survey of existing buildings and structures in Easton was undertaken and a Local Historic District Ordinance adopted by the City Council in order to protect the historic and architectural character of significant buildings' exterior facades. The ordinance does not require the restoration of buildings to their original appearance, although many owners have chosen to do so.

The intent of these Design Guidelines is to provide instruction and guidance to Easton's Historic Preservation Code, Historic District Commission, and to help property owners understand their responsibilities as owners of historically significant resources. This document aims to inform design decisions, specifically related to publicly visible, exterior alterations and additions to Historic District properties, by providing design parameters which will allow changes to be made that retain the existing architectural and historical character of the building and district.

Brief History Of Easton



Map of Easton, 1874 (Source: Northampton County PA Atlas)


Easton from the Lehigh River

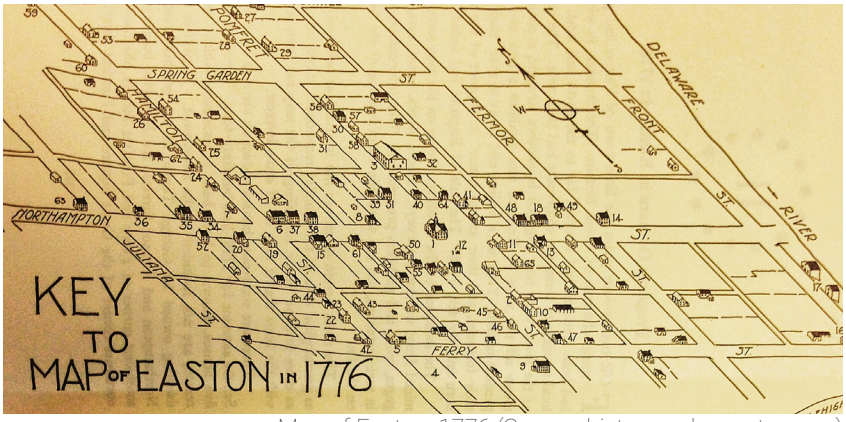
In 1736, land surveyors Benjamin Eastburn and Thomas Penn, the son of William Penn, arrived in present day Easton. They surveyed what they would name the "Thousand Acre Tract", a piece of land at the confluence of the Delaware and Lehigh rivers, known by local Native Americans as "Lechanwitauk," or "Place at the Forks". In the mid-1750s, land surveyors William Parsons and Nicholas Scull began to lay out a town they called Easton at this location, which was planned to become the government seat of the new county of Northampton. The Great Square, which is Easton's Centre Square today, was originally the gathering place for residents and travelers. On July 8, 1776, Easton's square was one of three sites in the country where the Declaration of Independence was recited.


Parsons Taylor House, 1757

The two rivers, and later canals, were integral in driving the city's development and growth throughout the 19th and early 20th centuries. Following the completion of the Lehigh Canal in 1829, Easton became one of the country's largest industrial and manufacturing centers. After 1850, four railroad lines were constructed through the city, replacing the canals as the primary transportation corridors. By the early 20th century, Easton had emerged as a major regional transportation, cultural, industrial, and commercial hub and remains so today. Easton's Local Historic District includes a variety of building types reflecting all periods of its history, including residential (single and multi-family), institutional, commercial, industrial, and mixed-use. A wide range of architecture styles are also exhibited, ranging 200 years of the city's development.

Easton's Architectural Styles

Early Period (1754-1830s)
During the period of early settlement in the mid-18th century, the first buildings constructed were small, square or rectangular stone houses with stone chimneys and gabled roofs, often with dormers. Houses often exhibited simple colonial architectural features, including flat arched windows with understated keystones. Main entries were typically the only areas with more ornament, such as pediments with a cornice and pilasters. Other early buildings dating from the 1770s-80s in the Historic District included stone taverns, which welcomed a growing local population and travelers.



Map of Easton, 1776 (Source: historyandancestry.com)

Georgian-style buildings were most prevalent in the early 19th century and featured more ornate keystones and entryways, typically with larger fan-shaped windows topping wood-paneled doors. During the mid-19th century (1820-40), the Classical Revival style emerged, introducing Greek and Roman temple-inspired grand pediments and columns.


Georgian-style Jacob Nicholas House, 1807

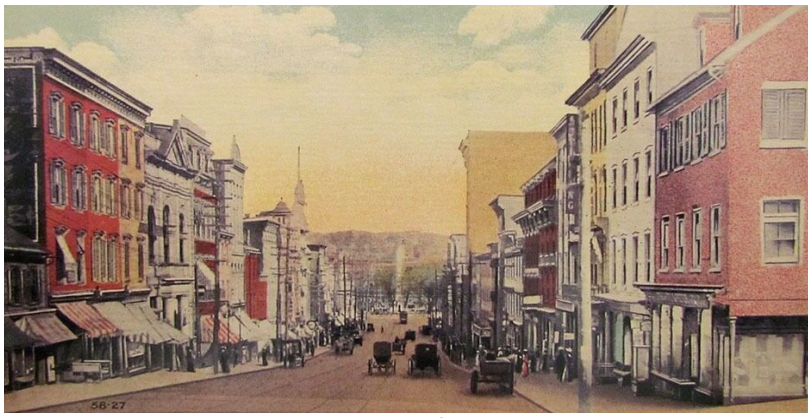
Early Commercial Development and Victorian Era (1830-1875)
The majority of Easton's older buildings were constructed during the greatest period of commercial growth during the 1850s. Simple in their detailing and massing like their early colonial counterparts, mid-19th century commercial buildings were larger with taller, multi-light second story windows. Ground story storefront display windows became more prevalent, while wood trim and moldings remained consistent with the early colonial style.


Centre Square, looking south; 3rd and Northampton on left (Source: Eastonhistory.com)


Georgian-style Bachmann Tavern, 1753

Easton's Architectural Styles

Late Victorian Era (1875-1920)
During the late 19th century, the Queen Anne and Second Empire styles of architecture grew in popularity, featuring mansard roofs, bay windows, brackets, gables, pilasters, pediments, and ornamental trim. Commercial buildings in particular featured taller primary facades with large storefront windows with leaded or stained glass transoms, projecting cornices, and tall, regularly spaced windows at the upper stories with stone or wood "hoods". Brownstone and dark brick were common building materials associated with upper class residential architecture in New York and thus became a symbol of wealth and prosperity.


Northampton Street from 5th Street, looking East, c.1870
(Source: hippostcard.com)

Beaux Arts and Neoclassicism (1875-1920)
Other styles prevalent in the Historic District at the turn of the century included the Beaux Arts and Neoclassical styles (1890-1920). Typical architectural features included repeating, symmetrical pilasters, columns, repeating paired or tripartite upper story windows and pedimented entryways.

Art Deco and Art Moderne (1920-1950)
The early 20th century saw the rise of the Art Deco and Art Moderne styles, typical of cities around the United States in response to rapid modernization and industrialization. Architectural forms grew more streamlined and preferred materials were brick, steel, tile, and glass. Art Deco buildings are characterized by flat or slightly projecting planes, stucco, and repeating geometric shapes. Embellishment was typically limited to stylized natural or organic motifs or abstract patterns at the building perimeter. Art Moderne grew out of Art Deco in the 1930-40s as a response to continuing modernization, incorporating sleek, curved metal forms and a lack of surface ornamentation and superfluous architectural features.


Queen Anne-style 206 Spring Garden St.,



Beaux Arts-style State Theater, 1910



Art Deco-style Easton National Bank, 1929

2. Easton's Local Historic District

A historic district is defined as an area that contains historic resources, including buildings, structures, objects, and sites that convey a unique cultural and/or architectural character and heritage. Since the adoption of Pennsylvania's Historic District Act 167 in 1961, many municipalities such as Easton passed their own local historic district ordinances. Easton's architectural heritage was first recognized in 1983 when the downtown was listed in the National Register of Historic Places. In 2005, the City of Easton adopted the Local Historic District Ordinance to preserve its historically significant resources. The Historic District of Easton generally consists of the downtown area of the city (shaded orange below), including commercial and residential properties. An increasing number of people are choosing to live in the downtown district and to invest in Easton's historic buildings, as they lend the city a distinct sense of 'place'.

There are a multitude of recognized benefits to preserving a city's historic district(s). A few of the most significant include:

1) Historic districts protect the value of owners' and residents' investments in historic properties.

Inappropriate renovations and poorly planned new development can cause a neighborhood to become less appealing to investors and homebuyers, resulting in lower property values. Historic districts encourage people to rehabilitate since they can be more confident that their investment will be protected and valued over time. A variety of grants and financial incentives are also offered to property owners specific to historic resource rehabilitation.

2) Historic district properties appreciate at rates greater than the local market overall, as well as faster than similar, non-designated properties.

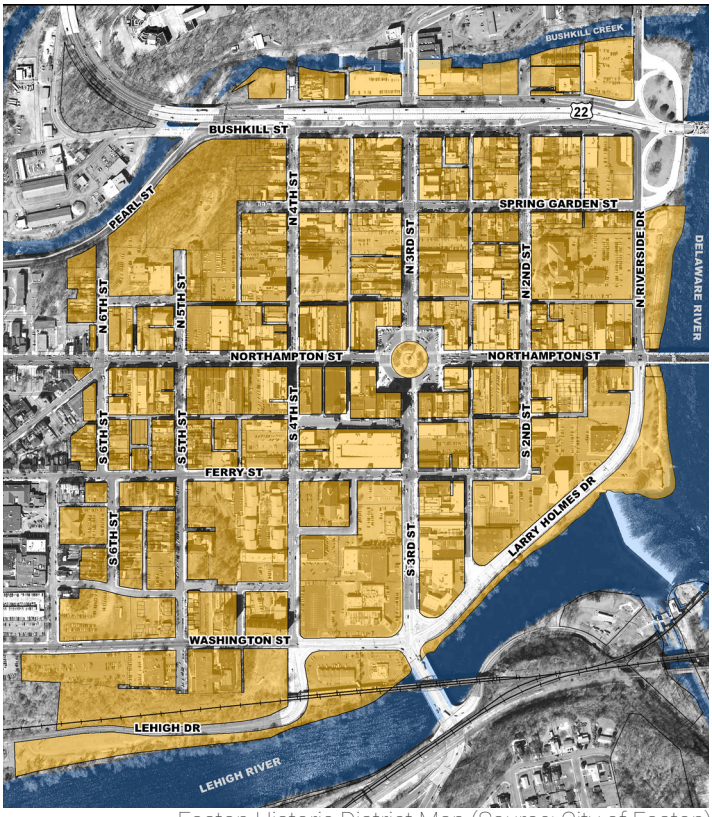
Findings over the last 20 years have indicated this trend consistently across the country. Recent analysis also illustrates that historic districts are less impacted by market volatility, interest rate fluctuation, and economic downturns.

3) Historic districts are sustainable and energy-efficient.

Designated historic districts encourage adaptive reuse of existing buildings in established neighborhoods, reducing traffic, pollution, and landfill waste. Moreover, many historic buildings were designed to be energy efficient, taking advantage of natural light, cross-ventilation, and climate-appropriate materials.

4) Historic districts encourage better quality design and an overall enhanced appreciation for the physical environment.

Historic districts foster a heightened sense of ownership, pride, and community cohesiveness, and therefore lead to an increased desire for use of more visually interesting and innovative designs, materials, and multi-use functionalities, contributing to an overall greater public appeal.



Easton Historic District Map (Source: City of Easton)

5) Historic districts are a vehicle for education, economic development, and tourism.

The preservation of architectural character and streetscapes provides a tangible link to a city's history, cultures, and lives of its residents. A visually cohesive and vibrant commercial core can be a community's most important attraction to visitors, new residents, entrepreneurs, and industries that value providing a higher quality of life for its employees.

6) Districts offer social and psychological advantages.

People living and working in a historic district enjoy its human-centered features, including walkability, attractive surroundings, functional conveniences, and community feel.

Easton's Historic District Commission (HDC)

The intent of the HDC is to encourage revitilization and development in the Local Historic District while minimizing negative impacts to longterm residents and commercial tenants. The HDC's primary concern is to protect historic resources from demolition and to preserve the neighborhood's historic character. Any proposed changes to a property, which are visible from a public right-of-way (street, alley, or sidewalk), are subject to review by the HDC. The review of a proposed project typically includes attention to the general design, arrangement, and materials (type, size and texture) in relation to the surrounding historic context.

The complete process of HDC review includes pre-application review (optional), application submission, review by the HDC, recommendation by the HDC to City Council, City Council approval, and the issuance of a Certificate of Appropriateness (COA) for the proposed project as described in the application. All work approved for a COA must still comply with all current Easton Planning, Zoning, and Building Code regulations.

Types of projects **most often reviewed** by the HDC include:

ALTERATIONS
Any physical change to building materials, including the replacement or addition of any exterior, structural, decorative, or accessory element or feature, e.g. windows

NEW CONSTRUCTION
The introduction of new buildings or structures or additions to buildings and structures

DEMOLITION
The tearing down or dismantling of part of any building or structure, including the removal of character-defining architectural elements

The HDC **does not review** the following types of proposed work:

- Interior work
- Maintenance work that does not alter any exterior materials or features of a historically significant building or structure, and has no material impact on the historic architectural or cultural significance of the property (i.e. cleaning of downspouts, gutters, repainting of painted materials)
- Repair or construction beyond maintenance that does not impact the visual exterior appearance of the building and is not visible from a public right-of-way (i.e. patching, splicing, piecing in, consolidating, or reinforcing materials)



Downtown Easton

3. The Process of HDC Review

REQUIRED MATERIALS

1) The materials needed for review of a **construction, renovation, alteration, or repair** application include:

- Current photographs of the whole building and lot where the alteration or construction will occur
- Photographs of the streetscape adjacent to and across from the proposed project
- Close-up photographs of details
- Architectural drawings to best communicate the proposed scope of work and impact on the existing building (i.e. floor plans, elevations, or sections)
- Samples or catalog sheets of materials to be used

2) The materials needed for review of a **sign or awning** application include:

- Current photographs of the whole building for context where the sign or awning is proposed
- Photographs of the streetscape adjacent to and across from the building or structure where the sign or awning is proposed
- Scaled drawings indicating sign design and layout, attachment detail, and detail of exterior illumination (if applicable)
- Samples or catalog sheets of materials to be used, including lettering styles

3) The information generally needed for review of a **demolition** application includes:

- Current photographs showing what is proposed for demolition, including photographs showing the deteriorated condition of the structure
- Reasons for demolition including a written description of the deterioration by a professional engineer with historic qualifications
- An explanation of why rehabilitation, reuse, or modification is not feasible or desirable
- Market and Real Estate Analysis
- Proposed disposition of architectural features and building materials
- Structural report prepared by a structural engineer with historic qualifications
- Proposed future use and timeline for implementation

APPLICATION PROCESS

1. Pre-Application Review (Optional)

A pre-application review is encouraged for major construction or alterations in the Historic District. This is an opportunity for an informal review of a project, especially if an in-kind repair, and to receive preliminary feedback from staff. If not sure whether a Certificate of Appropriateness (COA) is required, contact the Bureau of Codes at City Hall for assistance at (610) 250-6724.

2. Complete the COA Application

Complete the COA Application, available from the Bureau of Codes and online. Describe your project in detail and prepare all supporting materials (See "Required Materials" at left). The COA Application package also contains a list of the required submission materials.

3. Submit the COA Application

Submit the application with all appropriate materials and fees to the Bureau of Codes at City Hall, 123 South 3rd Street, Third Floor, Easton, PA 18042 or online. **Applications must be received by 12:00 noon on the last Monday of the month, to be reviewed the following month.**



Easton Centre Square at night

4. HDC Review

HDC meetings are typically held on the second Monday of each month at 4:00p.m. in City Council Chambers at City Hall, 123 South 3rd Street in Easton. The owner or his/her representative **must attend** the meeting and should contact the Bureau of Codes at (610) 250-6724 to confirm its date and agenda. Projects will not be reviewed without a representative or owner present. Incomplete applications will be returned to the property owner. **Only complete applications will be forwarded for review.** The review period of completed applications is 45 days.

The Process of HDC Review (Continued)



Easton from the Lehigh River (Source: discoverlehighvalley.com)

4. HDC Review (Continued)

Prior to the HDC meeting, your application will be reviewed by the historic consultant for compliance with **The Design Guidelines** and the **Secretary of the Interior's Standards (See Appendix)**. At their meeting, the HDC discusses the consultant's evaluation and further applicant comments, and can recommend:

- Approval of the application as submitted;
- Approval with conditions;
- Tabling the application for further consideration or pending additional information or supporting material;
- Denial, with recommended changes to result in an approved application.

The HDC renders its decision at the meeting and forwards its recommendation to the City Council within 20 working days.

5.City Council Review

The application and the HDC's recommendation for a COA will be reviewed by City Council under the same criteria as the HDC.

City Council typically makes its decision on projects at its meetings, generally held on the second and fourth Wednesdays of the month at 7:00p.m. in the City Council Chambers at City Hall, 123 South 3rd Street, Easton. Applicants do not typically attend the meetings if they find the HDC recommendation acceptable.

Following a determination, the City Council can recommend:

- Approval of the application as submitted;
- Approval with conditions;
- Tabling for further consideration pending additional information;
- Denial, with recommended changes to result in an approved application.

6. Project Approval or Denial

If the COA is approved by City Council, or approved with conditions, the owner can then obtain a construction permit for the approved work from the Bureau of Codes, provided there is compliance with all other city codes.

The denial of a COA application will result in disapproval of the building permit application. The applicant can appeal City Council's decision to the County Court of Common Pleas within the time specified by law.

Upon approval or denial, a letter will be sent to the applicant(s) informing them of the decision with a copy of the Certificate of Appropriateness.

Project Review Process Useful Information

TIMING FOR REVIEW

Typically, the review process takes a **minimum of 4-6 weeks** from the submission date of the complete COA application to the issuing of a COA by City Council.

Incomplete submissions will extend the application review time period (45 days). Including all required materials with an application expedites the review process.

PROJECT CHANGES AFTER APPROVAL

If any changes are proposed after the COA approval, please contact the Bureau of Codes to determine whether any additional reviews may be required prior to undertaking the work.

Completed work that is not in compliance with the approved COA is subject to fines and possible removal. If a property owner has demolished a building or structure or a portion thereof without obtaining the necessary COA, the Code Administrator can delay a permit for new construction on the site for two years.

ECONOMIC HARDSHIP

In some instances, the HDC's recommendation may be a financial hardship for a property owner. To appeal a recommendation based on economic hardship, the property owner must demonstrate that they cannot afford to do the work, or as a result of the HDC's recommendation, he/she is unable to obtain a reasonable return or beneficial use of his property. The property owner will be requested to supply information in support of his/her claim of economic hardship including:

- Date property acquired, purchase price, and equity in property
- Form of ownership and operation of property – sole proprietorship, for-profit, non-profit, limited partnership, joint venture, or other
- Appraisals or market value analyses within the previous two years



Restaurant with sidewalk seating in Downtown Easton



Downtown Easton

4. General Principles of Historic Preservation

Historic buildings are defined by their architectural style and character-defining features. These Guidelines, based on the Secretary of the Interior's Standards for Historic Preservation (See pg. 13), explain the concepts of historic preservation, how these concepts may be applied, and the importance of restoring and maintaining Easton's historic architecture.

The topics below explain basic concepts of historic preservation that will be referred to frequently throughout this document. A strong understanding of the hierarchy of facades and the differences between repairs, alterations, and replacement will allow for the most effective use of these Guidelines.

HIERARCHY OF FACADES

The parameters described in these Design Guidelines aim to regulate changes made to any building facade which is visible from a public right-of-way in the Historic District. Facades are categorized as primary and secondary. Facades that are visible from a public street and which include the front entrance or historically significant architectural features, are considered primary facades. Corner properties have two primary facades. Facades that are considered the rear of a building, do not exhibit significant architectural features, and are not highly visible from a primary or major street are considered secondary facades. Primary facades are required to adhere more strictly to the Historic District Guidelines and will be reviewed more closely by the HDC than secondary facades.



Typical Rear or Secondary facade



60 Center Square has two primary facades

REPAIRS, ALTERATIONS, AND REPLACEMENT

Historic preservation encourages retention of the existing historic features and materials through repair and restoration. Repair allows for the most genuine representation of a building's architectural character. The replacement of materials or features is less appropriate, but sometimes necessary. When a feature or material must be replaced, the new feature or material should be "in-kind", or closely match the old in appearance, design, size, scale, materials, arrangement, and texture.

It is also encouraged that any proposed change or alteration be performed in such a manner that it may be reversible in the future. Deteriorated or missing architectural components should be replaced whenever possible or reconstructed in such a way that the historic component matches its original design, size, material, color, and texture.

Historic Preservation Briefs

The following Preservation Briefs are excellent resources for information about how to renovate your building when beginning research and during the planning stages of a project. They have been prepared by the National Parks Service (NPS) and act as technical guides for the maintenance and preservation of historic buildings. These documents can be accessed online at www.nps.gov/tps/how-to-preserve/briefs.htm

1. **Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings

2. **Repointing Mortar Joints i**n Historic Masonry Buildings

3. **Improving Energy Efficiency** in Historic Buildings

4. **Roofing** for Historic Buildings

5. The Preservation of Historic **Adobe Buildings**

6. **Dangers of Abrasive Cleaning** to Historic Buildings

7. The Preservation of Historic Glazed Architectural **Terra-Cotta**

8. **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

9. The Repair of Historic **Wooden Windows**

10. Exterior **Paint Problems** on Historic Woodwork

11. Rehabilitating Historic **Storefronts**

12. The Preservation of Historic Pigmented **Structural Glass** (Vitrolight and Carrara Glass)

13. The Repair and Thermal Upgrading of Historic **Steel Windows**

14. New **Exterior Additions** to Historic Buildings: Preservation Concerns

15. Preservation of Historic **Concrete**

16. The Use of **Substitute Materials** on Historic Building Exteriors

17. **Architectural Character**—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character

18. Rehabilitating **Interiors** in Historic Buildings — Identifying Character-Defining Elements

19. The Repair and Replacement of Historic **Wooden Shingle Roofs**

20. The Preservation of Historic **Barns**

21. Repairing Historic **Flat Plaster**—Walls and Ceilings

22. The Preservation and Repair of Historic **Stucco**

23. Preserving Historic **Ornamental Plaster**

24. **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches

25. The Preservation of Historic **Signs**

26. The Preservation and Repair of Historic **Log Buildings**

27. The Maintenance and Repair of Architectural **Cast Iron**

28. **Painting** Historic Interiors

29. The Repair, Replacement, and Maintenance of Historic **Slate Roofs**

Preservation Briefs (cont.)

30. The Preservation and Repair of Historic **Clay Tile Roofs**

31. **Mothballing** Historic Buildings

32. Making Historic Properties **Accessible**

33. The Preservation and Repair of Historic **Stained and Leaded Glass**

34. Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**

35. Understanding Old Buildings: The Process of **Architectural Investigation**

36. Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes

37. Appropriate Methods of Reducing **Lead-Paint Hazards in Historic Housing**

38. **Removing Graffiti** from Historic Masonry

39. Holding the Line: **Controlling Unwanted Moisture** in Historic Buildings

40. Preserving Historic **Ceramic Tile Floors**

41. The **Seismic Retrofit** of Historic Buildings: Keeping Preservation in the Forefront

42. The Maintenance, Repair and Replacement of Historic **Cast Stone**

43. The Preparation and Use of Historic **Structure Reports**

44. The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design

45. Preserving Historic **Wooden Porches**

46. The Preservation and Reuse of Historic **Gas Stations**

47. **Maintaining the Exterior** of Small and Medium Size Historic Buildings

48. **Preserving Grave Markers** in Historic Cemeteries

49. **Historic Decorative Metal Ceilings and Walls:** Use, Repair, and Replacement

50. **Lightning Protection** for Historic Buildings



Aerial view of Easton (Source: Yiannis Pavlis, 2017).

Secretary of the Interior's Standards for Rehabilitation

These standards are used by a municipality's lead agency to guide their decisions and it is recommended that property owners consult them when planning work on their buildings. These Standards can be found at https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm

SIS 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the character defining characteristics of the building and its site and environment.

SIS 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterized a property shall be avoided.

SIS 3. Each property shall be recognized as a physical record of is times, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

SIS 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

SIS 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

SIS 6. Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

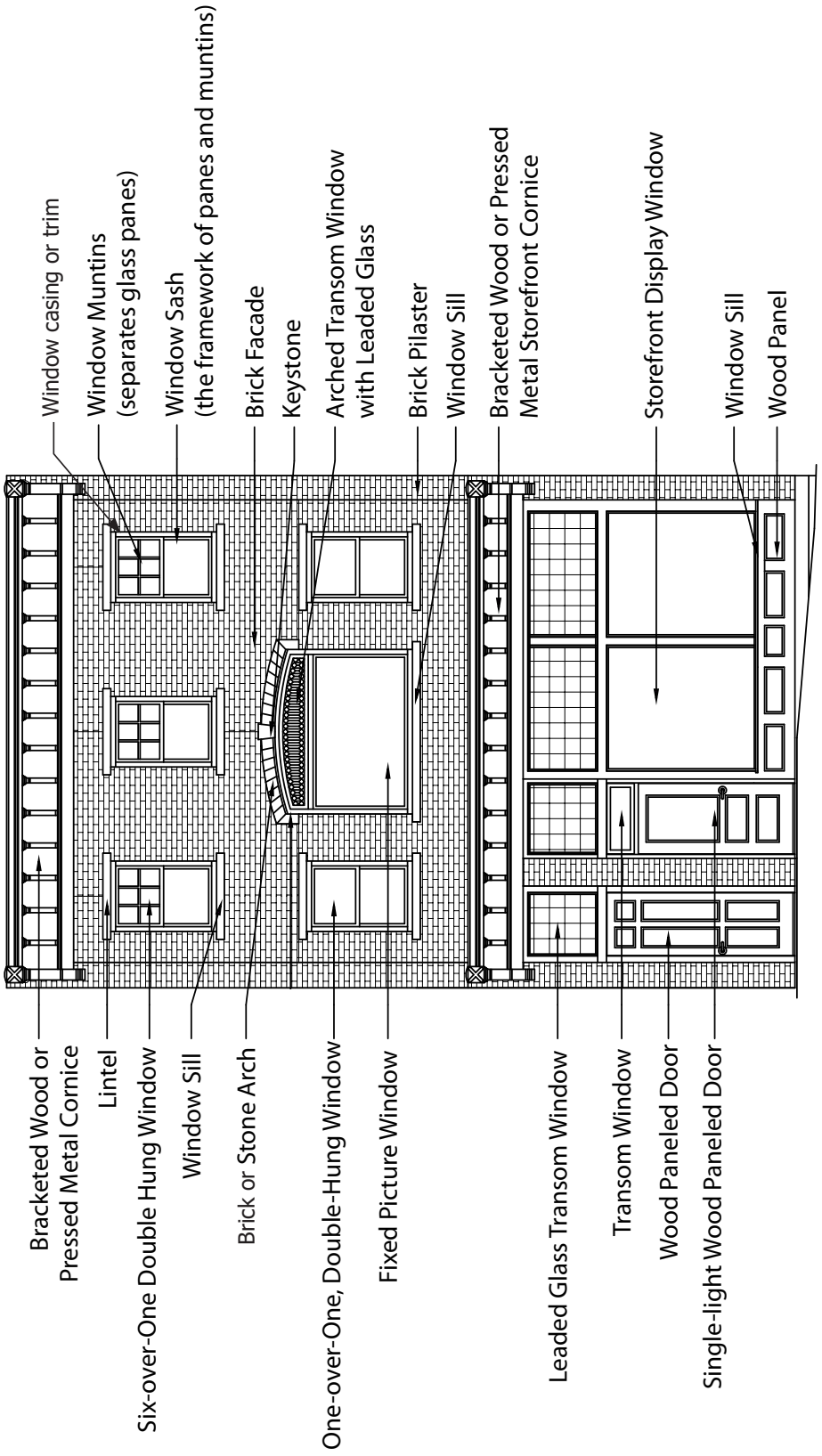
SIS 7. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

SIS 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

SIS 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

SIS 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

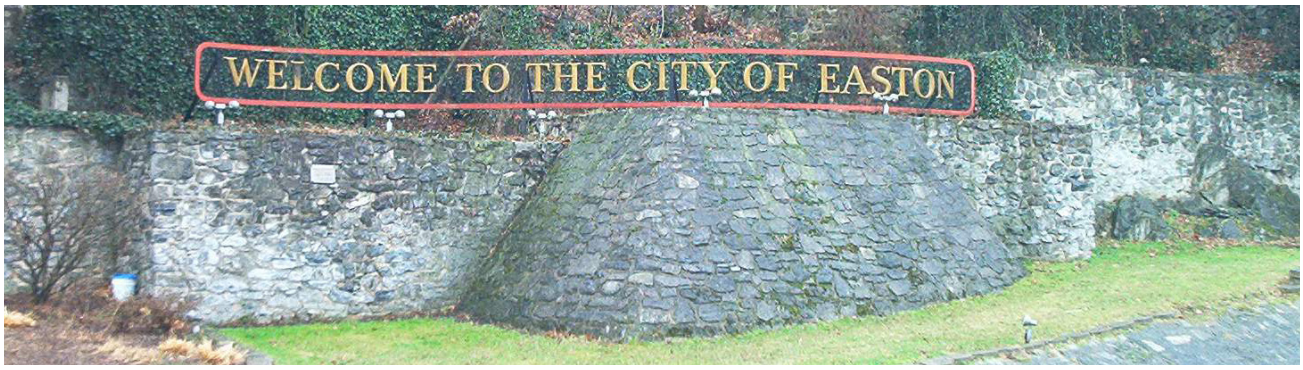
Common Features of Mixed-use and Commercial Buildings



Common Features of Residential Buildings



5. GUIDELINES FOR EXISTING BUILDINGS AND STRUCTURES IN THE EASTON HISTORIC DISTRICT







CHAPTER 1. CLEANING HISTORIC BUILDINGS

GUIDELINES KEY

☑ Historically appropriate

⚠ Possibly appropriate

⊘ Not appropriate

Cleaning a historic structure is often overlooked as a possibility for improving a building's appearance. Cleaning may also be a necessary step in the preparation of facades for certain types of work. Masonry should only be cleaned to halt or prevent deterioration or to remove severe soiling.

☑ Cleaning of a building's exterior should be done using the gentlest means possible. See the Secretary of Interior's Standards #7 for reference (pg. 13).
☑ Clean a few test patches to determine which cleaning method is appropriate for the facade(s)
☑ HDC recommends cleaning with a low-pressure water wash (max. 400 psi) with soft bristle brushes and mild detergents

⊘ Sandblasting, harsh chemical cleaners, and high pressure washes are destructive to the masonry surfaces and are not permitted.
⊘ If masonry is in poor condition and has suffered mortar deterioration, cracks in joints, loose bricks, damp walls, or damaged plasterwork, the brick should be repointed prior to any cleaning

Additional information on repointing can be found in Preservation Brief #1 prepared by the National Park Service. See pgs. 11-12 for more information.



Cleaned and painted stucco facade



Cleaned and painted brick facade

CHAPTER 2. MASONRY REPAIR

A variety of masonry materials are found throughout the historic district, including brick, stone, terra cotta, and stucco. Historic masonry materials have centuries-long life spans if maintained properly. Regular maintenance of masonry and mortar joints in masonry structures will yield the longest life span of the historic masonry. While mortar generally deteriorates before brick or stone, individual bricks or stones can suffer damage due to moisture infiltration, building movement, mortar incompatibility, harsh chemical or abrasive treatments, heavy vegetation, and pollution.

Damage to masonry elements and character-defining masonry features should be repaired rather than replaced. If replacement is necessary, the new element should match the original design and materials as closely as possible. If historic masonry features such as door pediments or hoodmolds are missing, and no historic photographs or documentation exist, a new design that is differentiated, yet compatible with the original design in terms of size, scale, materiality, and color is appropriate.

☑ New masonry elements should be repaired or if necessary, replaced in-kind. Proposed work must be reviewed by the HDC
☑ Masonry elements should be maintained to prevent water penetration, as well as maintenance of roofing, flashing, drains, gutters, and downspouts

⊘ Installing stucco or artificial stucco (EIFS or Exterior Insulation) over historic brick, stone, or terra cotta walls is not permitted



A traditional tan brick facade on 3rd Street with stone features

REPOINTING

Masonry buildings constructed prior to c.1910 did not use Portland cement, a hard cement commonly used in buildings constructed since. Early mortar was typically mixed to be softer than the surrounding brick or stone, allowing it to serve as a cushion when the masonry material expanded or contracted. Mortar that is too hard will often not withstand the stress of movement and result in cracking and spalling of the masonry.

The majority of problems associated with historic masonry are due to deteriorated mortar joints or water infiltration at the roof. The deterioration is most often caused by weathering, temperature extremes, poor maintenance, or poor design/materials. The process of removing deteriorated mortar, mixing new mortar, and repairing joints is known as repointing. New mortar should be compatible with the original in hardness, composition, color, and joint style. Repointing is painstaking, specialized work that should be undertaken by experienced craftsmen in moderate temperatures (40 to 90 degrees F).

☑ Mortar used for repointing historic masonry must be of the proper mortar type, hardness and mixture
☑ New mortar joints must match the old in style, color, and texture
☑ HDC recommends using a high lime mortar: 1 part hydrated lime with 2 parts (by volume) sand of appropriate historic color, water to mix; To improve workability/drying, some Portland cement can be added (should not exceed 20% of the volume of lime and cement combined)

⊘ Mortar mixtures which contain a high Portland Cement content are too hard and can cause significant damage to historic masonry.
⊘ New joints should match the width of existing joints and should not cover areas of the existing masonry bricks
⊘ Grinders should not be used to remove old mortar. Grinders can cut into brick and enlarge joints inappropriately



Before (left) and after (right) repointing and cleaning of historic brick

Additional information on repointing can be found in Preservation Brief #2 prepared by the National Park Service. Information on where to find Preservation Briefs is found on pgs. 11-12.

PAINTING

The masonry of buildings constructed before the 20th century was often low-fired and porous, which led to deterioration of exposed masonry elements. To avoid deterioration, masonry facades and other elements were often painted to protect and seal the masonry surfaces.The painting of historically unpainted brick or stone is not appropriate. Painting can trap moisture in a masonry wall, which can cause failure of the paint and spalling, popping, peeling and flaking of the masonry. The painting of wood windows, doors, trim, shutters, and other decorative wood details is recommended and important to prevent rotting and deterioration.

☑ The use of historic paint colors typical for the age and style of a building is recommended but not regulated.

⚠ Painting historically unpainted surfaces is usually not appropriate except under circumstances where the masonry surface is highly deteriorated and painting will help preserve the wall and must be reviewed by the HDC

⚠ Removal of paint from a building that has been historically painted may not be appropriate. If paint removal is necessary due to paint failure, the gentlest method possible should be employed.

MASONRY SEALANTS

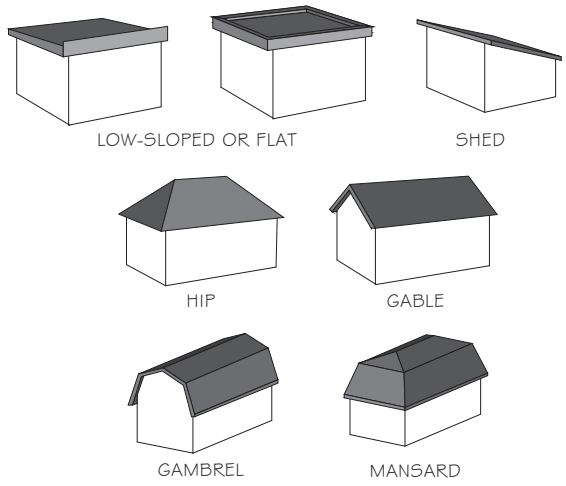
Sealing historic masonry including brick and stone walls with clear sealants and water repellents is not recommended. Sealing historic masonry can trap moisture and lead to deterioration of the masonry. Water absorption is not normally a problem in a well maintained and properly pointed masonry wall. If masonry is not well maintained, sealers cannot solve an infiltration problem. In most cases, repointing and replacing damaged masonry is the best remedy for a wall.



Spray sealant (right side)

CHAPTER 3. ROOFING

Historically, non-combustible materials such as slate, terra-cotta and metal were the preferred materials for roofing. Historic roofing materials that contribute to a building's architectural character and are visible from the public right-of-way should be preserved.

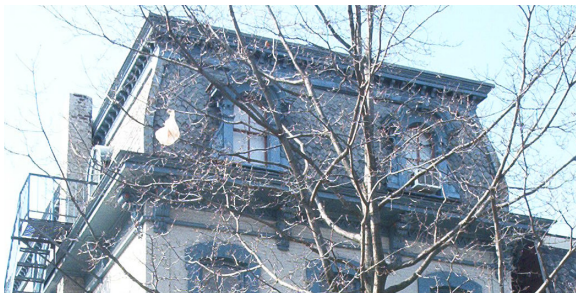


Typical roof types (Courtesy of Artefact Inc.)

Retaining a building's historic roof through proper maintenance and repair is essential. Roofing that cannot be repaired and requires replacement should replicate the historic roofing in material and color. Alternate materials that simulate historic materials may be appropriate.

SLATE SHINGLE

The most cost-effective and appropriate way to preserve a slate roof is through regular maintenance. After each winter, a slate roof should be inspected and cracked, broken, or missing slates be replaced. This is generally a relatively inexpensive project to undertake if done on a yearly basis.



A Mansard roof with slate shingles and dormers

☑ Replacement of deteriorated slate shingles with new slate shingles through regular maintenance is recommended.
☑ Preservation, reuse or in-kind replacement of architectural features and finishes is strongly recommended (see annotated image below)

⚠ Replacing slate shingles with asphalt shingles on a gable or hipped roof is not recommended, but may be acceptable on a case by case basis when the slate or fasteners have reached the end of their serviceable life. A pre-application review is recommended when considering replacing slate with alternate materials (See alternate materials section on pg 20).
⚠ Replacement of slate shingles with asphalt shingles on a mansard or steeply pitchen roof is typically not necessary. The steep slope of these roofs helps to prevent ice build-up and to prolong the life span of the roofing material



Red slate roof with rolled ridge caps, finials and snow catchers

Additional information on roofing can be found in Preservation Brief #4 prepared by the National Park Service. See pgs. 11-12 for more information.



Slat shingle Mansard roof on Northampton Street

METAL ROOFING

Although slate shingles are the most common historic roofing materials in Easton, there are some buildings that are roofed with metal. Metal roofing was typically installed as flat sheets with either flat seams or standing seams. Porch roofs are generally the most visible locations where metal roofs are found. The most cost-effective and appropriate way to preserve a metal roof is through regular maintenance. Early metal roofs were often made of terne (a thin sheet steel with an alloy coating of lead and tin) which requires regular painting.

☑ Replacement of a deteriorated metal roof with new metal roofing is generally historically appropriate. Terne is still available, but the alloy coating is now mostly zinc instead of lead. Historically terne was painted with Tinners' red or Tinners' green.
☑ Traditional flat seamed metal roofs should be replaced with new flat seamed metal in historic colors wherever possible.
☑ Traditional standing seam metal roofing profiles in historic colors are recommended if replacing a standing seam metal roof.

⚠ Replacing a flat seamed metal roof with a thermoplastic roof (such as Duro-Last or Sarnafil) may be historically acceptable, but requires review. Because EPDM (ethylene propylene diene monomer, a synthetic rubber) roofing or rubber roofing does not come in historically-compatible colors, it is generally not recommended on visible roofs
⚠ Use of modern pre-formed standing seam metal roofing may be acceptable but requires review by HDC. Trim pieces required in some pre-formed metal roofs can be inappropriate in terms of scale



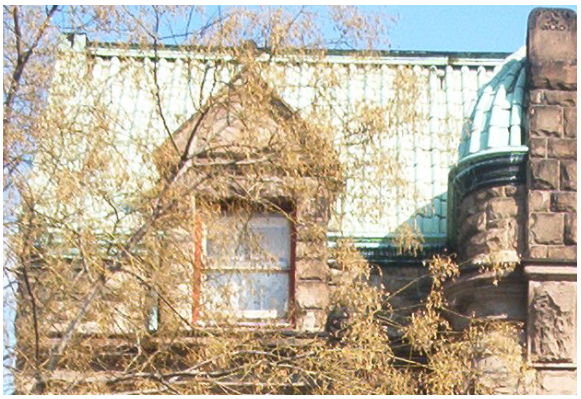
Metal porch roof

ALTERNATE ROOFING MATERIALS

There are instances where historic materials may become deteriorated beyond repair and in-kind replacement may be infeasible or not possible. The lack of availability or the excessive cost associated with in-kind replacement may make the use of alternate materials acceptable.

☑ Alternate materials should closely replicate the historic roofing.
☑ Fiber reinforced cement shingles and rubber simulated slate shingles are generally acceptable substitutions for replacing natural slate shingles.
☑ Replacement of existing asphalt or fiberglass shingles with shingles that resemble the existing roofing material is acceptable.

⚠ Replacement of natural slate shingles with asphalt/fiberglass 3-tab shingles that match existing/historic shingle size, shape and color is also typically acceptable
⊘ "Architectural" shingles that recall the appearance of wood or cedar shake roofing are not appropriate.



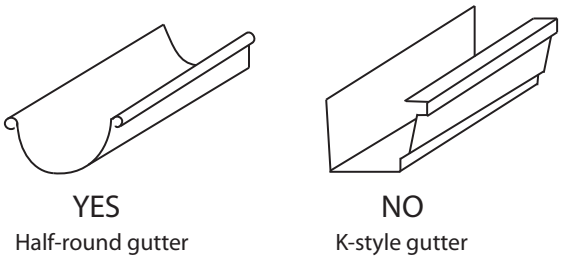
Historic oxidized copper roofing shingles

GUTTERS AND DOWNSPOUTS

The use of half-round metal gutters and smooth or corrugated round metal downspouts is historically appropriate. New copper, lead coated copper and terne coated stainless steel (TCS) gutters, downspouts, scuppers and leader boxes weather naturally and develop a patina. Aluminum and galvanized steel gutters, downspouts, scuppers and leader boxes should be painted to match the existing color.

☑ Built-in box gutters must be preserved. Box gutters should be relined with new metal or an appropriate roofing membrane to eliminate leaks that will damage historic wood cornice materials.

⊘ K-style gutters are not historically appropriate and are not permitted.
⊘ PVC or vinyl gutters or downspouts are not appropriate and not permitted.



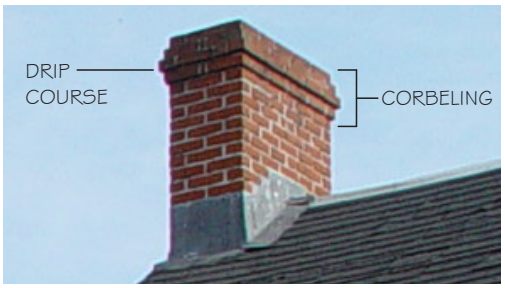
Typical gutter designs, Courtesy of Artefact Inc.

CHIMNEYS

The location, size and appearance of chimneys contribute to a building's architectural character. The exterior appearance of a chimney should be maintained visually regardless of any interior alterations.

☑ Replacing a chimney should be a historically accurate reproduction of the original chimney and include all drip courses and corbels.

⊘ Historic chimneys should not be removed or obscured in any way.
⊘ Stucco and tar are not acceptable materials for chimney repair.



Brick chimney with historic corbeling and drip courses

DORMERS



Gable- and hipped-roof dormers are common in Easton

Dormers can act as both functional additions and decorative features. They can help to increase usable floor space in attics and can add visual interest to roofs. When considering use and placement of dormers in historic districts, new dormers should be compatible and appropriate for the district.

☑ Reconstructing a dormer that existed historically on a primary or secondary façade is appropriate.
☑ Gable dormers with 1 or 2 windows are appropriate.
☑ New construction of a historically non-existent dormer on a secondary façade is often appropriate for some architectural styles. Gable, hipped, or shed roofs may be appropriate depending on style. HDC approval is required.
⚠ New construction of a historically non-existent dormer on a primary façade is typically not appropriate but should be reviewed in the context of neighboring properties

SKYLIGHTS

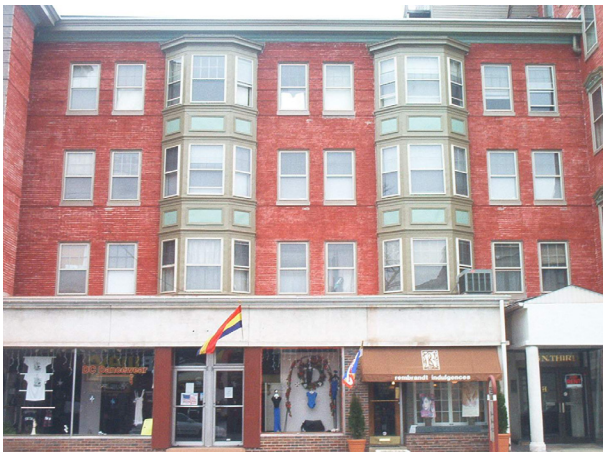
Skylights are typically modern alterations to a historic building and should be placed on secondary facades.

⊘ New skylights on primary façades visible from the public right-of-way are not appropriate and not permitted.

CHAPTER 4. WALLS, SIDING, TRIM, AND DETAILING



Stucco clad building at 13-15 N. 3rd Street



Brick building with wood bay windows on 3rd Street N

STUCCO

Stucco finish was applied at the time of construction over rubble stone or as a design element. Stucco was used increasingly beginning in the early twentieth century as a remodeling material for new additions or deteriorated building exteriors. Problems with stucco typically are due to water infiltration, but can also be caused by an inappropriate mortar mix, poor installation, weathering, or building settlement. In the instance where the installation of a stucco finish is approved for use on a building, a smooth sand finish will generally be required.

It may be acceptable to remove stucco finishes to expose historic masonry if the building was not originally stuccoed. The removal of stucco finishes can be difficult and may damage original masonry. The removal of stucco should be reviewed on a case by case basis.

☑ Stucco elements should be regularly maintained to prevent water penetration, as well as maintenance of associated roofing, flashing, drains, gutters, and drip edges

⊘ A new stucco finish on a primary facade is not historically appropriate.
⊘ A stucco finish should not be applied over historic brick, stone, or wood siding/shingles

STONE AND BRICK MASONRY

Masonry construction is the most common construction method for residential and commercial buildings in Easton. In most cases, the masonry was left unpainted and unstuccoed. The removal of existing brick or stone coat may be difficult and can cause further damage to the original masonry. If there is simulated brick or stone facing tightly adhered to historic masonry, the facing should be maintained.



Stone masonry facades at 131 S. 5th Street

☑ Repointing of existing brick or stone masonry is appropriate. See Section 1 for repointing information.

⚠ Removal of deteriorated brick and stone facing should be reviewed for feasibility and appropriateness of removal.

⚠ Painting or stuccoing of historic brick or stone masonry is not recommended and should be reviewed for appropriateness with the existing historic character of the building

🚫 Simulated brick or stone facings should not be installed over historic masonry.

WOOD SIDING



Wood siding at 6th Street South

Although the slight majority of the buildings found in Easton's Historic District feature brick or stone masonry, wood siding is found on many residential and commercial buildings. It is also very common on additions constructed at the rear or sides of all styles of buildings.

☑ In-kind replacement of deteriorated wood siding is acceptable and is preferred. The material selected for in-kind replacement of wood siding should be of a similar dimension, profile and appearance as the historic wood siding. Whenever possible, the same species of wood should be used. See the Secretary of Interior's Standard #9 for reference.

☑ Removal of aluminum or vinyl siding to expose historic brick or wood siding is acceptable and encouraged

⚠ Fiber cement siding (smooth, with no grain texture) as a substitute material in the replacement of wood siding may be reviewed

⚠ Vinyl or aluminum cladding, which is not intended to imitate wood lap siding (4.5"-6"), is not recommended, but may be approved on a case by case basis

🚫 Vinyl or aluminum siding, which is intended to imitate wood lap siding (typ. 4.5"-6") and be a substitute for it , is not appropriate on a primary facade

🚫 Covering bay windows with vinyl or aluminum siding is historically not appropriate.

Additional information on siding materials can be found in Preservation Brief #8 prepared by the National Park Service. See pgs. 11-12 for more information.

TRIM AND DETAILING

The terms trim and detailing refer to corner boards, window and door surrounds, brackets, moldings and other decorative architectural features. Wood trim and detailing should be repaired or replaced to match the historic appearance.



Architectural wood detailing at 22 S. 2nd Street

☑ It is highly encouraged to remove any materials, such as aluminum, that are covering historic trim and to repair or reconstruct historic trim and detailing. See the Secretary of Interior's Standard #5 for reference.

🚫 Capping or covering trim and detailing with vinyl or aluminum is not acceptable. Capping can trap moisture and lead to deterioration and decay of historic features.



Italian Renaissance Revival style building at 27 S. 2nd St

NEW OPENINGS

Maintaining reversibility of alterations is important in historic preservation. Addition of a new opening in a historic façade is destructive and not easily reversible. This means a new opening in a primary façade is generally not appropriate. It is understood that over time, a building's use may need to change or evolve. While new openings in secondary facades are still discouraged, they may be acceptable upon review. All new openings should be compatible with the building's historic character and match the proportion of other historic openings. **See the Secretary of the Interior's Standards #10 for reference.**

☑ The restoration of a historic window or door opening to its historic appearance is appropriate.

⚠ The conversion of a door to a window opening or a window to a door opening is acceptable only on a secondary facade.

⊘ Windows and doors on primary facades should never be blocked in or altered in size.

UNIQUE FEATURES

There are instances where historic buildings may contain architectural features that are original to the structure but unique to the designated historic district. It is highly encouraged to retain these unique historic features. The replication of features through historical evidence or photographs and replacement of missing unique features is encouraged. **See the Secretary of the Interior's Standards #2 and 5 for reference.**



Unique shuttered windows at 25 N. 2nd St. below cornice



Unique balconettes at a secondary facade

CHAPTER 5. HISTORIC WINDOWS AND MAINTENANCE



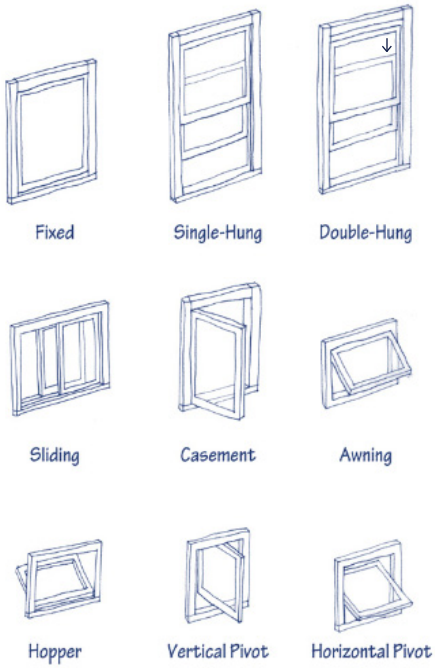
Historic 6 over 6 (second floor) and 6 over 9 (ground floor) multi-light, double-hung windows

Windows typically comprise at least one-quarter of the surface area of exterior walls of most historic buildings. Windows and their trim, shutters, and associated decorative elements, are important character-defining features of historic buildings and are key determinants of their age and style. Double-hung windows are the most common historic window types in Easton.

WINDOW TYPES AND STYLES

The windows identified in the graphic on the top right are the most common windows found in historic buildings. See the Glossary of Architecture Terms for a description of each type. Windows, regardless of type, can feature different muntin patterns or pane (light) configurations, which are typically linked to a building's period of constuction and style.

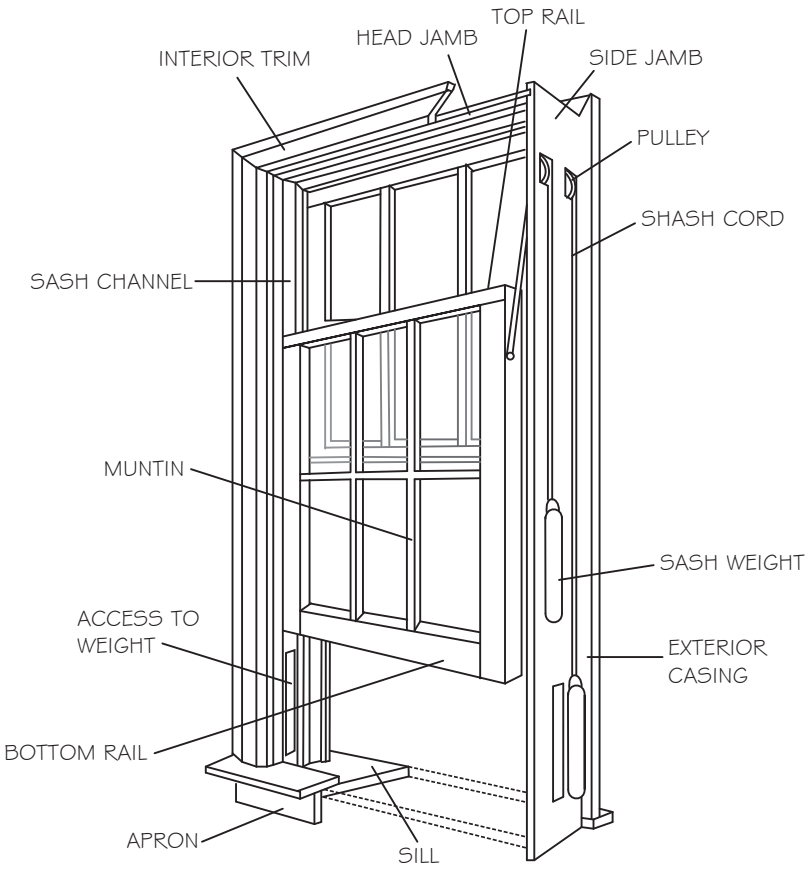
Late nineteenth-century architecture, such as Queen Anne and Italianate style buildings, often exhibit windows of various shapes and elaborate frames, trim and casing details and applied ornament. When the Colonial Revival style grew in popularity in the early twentieth century, the use of multi-light windows with narrower frames and casings was prevalent.



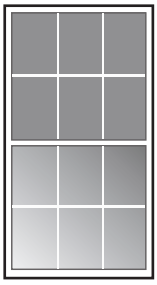
Common window styles
(Courtesy of Preservation Design Partnership)

WINDOW CONFIGURATIONS

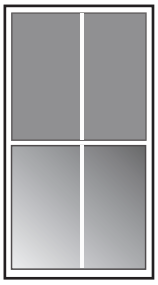
Different window light configurations are intrinsically linked to specific architectural periods or styles. Altering the window type, muntin configuration and placement, shape, size, and component dimensions can substantially alter the historic appearance of a building's facade. See illustrations on the following page indicating common window terminology (top), common historical window muntin configurations and their corresponding historical periods (bottom left), and examples of inappropriate replacements (bottom right).



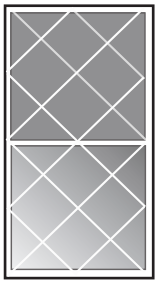
Typical parts of a historic wood-framed, wood sash double hung window (Courtesy of Artefact Inc.)



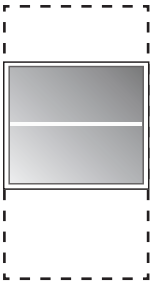
1770-1870



1885-1910

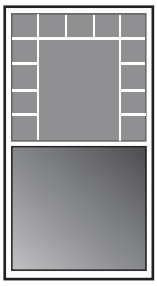


NO*

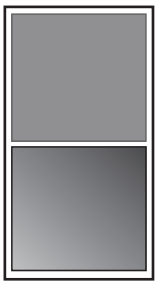


NO

Inappropriate window replacements, Courtesy of O.A.P.A Inc.



1885-1900



1885-1930

Typical historic window styles and their approximate time periods

*Diagonal cross-hatch muntins can be historically appropriate in the Queen Anne style, but is typically limited to dormer windows or upper sash muntins





Tripartite segmental arch with leaded glazing

WINDOW REPAIR

The repair of historic windows is recommended over replacement since windows are typically some of the most character-defining features of the building's historic significance. Repairing historic windows and installing interior or exterior storm windows can frequently satisfy many of the requests for window replacement due to increased energy efficiency. It is also recommended to install weather-stripping, caulk or glazing putty to reduce air infiltration.

The number, location, size and muntin patterns of windows are all important details that should be preserved whether the proposed work involves repair or replacement. Windows with unique features such as stained glass, leaded glass, fanlights, or sidelights should be repaired or restored. The replacement of these unique details can be costly and it can be difficult to replicate these unique features.

The wood used to fabricate historic windows is dense, old-growth wood that is naturally rot-resistant. This wood is irreplaceable and is another reason to save historic windows and sashes.

WINDOW REPLACEMENT

The replacement of a window refers to the installation of a new custom-sized wood sash window into an existing window wood frame. Window replacement is recommended only for windows with irreparable deterioration. See the following section **Window Troubleshooting** for a guide to testing wood window deterioration.

If the repair of a window is deemed not possible and replacement is required, the replacement unit should match the historic window unit in design, dimension, and muntin configuration. The replacement of a historic wood window with a new aluminum-clad wood or wood composite window should be reviewed for compatibility. In all cases, the appearance of divided lights on a historic window must be retained through the use of simulated divided lights (SDL) on the new window.



Deteriorated window before and after repair, repainting, and installation of a storm window

Property owners are encouraged to investigate the character-defining elements of their windows prior to undertaking modifications and to consult with the HDC for advice on repair or replacement. If replacement is necessary due to extensive, irreparable deterioration, documentary photographic evidence must be provided with an application to the HDC for review.

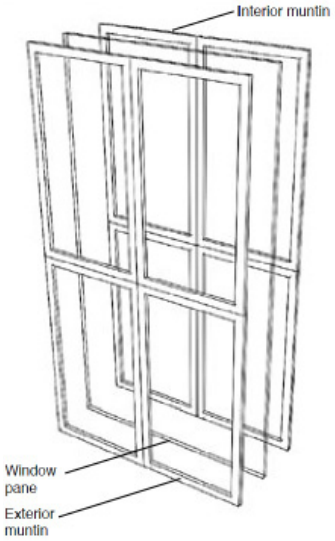
☑ The HDC strongly encourages retaining and maintaining historic windows

⚠ If necessary, replacement of historic wood windows on a primary facade with new wood, aluminum-clad wood, smooth fiberglass, or wood composite windows may be acceptable depending on the condition of the existing historic wood windows. Factory finish or on-site painting is recommended.
⚠ Replacement with historically appropriate glass (clear unless replacing colored glass), muntin pattern (true divided light or SDL), configuration, operation, profile (muntin depth to be at least 1/2"), size, and hardware. Re-use serviceable architectural trim and hardware.
⚠ Relocating historic windows to publicly visible facades and replacing historic windows at less visible secondary facades is recommended. Replacement of historic windows on secondary facades with alternate materials must be reviewed by the HDC for compatibility and proposed specifications provided.

⊘ Creating new openings on publicly visible facades
⊘ Replacement windows must match the size and profile of the existing historic windows. It is not acceptable to decrease the window size more than 1 1/2" or to infill the original profile to allow for the installation of a stock window unit size
⊘ Using vinyl or similar material with flat profiles
⊘ Installing muntins between glazing layers or at interior only is typically not approved.
⊘ Replacement of a component or window unit is not permitted if repair can still improve the window's performance and preserve historic elements. Improvements in thermal performance can be achieved through installing interior or exterior storm windows (See following section). The replacement of historic window units with a completely new window unit to improve thermal performance is not recommended (See Section Energy Efficiency).



Historic windows inappropriately infilled and replaced with vinyl sash windows. These windows do not have trim and lack the depth of historic wood windows.



Simulated divided-light windows have a single window glass unit "sandwiched" between muntins



Simulated divided lights in a 6 over 6 window

EXTERIOR STORM WINDOWS

When installed correctly, storm windows are an unobtrusive and effective way of improving thermal efficiency and preserving historic wood sash. The installation of wood or aluminum storm windows in double hung window configurations is typically appropriate. Aluminum storm windows should be simple and unobtrusive in appearance and should not have a mill finish. Storm windows should be custom- sized to fit each window frame properly. The horizontal rails of the storm window must align with the meeting rails of the historic window. Aluminum storm window frames should have a factory finish that matches the window trim or sash, or blends with the building's color scheme.



Exterior storm windows at 78-80 N. 4th Street

INTERIOR STORM WINDOWS

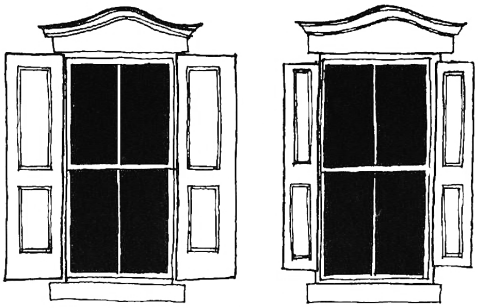
The installation of interior storm windows is recommended on buildings that are fully air-conditioned and when windows are not required to be opened for ventilation or as a means of egress. Interior storm windows are also recommended for irregularly- shaped windows or windows with multiple lights. In these instances, interior storm windows provide thermal efficiency improvement without detracting from the exterior appearance. Interior storm windows are typically constructed of a narrow aluminum frame and clear glazing and can be mounted with screws or magnets.

SHUTTERS

Historically, shutters were used as window shielding devices. Typical historical shutters feature two types: paneled wood shutters on the first story to create a solid barrier when closed, and louvered wood shutters on the second story, used to regulate air and light. Existing historic shutters (paneled or louvered) should be preserved and repaired. The installation of new shutters is only appropriate where shutters existed previously. The historic precedent for shutters on a building should be physically evident through surviving shutter hardware, window features, or documented in historic photographs. The appropriate size of shutters is one-half the width of the window sash.



Historic window with wood louvered shutters, wood blinds, and exterior storm windows



YES **NO**

Appropriately and inappropriately-sized shutters, Courtesy of O.A.P.A Inc.

WINDOW SCREENS

It is recommended to install window screens that fill half of the window, since full-size screens obscure historic windows.

☑HDC recommends maintaining existing historic shutters and installing new or replacement shutters where they existed previously
☑ New and replacement shutters should be painted wood, properly sized for the window opening, appear operable and mounted using historically appropriate hardware including hinges, shutter dogs and slide bolts.

⚠ Painted composite wood shutters may be an acceptable substitute for painted wood shutters if the style, thickness, and dimensions match.

⊘ If there is no precedent for shutters on a building, the addition of shutters is inappropriate.
⊘ Vinyl or aluminum shutters are inappropriate for use in a historic district and are not approved
⊘ Shutters screwed or nailed to the face of the building are not appropriate



Deterioration typically starts at the sill. Peeling paint allows in moisture which causes the wood to rot.

In many cases, selective repair or replacement of damaged component parts and a more regular maintenance program can meet the performance and budget desired. See the following section for historic window maintenance tips.

HISTORIC WINDOW MAINTENANCE AND TROUBLESHOOTING

Typically, property owners do not pay much notice to their windows until a problem occurs, such as operation malfunctions, leaking, air infiltration, and general maintenance of workability and appearance. A poorly maintained window will generally look worse than its actual condition, and replacement of an entire wood window is rarely necessary or economical.

To improve window operation:
- Test functionality of the sash cords, chains, and weights
- Remove built-up paint
- Repair or replace deteriorated components, such as parting beads that divide sashes

To reduce air and water infiltration:
- Install weather-stripping between moving components (good quality metal weather-stripping can last at least 20 years)
- Replace broken glass
- Re-caulk window frame perimeter joints
- Remove and replace missing or cracked glazing putty
- Add sash locks to tighten windows
- Add an interior storm window to improve energy performance
- Insulate weight pockets if not used

To reduce solar heat gain or heat loss:
- Install operable exterior shutters where historically appropriate
- Install interior blinds or curtains
- Plant deciduous trees at south and west facades to block summer sun and allow in winter sun, and plant conifer trees at north elevation to reduce the effect of winds

To improve general mainenance, implement a schedule of regular review, repairs, and repainting of historic windows.



Historic wood window with replaced 'Dutchman' and new glazing putty. An advantage of historic windows over modern units is easy repairability.

To Test Wood Deterioration:

- Probe the deteriorated element with an awl or ice pick
- Pierce the element perpendicularly and measure the penetration depth and damp wood at an angle to determine the extent of splintering

HISTORIC WINDOW GUIDELINES

The following guidelines apply when evaluating historic window repair or replacement:

1. Perform routine maintenance

Replace broken or missing components such as trim, glazing or sash cords. Verify that caulking, glazing putty and weather-stripping is securely applied and repaint

2. Treat/repair deteriorated components

At the early stages of wood deterioration, it is possible to complete in-place treatments that do not necessitate component replacement. This includes treating wood for insects or fungus, epoxy consolidation, applying putty at holes and cracks and painting. Metal window components, often found in Tudor Revival buildings, require regular maintenance to prevent deterioration such as bowing or rusting.

Regular scraping of surface rust and application of a rust-inhibitive paint will allow windows to remain serviceable for a significantly longer period of time.

3. Replace deteriorated components

Replace either the deteriorated portion of the component with a "Dutchman" (refer to image at top left) or the entire component if very deteriorated. A "Dutchman" is a repair with a piece of the same material in a sharp-edged recessed cut and can be used for wood or metal components, although metal typically require a skilled metal worker.

The replacement pieces should match the original in design, shape, profile, size, material and texture. New sills are usually easily installed, while complete sash replacement might solve problems of broken muntins and deteriorated rails.

4. Replace window

If the majority of the window components are missing or deteriorated beyond repair and require replacement, specific unit replacement in-kind might be warranted.



Restored wood casement windows

Additional information on historic window repair can be found in Preservation Brief #9 prepared by the National Park Service. See pgs. 11-12 for more information.

HISTORIC WOOD WINDOWS: GUIDE TO REPLACING AND COMPONENT OPTIONS

Wood windows were historically manufactured from durable, close, straight-grain hardwood of a quality uncommon in today's market. The quality of the historic materials and relative ease for repairs allows many well-maintained old windows to survive from the 19th century or earlier. **Replacement windows and their components tend to have significantly shorter lifespans than historic wood windows.** See **Chapter 13. Energy Efficiency** for more specific information regarding historic wood windows.

Selecting replacement windows is further complicated by manufacturers who tend to offer various grades of windows, with varying types and qualities of materials and warranties. **Today, lower cost wood windows are typically made from new growth timber, which is much softer and more susceptible to deterioration than hardwoods of the past.** Vinyl and PVC materials, now common for replacement windows, break down in ultraviolet light, and generally have a life expectancy of less than 20 years.

Due to the great variety of finishes for aluminum windows, they continue to be tested to determine projected lifespans. Other areas of concern with replacement windows, beyond the quality of construction materials used in the frame and sash, are the types and quality of the glazing, seals, fabrication and installation.

Double glazing or insulated glass, used in most new window systems, is made up of an inner and outer pane of glass sandwiching a sealed air space. The air space is typically filled with argon gas with a perimeter seal. This perimeter seal can fail in as few as 10 years, resulting in condensation between the glass layers, necessitating replacement to allow for clear visibility (See image at top right). Many of the gaskets and seals that hold the glass in place also have a limited life span and deteriorate in ultraviolet light.



Window with condensation due to faulty gasket seal

Significant problems with replacement windows may also result from poor manufacturing or installation. Twisted or crooked frames can make windows difficult to operate. Open joints allow air and water infiltration into the wall cavity or interior.

Researching vendors is important when selecting appropriate window replacements. Reputable vendors typically provide a better selection and higher quality replacement window types than companies that advertise in mailings and sell in bulk. Manufacturers' information can typically be found on their websites or catalogues.

Costs that should be anticipated when replacing windows include:

- Labor to remove old windows
- Environmental costs of disposal and transportation (to landfill, from factory)
- Purchase and delivery costs
- Labor and materials to modify existing
- Life-cycle costs associated with more frequent replacement of new windows

☑Select reputable manufacturers and installers with stable businesses and honor warranties
☑Install high quality wood windows and components when replacement deemed absolutely necessary

⚠ Review grades of windows offered by manufacturers before selecting
⚠ Review limits of the warranties for all components and associated labor required for replacement before selecting a window and installing

COMPONENT REPLACEMENT OPTIONS

Deteriorated sills, sash, and muntins are typically repairable by skilled craftsmen with wood consolidant or custom-made replacement parts. It is highly encouraged to consider selective in-kind replacement of deteriorated sections before replacing the full sash or sill.

Benefits of repairing or replacing existing components:

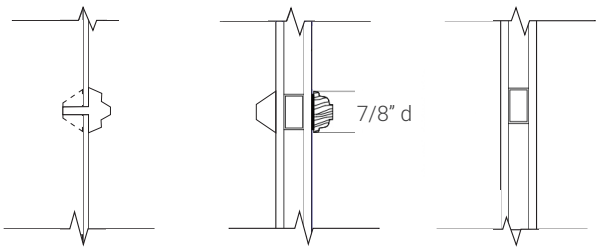
☑ Preserve original architectural materials and historic character of building
☑ Repairs can be made by local carpenters
☑ Original timber, typically used in historic windows, remains serviceable for longer than standard-quality replacement units

Sash and muntin replacement packages are offered by some manufacturers, which include replacement jamb liners, sash, and muntins to be installed in existing window frames. **It is recommended that muntins be at least 1/2" in thickness but may be up to 3/4".** A typical profile is shown below for reference.

Benefits of sash and muntin replacement:

☑ Original muntin pattern can be replicated
☑ Maintains the historic opening, profile, and trim

TYPICAL WINDOW PROFILES



Historic wood window | SDL - wood or aluminum | Vinyl/ aluminum

Disadvantages of sash and muntin replacement:

⊘ This method is not recommended if historic sash is salvageable, since the removal of original sash diminishes a building's historic character
⊘ Replacement sash has a limited warranty and likely will need replacement in 10-25 years as seals and joints deteriorate
⊘ Modification of jambs necessary; jamb liners may cause issues in existing window openings and may need more frequent replacement
⊘ Out-of-plumb historic openings may be challenging to fit replacement sash and operate
⊘ Perimeter seals may not remain tight and cause deterioration over time

Another option is a **frame and sash replacement unit**, which includes a complete frame with pre-installed sash of various muntin patterns for installation within an existing window frame. This option is strongly discouraged if it fully removes the original frame and sash of the historic window.

Benefits of a frame and sash replacement unit:

☑ Manufactured as a unit to be weather-tight
☑ Original muntin pattern can be replicated

Disadvantages of a frame and sash replacement unit:

⊘ Full removal of historic frame and sash diminishes the historic character of the building
⊘ Original window casing and surrounds modified
⊘ Original size of the historic window altered since new frame set within the old frame
⊘ Infill might be required for non-standard sizes

CHAPTER 6. HISTORIC DOORS



Partially-glazed, wood-paneled double door with arched and pedimented transom

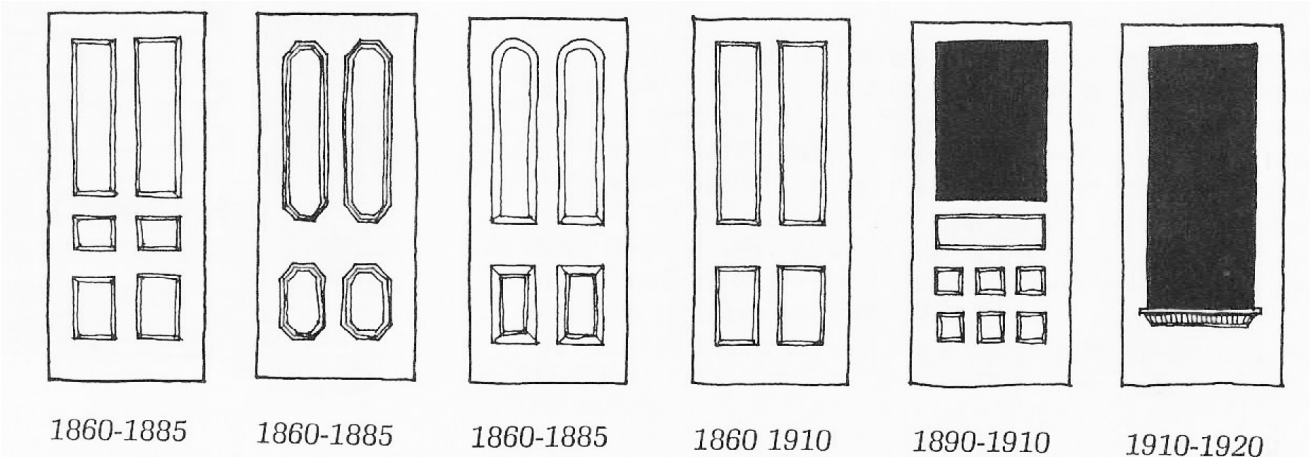
Doors, like windows, serve an essential role in defining a building's architectural and functional character. Doors provide access to people, light, and air into a building, as well as create a threshold between the exterior and interior.

DOOR TYPES AND STYLES

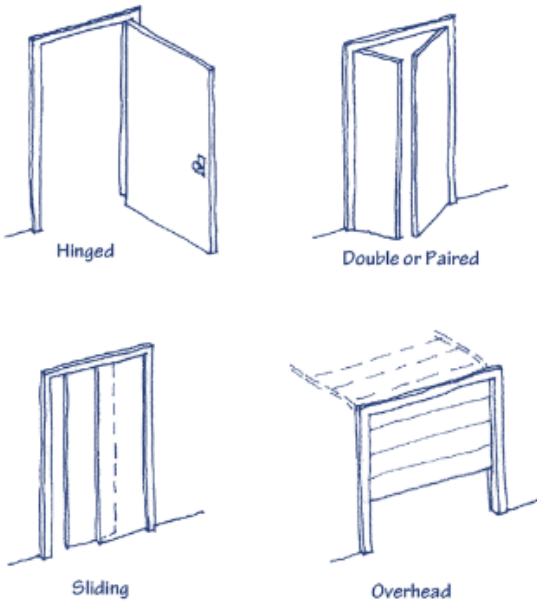
In general, most historic doors are constructed of wood and are either solid or contain partial glazing at the upper portion. In Easton, paneled wood doors are the most common in historic residences. Historic doors typically fall into two categories - formal entry doors with ornamental trim and surrounds, which vary by style, and more informal doors with less architectural detailing. Traditionally, historic door hardware also complements the building's overall historic style.

By the mid-18th century, paneled wood doors became most prevalent and remain the most common historic residential door type in the United States. Paneled doors can be constructed in a variety of configurations, depending on the architectural style and period of the building (See illustration below). The amount of glazing found in doors increased by the late 19th century with a variety of single and multi-light panels.

By the 20th century, new door types emerged, including flush wood and metal doors and fully glazed wood-framed doors, and glass doors. Other types of doors include hinged, sliding, double or paired, bi-fold, batten, pocket, and overhead. Common door types are described in the Appendix and illustrated on the following page.



Historic doors and their time periods (Courtesy of O.A.P.A Inc.)



Common Door Types
(Courtesy of Preservation Design Partnership)



Wood-paneled door featuring a wood surround and decorative arched transom with sidelights on Spring St.

Door styles tend to correspond with the architectural style of the building, with some examples representing more of a "high-style", while others are simpler interpretations. Thus, like windows, doors are highly important architectural features and considered a priority for maintenance and repair when striving to retain a building's historic character.

REPAIRS

Since doors tend to be the most operated architectural feature on the exterior of a building, they tend to deteriorate from wear or damage and generally require more regular maintenance than windows or siding.

The repair of a historic door is recommended over replacement. The material, size, panel configuration and glazing pattern of a door should be preserved and selectively repaired. Unique features of doors, such as transoms, sidelights, stained glass, leaded glass, or cut glass should be preserved and repaired.

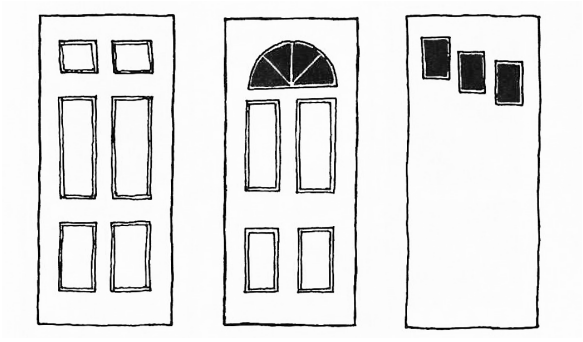


Wood rot and peeling paint are common issues. Minor repair and maintenance can prolong the serviceable life of most historic wood doors.

REPLACEMENT

A replacement door refers to the installation of a new wood door utilizing the existing door frame. The replacement of a door is only appropriate for doors with irreparable damage or deterioration. If a door requires replacement, the new door should match the historic unit in design, dimension, and glazing configuration.

A replacement door should be sized to fit the existing opening and must match or be of an appropriate material, style, panel and/or light configuration. Typical styles and configurations appropriate in the Easton Historic District include 4 or 6 panel wood doors, partially and fully glazed doors (single and multi-light) with light configurations appropriate with the style and configuration of the existing windows or other doors.



MAYBE NO NO

Courtesy of O.A.P.A Inc.

☑ Selective repair or restoration of a door and trim is always recommended.
☑ The replacement of an existing door with a new historically appropriate, wood door is permitted if proven irrepairable, and new door should be hung in the historic jamb and opening

⚠ Smooth, painted fiberglass doors may be acceptable as a substitute for the replacement of a non-historic wood door. Specifications of the proposed door should be provided for review.

⊘ Removing, covering or concealing an existing transom or trim is not appropriate.
⊘ Installation of prehung doors are not acceptable on primary facades

⊘ The replacement of a door for the purpose of improving thermal performance is not recommended. The thermal performance of an existing historic wood door can be improved with proper weather stripping and caulking (See Energy Efficiency chapter).

HARDWARE

Replacement in-kind of historic door and window hardware is encouraged when possible. Otherwise, period appropriate hardware should be selected. Combination locks and similar style hardware are typically not appropriate and should be reviewed for compatibility.



1910-20s era door knob



18th c. iron hinges

DOOR MAINTENANCE AND TROUBLESHOOTING

To improve operation of historic doors:

- Verify that doors fit properly in their frames and joints are tight
- Verify that hardware is operational, particularly that hinges are tight and hinge pins not worn out
- Remove built-up paint at door and jambs
- Repair or replace deteriorated components such as trim and stops

To reduce air infiltration:

- Install weatherstripping between door and frame
- Replace broken glazing and remove and replace missing glazing putty
- Re-caulk perimeter joints around frame
- Install a storm door

WEATHER STRIPPING AND CAULKING OF HISTORIC DOORS AND WINDOWS

The proper application of weather stripping and caulk around historic windows and doors can greatly decrease air and water infiltration. It is important to select materials that are appropriate for the specific application, and to follow manufacturer's installation guidelines for best results. Weather stripping is used between the moving parts of windows and doors, and thus is highly susceptible to damage and can easily become loose, bent, or torn if not regularly maintained. At high-use locations, such as primary entry doors, it is advantageous to install more durable weather stripping, such as spring metal felt, or soft rubber tubing type weather-stripping.

Caulk or other sealants should be used throughout the exterior of a building, specifically at locations where two different materials coincide and at expansion or contraction joints. Typically caulk or other sealants can be painted or sanded to minimize noticeable appearance.

See illustration at top right of the recommended locations for weather stripping and caulk.

☑ Recommended to install weather stripping or caulk that is the appropriate material for the specific exterior application; higher use applications should likely be spring metal or felt
☑ Recommended to paint or caulk with compatible-colored caulk if it is desired to minimize its visual appearance

⚠ Exercise care when removing old caulk that might contain lead

⊘ Installation of inappropriate weather stripping or caulk for specific applications in terms of its materiality and durability

Additional information on weather stripping can be found in Preservation Brief #9 prepared by the National Park Service. See pgs. 11-12 for more information.



Recommended weatherstripping locations:

> Behind sash track
> Behind meeting rails
> Perimeter of doors/ windows

Recommended caulk locations:

> Between frame & wall
> Between abutting materials e.g. corner boards and siding
> Between dissimilar materials e.g. masonry/wood flashing/wall surface

SURROUNDS AND TRIM

Exterior wood trim and surrounds frame, protect, and enhance historic windows and doors and serve as the transition elements between adjoining wall surfaces. Functionally, trim creates a weather-tight enclosure at the joints between materials. Wood trim and ornament profiles, details, and sizes All types of trim and surrounds are important features of a building's architectural character and should be replaced in-kind if repair is needed or previously removed. If all original trim has been removed, simple examples from similar style/age buildings should be consulted.

☑ Retaining and maintaining historic wood trim and surrounds at doors and windows
⚠ If removed, replace missing trim in-kind based on historic photographs or examples of similar style/age
⊘ Removing original window and door surrounds and trim
⊘ Capping or cladding of original window and door surrounds and trim

SIDELIGHTS

Sidelights are windows that flank a main entry door. There can be one sidelight or more commonly two, and the size, shape, and glass type can be customized to complement the door and building style.

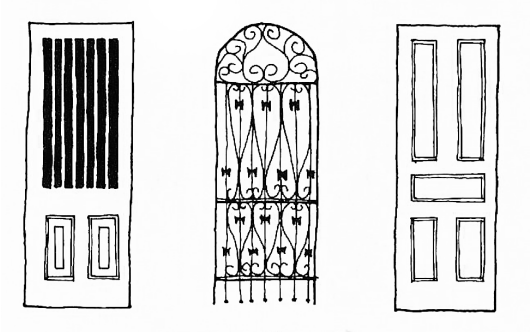
☑ The width of sidelights should range from 6"-8" and typically align with the door height
⚠ If a historic sidelight was removed, replace with an in-kind sidelight and muntin pattern
⊘ Historic door sidelites should not exceed 1 foot in width

GROCER ALLEY AND REAR DOORS



Alleyway door and gate

Typically, exterior access to building rear entries, especially in rowhomes, was historically provided by means of a narrow, often covered walkway, or grocer's alley at street level. In later rowhomes, the basement level was accessed via a short flight of steps. Grocers would typically deliver fresh food and milk to rear kitchen doorways. Two types of alley or rear doors were popular, including wooden doors (either solid or with grilles for air circulation) and iron gates. As with other doors, repair of historic alley doors is strongly recommended.



Rear door types (Courtesy of O.A.P.A Inc.)

☑ The repair or restoration of a historic alley or rear door is recommended.
⚠ Replacement of a missing or inappropriate style alley door with a wood door that is similar in design to the historic door.
⚠ A painted smooth fiberglass door may be acceptable for paneled style alley or rear doors.
⊘ Replacement of a historic alley or rear door with a steel door is not appropriate.

GARAGE DOORS

The repair of a historic garage door is recommended over replacement. If an existing garage door requires replacement, a paneled wood, Masonite, or smooth metal with composite material overlay is recommended.

☑ Repair of a historic garage door is encouraged over replacement.
⚠Replacement of a garage door on a primary or visible secondary façade must be reviewed
⚠ Replacement of carriage house doors and barn doors must be reviewed for compatibility.
⚠ A paneled garage door is recommended.

SCREEN AND STORM DOORS

Screen and storm doors should obscure as little of the historic exterior as possible and should be selected to be compatible with existing window and door types and styles. Typically, compatible doors feature wood rails that align with the rails and glazing patterns of existing associated elements.

☑ Install appropriate type and style of screen or storm doors, which typically feature a wood-framed opening with a large screen and minimal ornament; if there is ornament, it should be of the same style and color as associated elements
☑ Install removeable storm/screen doors to allow for easy maintenance
⚠It is not appropriate to install vinyl, plexiglas, acrylic, or bare metal storm/screen frames
⊘ It is not recommended to install a visually opaque screen material to obscure historic door
⊘ It is not recommended to adhere or fasten storms/screens directly to trim
⊘ Cross buck designs are not historically appropriate

CHAPTER 7. PORCHES, STOOPS, AND STEPS



Front portico

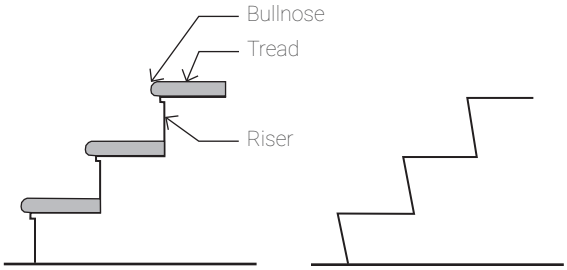


Continuous front porch on Spring Garden Street

The character-defining features, materials, configurations, details and dimensions of porches, porticoes, stoops, and steps should be preserved and repaired. Porticoes are a type of front entry porch typically supported by Classically-inspired columns. Porch roofs should be preserved and repaired. If features of porches or stoops require replacement, the replacement feature or component should replicate the historic material, configuration, dimension, detailing, and design, and be in compliance with local code requirements.

New or replaced steps should feature bull-nose treads and straightback risers, and not angled risers (see illustration at right). A design with nosing is typically more historically appropriate and provides the nosing dimension often required by code.

Decking with deteriorated tongue and groove boards should also be replaced in-kind. Replacement of wood decking with synthetic materials is usually not appropriate unless the tongue and groove configuration and board size can be matched.



YES
Cast concrete steps
with bull-nose treads
Straight risers

NO
Minimal nosing
Angled risers

☑ It is recommended that stairs feature bullnose treads and straightback risers

⊘ Use of angled risers is not historically appropriate and not approved

⊘ Use of vinyl railing systems and unpainted pressure treated lumber is not appropriate.

⊘ Covering wood porch floor decking with ceramic tile is not historically appropriate and not permitted.

⊘ Covering wood porch floor decking with carpet is not historically appropriate and will lead to further damage and rotting of wood.

⊘ Installing ceiling fans on porch ceilings is inappropriate and not recommended.

Additional information on historic wooden porches can be found in Preservation Brief #45 prepared by the National Park Service. See pgs. 11-12 for more information.

CHAPTER 8. COMMERCIAL PROPERTIES

A large part of downtown Easton's vitality can be attributed to the variety of its businesses and thus existing historic commercial properties in downtown Easton should be preserved and/or renovated whenever possible. The visual appeal and general maintenance of a storefront greatly influences a passerby's overall perception of a building and business inside. Since a positive impression is essential to draw new customers, regular maintenance and careful design is important for the city's continued success as a commercial center.

STOREFRONTS

The storefront is one of the most significant architectural features of a commercial building and overall streetscape. Historic storefronts were typically framed with wood or metal, and feature glazed transoms and large glass display windows and recessed entries, allowing business owners to maximize the visibility of their wares and attract customers. Although the specific configuration of a storefront can vary widely based on architectural styles, repair and alterations should be based on historic research and should be compatible with existing storefronts in the historic streetscape.

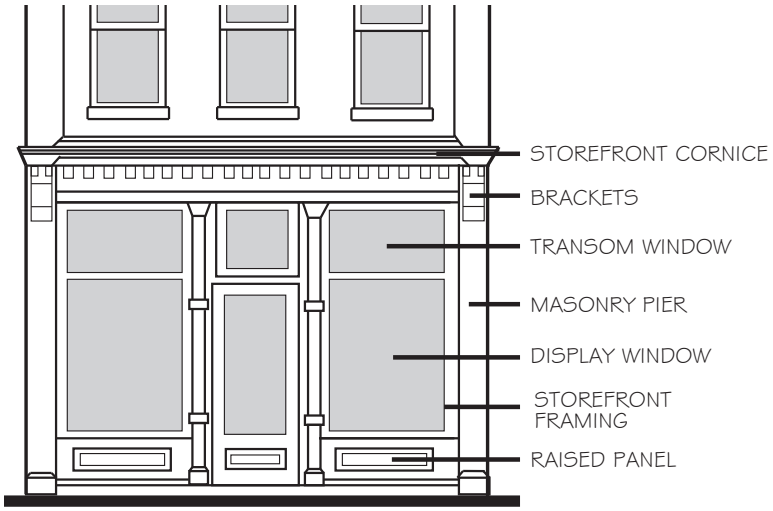
Many of Easton's commercial buildings include ground floor storefronts with officespace above. When no historic precedent for a storefront can be found, alterations should be compatible with the character of the building and the district.



Historic commercial storefront on Northampton



Storefront with leaded glass transom



Typical historic commercial storefront
(Courtesy of Artefact Inc.)

STOREFRONT CORNICES

Storefront cornices are protective moldings at the top of storefronts, providing a visual cap to the first floor and separation from the upper floors. Cornices are typically constructed of wood, pressed metal, limestone, terra cotta or decorative brick patterns. Details can include brackets, dentils and panels.

STOREFRONT TRANSOMS

Storefront transom windows are located above the display windows and doorways and provide additional daylight and can be either fixed or operable for ventilation. Transoms can be either single or multi-light and historically were often leaded (see below), stained, or textured glass. Transoms can also include signage, lettering, or other ornamental details.



Storefront with plate glass windows, a marble apron, and leaded glass transoms on Northampton Street

DISPLAY WINDOWS AND ENTRYWAYS

Display windows are typically large expanses of glazing to provide ample space to present merchandise in a shop. Display windows typically flank the entry doorway or alcove to a store and can include additional advertising to further attract potential customers. Recessed entry alcoves are often sloped, providing access to customers in wheelchairs or with strollers.

STOREFRONT APRONS (KNEE WALLS)

Aprons or knee walls serve as the bases of storefronts and at the interior can provide a raised platform for display. Aprons are typically constructed of wood or masonry and can be painted or clad with ceramic tile or stone.

MID-CENTURY MODERN STOREFRONTS

Although most people do not consider post-WWII buildings to be historically significant; mid-century modern commercial building storefronts should remain intact if they were designed by a significant architect, possess representative architectural features of the era, or are exceptionally well-executed with quality materials. While there are not many mid-century modern examples remaining in Easton, proposed renovation work to storefronts of this style should be compatible with the materials, colors, and any distinctive features of the mid-century modern style.



Mid-century modern storefront in Philadelphia

STOREFRONT TREATMENT METHODS

Altering storefronts can be a costly endeavor and if not properly planned, changes might negatively impact a building's design or business. Prior to repairs or alterations, a property owner should identify a storefront's character-defining features and consider alternative options. When considering storefront alterations, the following approach is recommended.

A. Identify Key Historic Elements

Determine the character-defining features of the storefront, such as overall size, proportions, major divisions or bays, location of doors, windows, and other distinctive architectural elements. If no longer visible or extant, this can be determined from historic drawings or photographs.

B. Retain, Preserve, and Repair

Once identified, character-defining features should be preserved in the proposed storefront design. Deteriorated elements should be stabilized, restored, or replaced in-kind with a similar substitute material to that of the original.

C. Complete Replacement of Storefront

Full replacement of a storefront is only recommended when the existing storefront materials are too deteriorated or damaged to be repairable, or when the historic storefront has been encased and the historic elements are still present to provide an accurate representation of the original design. Replacement with modern storefront elements is strongly discouraged; however, appropriate compatible alternate materials that convey the historic character can be utilized where the use of original materials is not feasible.

D. Historic Documentation Reconstruction

If no obvious physical evidence of the historic storefront remains, historical documentation may exist on which to base the new design. Appropriate research is recommended to ensure the greatest degree of accuracy is achieved. Selective removal of newer storefront elements could reveal clues or "ghosts" of earlier storefront design elements. Potential sources of historic documentation to check may include old building records, photographs, newspapers, advertisements, or business promotional materials and postcards.



Altered commercial storefront in Center Square

E. Reconstruction without Documentation

If there is not sufficient information or documentation available, the new design should be compatible with the overall building and similar storefronts of that period in terms of scale, proportions, pattern, materiality, and color, yet also appear distinct as a new architectural feature so as not to be confused as a historic storefront.

Additional information on historic storefront repair can be found in Preservation Brief #11 prepared by the National Park Service. See pgs. 11-12 for more information.

COMMERCIAL STOREFRONT GUIDE

While each historic storefront is unique, the following guidelines provide general recommendations regarding alterations. Property owners are encouraged to consult with the HDC early in the process when considering modifications, since the HDC can sometimes provide information regarding appropriate historic styles and materials.

☑ The HDC typically approves proposals that follow the Storefront Treatment Methods discussed on the previous page.
☑ Recommended to preserve and repair as many historic storefront architectural features as possible, including storefront display windows and overall configuration, such as retaining flush, projecting, or recessed areas like entry alcoves
☑ Recommended to uncover and open up concealed original windows, doors, or transoms
☑ Restored and new storefronts should be painted colors that complement the style and features of the existing building and adjacent storefronts on the streetscape

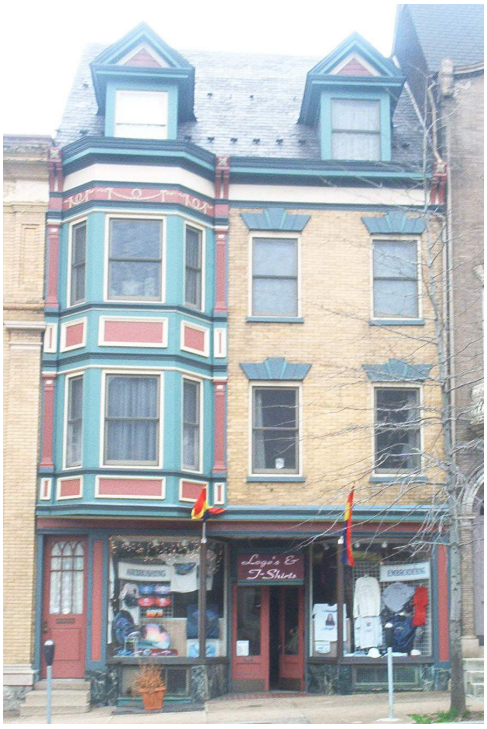
⚠ The design of a reconstructed storefront should be differentiated from the historic building elements, yet also compatible. New design elements should be carefully considered and reviewed by the HDC so any new historically-inspired elements do not appear copied or incompatible with stylistic elements from similar storefronts of the period or the building's style
⚠ Carefully consider converting an originally commercial facade to residential (or vice versa) unless there is sufficient evidence to provide an accurate representation of a previous form/use

⊘ Enclosing or removing storefront elements, including cornices, transoms, or glazing is not encouraged and likely will not be approved
⊘ Altering the overall proportions, size, and scale of the storefront elements (windows, doors, transoms) and building is not encouraged
⊘ Installing inappropriate materials, such as vinyl siding, some types of wood siding, artificial brick, masonry, mirrored or opaque glass
⊘ Installing window or through-wall AC units visible from public ways
⊘ Adding a false front or story to the building

CHAPTER 9. COLOR

Paint colors are not regulated in Easton's Historic District. Property owners are encouraged to painit their homes and businesses in colors that are appropriate for the age and style of their building.

Color that is integral to a new architectural element or product, however, is reviewed by the HDC. The most common of those materials include fiberglass or asphalt shingles, replacement windows with aluminum cladding, fiberglass, or composite windows, fiberglass doors, brick, and stone.



Bright and contrasting, but historically compatible paint colors

It is recommended that the colors for new architectural elements or products be chosen to be compatible with existing colors on the building and common historic colors found in the surrounding historic district. The HDC can provide guidance on this and proposed colors can be reviewed by the HDC or historic consultant. Many major paint companies have historic color palettes that provide good guidance for appropriate color schemes.



BEFORE

Historically incompatible colors prior to renovations at 24 N. 4th St.



AFTER

Historically compatible colors and architectural features at 24 N. 4th St following renovations

CHAPTER 10. STREETSCAPES AND LANDSCAPE FEATURES

DECKS AND PATIOS

The construction of decks and patios on secondary facades is acceptable. Traditional materials such as wood or brick are appropriate for the construction of new decks and patios.

- Decks and patios should not be installed on primary facades or highly visible secondary facades.
- Unpainted and unstained pressure-treated lumber or vinyl are not appropriate or approved



Stone masonry fence/retaining wall on 4th Street

RETAINING WALLS

While retaining walls are often built out of structural necessity, retaining walls must still be compatible with and contribute visually to the character of the historic district. Historic masonry retaining walls should be preserved and repaired. The new construction or replacement of retaining walls visible from the public right-of-way should be constructed of traditional masonry materials.



Multi-level stone retaining wall

LANDSCAPING AND WALL IVY

Although landscaping is not typically reviewed or regulated by the HDC, the following recommendations are provided as guidance to homeowners who have yards that front onto primary streets. Especially in the hillier areas, often these yards are higher than the sidewalk and defined and supported with retaining walls. Most front yards in the historic district were traditionally planted with grass and ornamented with flower beds.

It is recommended to maintain yards with grass or low ground covers and planting beds. It is not historically appropriate to remove lawn or low vegetation and install stone or gravel. In addition to being historically inappropriate, the stone can wash out onto sidewalks causing a hazard. It is also recommended to retain wood or masonry front steps and railings and to reconstruct as necessary with historically compatible materials.

Ivy is also important to control and properly maintain, as the roots take hold in masonry cracks and may cause structural damage and moisture trapping. **Ivy should not be allowed to grow on masonry facades.** Less invasive and destructive ivy species include Boston Ivy and Virginia creeper.

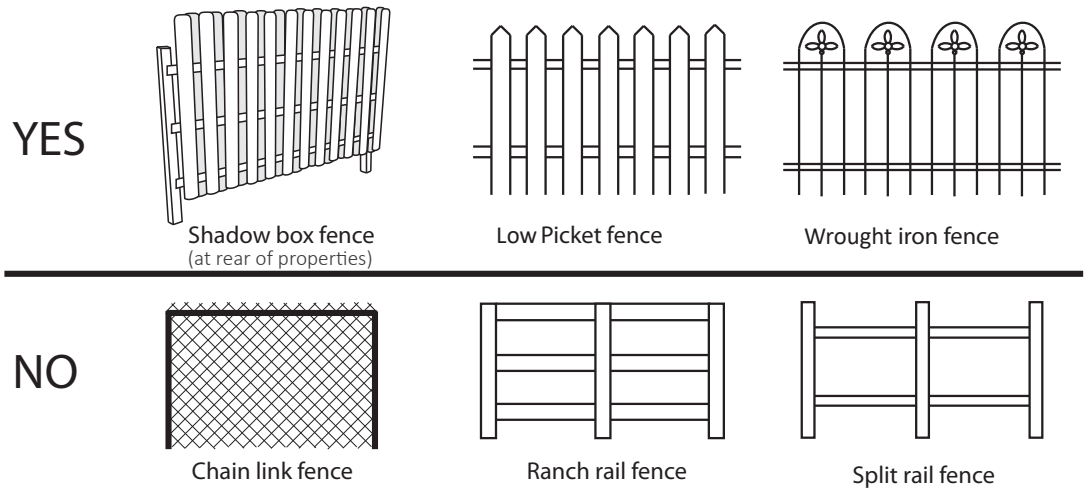


Small front yard on 4th Street South



Raised landscaped planters on Ferry Street

FENCES AND GATES



Appropriate and inappropriate fencing styles (Courtesy of Artefact Inc.)

Fences along front yards, streets and sidewalks should not obscure the view of the front yard or building. Ornamental iron fences often are recommended as they provide the best balance of transparency and separation. Existing ornamental iron fences should be preserved and repaired. A low wood picket fence is also an acceptable fence style. Gates should not swing onto the public sidewalk. Fences that provide more privacy such as vertical board styles are acceptable for rear or side yards. If additional privacy is desired in a rear or side yard and an ornamental iron fence already exists, a wood fence may be installed behind the ornamental iron fence.

Split rail, chain-link and plastic or vinyl fences are not compatible with the historic district and are not acceptable or approved.

PLANTERS AND WINDOW BOXES

Planters and window boxes, although not always original historic features and not reviewed by the HDC, can greatly enhance the visual character of a building when considered properly. Moveable landscape planters made of red clay, wood or tinted concrete are recommended. Moveable planters should relate in size and scale to their location. Window boxes should be simple in design and should match the color of a building's trim or shutters. Window box sizes should match the width of the window opening. Window boxes should be mounted in a way that does not damage historic masonry.



Low picket fence



Window boxes on 3rd Street

CHAPTER 11. SIGNAGE



Appropriate historic wall signage

Historically, there are two types of signs: those that are attached to a building's facade (flat or projecting), and signs that are freestanding and placed near commercial entries. Since most buildings in downtown Easton are constructed near or at the property line, the majority of signs are attached to the buildings. Signs located in the historic district should be compatible with and appropriate for the materiality, style, and character of the building and surrounding streetscape. When mounting signs on masonry walls, anchors should be placed in mortar joints instead of in brick, stone or other masonry.

TYPES OF SIGNS IN DOWNTOWN EASTON

Wall signs are the most common type of signage found in Easton, as explained above. These signs are single-sided and mounted parallel to and generally flush with the wall of a building.

Pin-mounted signs are comprised of individual letters or logos mounted flat against or just proud of a wall surface. Care should be taken to minimize damage to the wall construction during installation.



Pin-mounted signage on the Sigal Museum

Window signs are directly applied to the interior of the window or door glazing. Signs attached to the glazing are typically painted or composed of a vinyl applique or etched films. All window signs on display windows are subject to HDC review, while interior signs mounted back from the display window(s) are not, but must still comply with the Codified Ordinances.



"Carved" terra cotta signs with raised lettering

Carved or **Routed signs** include an opaque face which has been carved out of to form lettering or a logo. Routed signs often feature a light source that shines on the sign.

Neon signs were originally developed in the 1920s and comprise of narrow, gas-filed electrified tubes. Given the stylistically eclectic character of Easton's downtown district, the use of neon is carefully reviewed by the HDC to determine compatibility with the building and streetscape. In general, the use of neon is most appropriate on early to mid-20th century buildings in predominantly commercial locations.



Neon signage at a bar in downtown Easton

Directory signs can be either freestanding or attached to a building and are most frequently used at professional offices where there are multiple businesses accessed via one common entrance. For consistency, individual business nameplates should match one another in terms of size, case, and font.

Perpendicular projecting or **blade signs** are generally two-sided and suspended from an iron or metal bracket that is mounted perpendicularly to a building face or architectural feature.



Perpendicular projecting sign

Suspended signs are typically one or two-sided and suspended from an architectural element, such as a balcony or porch, mounted parallel or perpendicular to the building.



Digital Signs (LED), Billboards, and Off-premises signs

Digital signs (LED), billboards (digital or static) and off-premises signs are not historically appropriate and are not approved in the historic district. The only exception is where a need can be demonstrated for frequently changing information for entertainment or similar businesses for small LED signage. Those businesses include theaters and music venues. The digital information signs must have black backgrounds and single color lettering. No animation, flashing graphics, or scrolling will be permitted and the signs must operate at appropriate light levels for day and night. Digital signs must be turned off after hours.

- ☑ LED message signs are only acceptable at theaters and similar music venues where information must be changed frequently
- ☑ Information on the sign should be changed only to announce different shows or performances
- ☑ LED messages shall have single color lettering only
- ☑ LED message signs shall be operated with black backgrounds only
- ☑ Signs must be operated at appropriate light levels for day and night
- ☑ Signs shall be used for the entertainment venue only and not to be sold for use to oustide advertisers
- ⊘ Scrolling, flashing, or animation is not acceptable
- ⊘ Use of digital signs after hours is not acceptable

SIGN MATERIALS

Historically, signs were made of wood and either attached directly to the building or suspended from metal brackets or overhangs. Following industrialization, a wider range of materials emerged, including bronze, cast iron, stainelss steel, glass, gold leaf, tile, terrazzo (in floors), concrete, enamel and metal panels. When using modern materials, they should be selected carefully to be durable and remain compatible with the appearance of more traditional materials. For instance, while plywood may replicate the look of a historic wood sign, the material will warp and split over time. Other contemporary materials include medium density overlay plywood (MDU) and high density urethane (HDU). The HDC welcomes innovative signage materials that are stylistically compatible, appropriate to the building and streetscape, cost-effective, and will weather well over time.

SIGN SIZE AND SHAPE

Easton's Codified Ordinances regulates signage at each property in Easton and establishes the maximum sizes and types allowable. The HDC determines the appropriateness of proposed signage and so it is recommended that signage applicants contact the HDC early in the design process to understand potential issues relative to the design. The HDC adheres to the following guidelines related to size when reviewing the appropriateness of proposed signage:

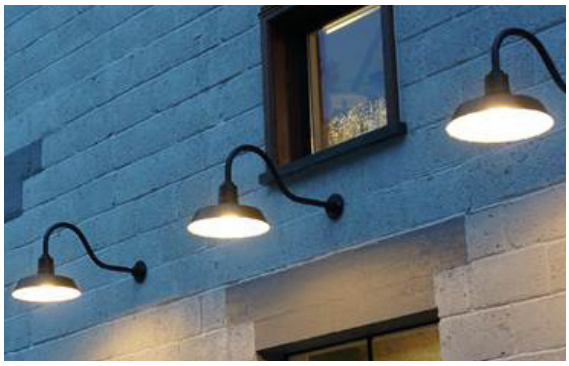
☑ Signage should be compatible to the scale of the building, adjacent buildings, and streetscape
☑ Small-scale signs are appropriate for smaller buildings and pedestrian traffic, while large-scale signs are more appropriate for vehicular traffic
☑Small-scale signs are more appropriate for residential or professional offices, and for buildings that require several signs, so they can be grouped together for a unified appearance
☑ Smaller signs are typically more appropriate in historic commercial corridors, especially if well-designed and noticeable to pedestrians and slower moving traffic
☑ Shaped signs can reflect the business type and are more recognizable from a distance.



Bank Street Creamery

SIGN ILLUMINATION

In many cases, ambient street and storefront lighting can illuminate signs sufficiently, which is preferred to installing additional lighting. Gooseneck lighting fixtures or other unobtrusive fixtures are often the most appropriate selections, while backlit signs are typically not appropriate. Internally illuminated box signs are not approved in the historic district; however, halo, backlit individually lettered signs are typically approved. All design and placement proposals for sign lighting are subject to the approval of the HDC.



Gooseneck fixtures where the conduit and mounting connections have been concealed

HISTORIC SIGNAGE

Historic signage is often a character-defining architectural feature of a property that reflects the original owner and/or historic use of the building. Although abandoned signs from recent tenants should be removed, it is recommended that signage which contributes to the historic character of the building be retained.



State Theater in 1926 and 2003

SIGN LOCATION

While it is important to consider a building's design and style when locating a sign, in general, signs should be installed so as not to damage or obstruct any important architectural features. Typically, signage for street level businesses should be located below second story window sills, and no sign or sign support should be mounted on the roof or extend above a roof cornice. Many of Easton's commercial buildings also feature prominent second story display windows, one of Easton's underutilized assets. Attractive displays or small sigage at the second story is often more visible and effective when the street level is blocked by vehicles.

AWNINGS

Awnings are a historically popular means of sheltering an entrance, advertising, and protecting merchandise from excessive sun exposure. Awnings can be fixed or retractable, and project at a continuous angle away from the face of the building on a metal frame, terminating at a skirt or valance. Fixed awnings can be either open or close-sided, while retractable awnings are open on both ends. Many of Easton's commercial buildings feature awning pockets that provide a space for retractable awnings, allowing owners more flexibility to control the amount of sun or shade, while maintaining visibility of their name on the valance, or skirt. The most appropriate awning material is canvas; inappropriate materials include vinyl-coated or glossy fabrics.



Awnings can provide continuity to corner storefronts

MOUNTING SIGNS AND AWNINGS

It is important to take care when mounting signs or awnings to historic building facades, especially if reusing existing hardware or brackets. If there are no previous attachments, abandoned hardware should be removed and holes patched. New signs should be mounted in locations that could be easily patched if removed or relocated. For example, anchors should be located in mortar joints rather than mounted directly to the masonry. When installing, owners are also encouraged to recess fasteners and patch the openings to match the sign background for a more finished appearance, unless the fasteners are part of the overall design.

Additional information on historic sign and awning repair can be found in Preservation Brief #25 prepared by the National Park Service. See pgs. 11-12 for more information.

SIGN AND AWNING COLOR AND LEGIBILITY

Overall legibility of a sign is highly dependent on the proper selection of a contrasting background color with the lettering and/or logo. Choosing a limited palette of colors and fonts is also important for overall legibility and should complement the existing building colors and historical style. Excessive text or highly stylized type styles can distract a viewer from the content of the sign and building's historic architectural character.

SIGN AND AWNING GUIDE

✅ Maintaining and repairing integral historic signage with materials to match the original when possible
✅ Installing signage that identifies the business while complementing the building scale and style
✅ Window lettering, wall signs, hanging or projecting signs, window awnings and portable signs are typically acceptable
✅ Using modern, durable materials, such as HDU or MDO board, that resemble historic materials and offer improved performance
✅ Install canvas awnings that fit in existing storefront openings and whose color and style are compatible
✅ Install awnings that project approximately 3'0" from the facade in a continuous 45 degree angle, possibly with an 8"-12" straight or scalloped valance
✅ Rely on ambient lighting whenever possible; new lighting for signs should be external white light from projecting lamps at the top of the sign and all wiring should be discrete and concealed. Gooseneck style lights are typically appropriate.

⚠ Illuminated LED or neon signs, such as "OPEN" signs, are appropriate if there are no illuminated borders (straight or arched), they do not blink or flash, are compatible, and are permitted by the Codified Ordinance
⚠ Paper signs or graphic films are less appropriate
⚠ Signage obstructive to views into the business
⚠ Contemporary awnings shapes, i.e. barrel or balloon
⚠ Awnings that are wall signs or pole-supported

🚫 Signs and awnings should not cover or conceal character-defining features of the building facade, and fasteners and hangers should not damage any historic materials
🚫 Exposed conduit, junction boxes, and raceways
🚫 New billboards, internally illuminated box signs, LED reader boards, flashing, and channel letter signage
🚫 Installing pre-manufactured neon signs advertising a specific product or service, which is highly visible
🚫 Selecting glossy awning materials, i.e. vinyl, plastics, and leatherette, and internally illuminated awnings
🚫 Installing awnings with a solid or closed underside with internal lighting

CHAPTER 12. ACCESSIBILITY AND EGRESS

The **Americans with Disabilities Act** (ADA) strives to improve the quality of life for people with disabilities and recognizes that access to basic goods and services is a human right. Many businesses and institutions in Easton were constructed prior to the enactment of the ADA in 1990, and lack the essential features to accommodate people with disabilities.

Accessibility and emergency egress updates often become necessary as a building's function evolves. However, it is important to balance the need for improved access and preservation. Historic buildings are subject to comply with the **International Existing Building Code (IEBC)**, which outlines broad-based principles intended to encourage the reuse of existing buildings that require upgrades and improvements. Alterations that improve physical accessibility in historic properties can be achieved with careful planning, consultation, and sensitive design to a building's architectural character, features and consideration of future reversibility.

Additional information on accessibility upgrades in historic buildings can be found in Preservation Brief #32 prepared by the National Park Service (See pgs. 11-12).

RAMPS AND LIFTS

The construction of ramps and installation of lifts are some of the most visible alterations and should be located on secondary facades whenever possible. If ramps or lifts are required to be located on a primary façade, they should be configured to minimize their visual impact on the building or obstruction of unique features. In some cases, ramps or lifts can be incorporated at the interior by modifying door sills and sections of flooring.



Stylistically compatible ADA ramp

DOORS AND MEANS OF EGRESS

Common historic features that may require accessibility and emergency egress modifications include doors and stairs. In some instances, the hardware at historic doors can be modified for automatic operation. Another acceptable option is to reconstruct a narrow historic door, such as a paired door, as a single leaf in a manner that aligns with the original historic design intent and arrangment (see image below).

Most versions of the current Existing Building Code include a section which states that **historically significant buildings considered for alterations, restorations, or repairs, do not have to conform to all of the requirements of the latest adopted Code as long as deemed safe by a local code official and to achieve an "equivalent level of safety."** These solutions can include fire-rated areas of refuge, fire alarm systems, and sprinklers as alternatives to adding egress doors and rated stair enclosures. Each building must be assessed to determine the solutions particular to it.



Modified historic door to allow for a wider opening while maintaining the appearance of a paired door

☑ Complying with all aspects of the Existing Building Code (IEBC), while minimizing alterations to the primary facade and character-defining features
☑ Modifying the sidewalk, walkway or entry alcove elevation by a few inches where possible to provide an accessible entrance and meet code requirements
☑ Installing ramps and/or lift at the interior by modifying door sills to allow entry at grade
☑ Simple railings that are visibly unobtrusive
⚠ If access to the front door is not possible, it is typically approvable to provide an accessible entrance located close to the principal entrance, which is sensitively designed and unobtrusive
⊘ Ramps should not cover or conceal character-defining features of the building facade

CHAPTER 13. ENERGY EFFICIENCY

This section addresses what can be done to increase the energy efficiency of historic houses and commercial buildings. Professionals rarely promote the replacement of historic wood windows and doors because the cost does not justify the energy payback, and there are effective tools to prove this. The following list itemizes energy upgrades that should be considered before replacing historic windows and doors:

1) Operational and behavioral changes, such as programmable thermostats, are the highest priority.
2) Weather stripping and caulking of windows and doors is also a high priority and cost effective.
3) Attic insulation is the first priority for insulation improvements.
4) Equipment changes, such as new high-efficiency heating and cooling equipment, are next in order of priority. New furnaces with combustion air intakes can reduce air infiltration through cracks in doors/windows.
5) Wall insulation is low priority and can damage historic interior details
6) Window replacement is low priority in terms of improving efficiency and cost payback

Additional information on Energy Efficiency in historic buildings can be found in Preservation Brief #3 prepared by the National Park Service.



Replaced double-hung windows with insulated glazing at the Pomeroy Building in Easton

WINDOWS AND ENERGY EFFICIENCY

Although the list of priorities recommends window replacements be one of the last upgrades to consider, it is often one of the first items on many homeowners' lists to improve energy efficiency of their homes. Historic wood windows with weights and ropes (or chains) can often be easily repaired, properly weather-stripped and caulked, and made more energy efficient with the installation of an interior or exterior storm window. The resultant window system retains both the character of the historic windows and the higher quality of historic wood that is more resistant to rot than new wood or wood composite materials. Typically, historic wood windows perform almost equivalently in terms of energy efficiency as compared with a new, insulated glass window.



Restored historic wood window chain

Insulated glazing is a modern material that began to be implemented in windows during the 1970s-80s. Today, it is the default type of glazing supplied in new windows and contributes to an increased energy efficiency performance of a new window. Insulated glazing, which is composed of two sheets of glass sandwiching a vacuum-filled layer of argon gas, has a limited lifespan due to potential seal failure. When the seal fails, the space between the two layers of glass will fill with air and condensation will occur obscuring the view through the window (See an image of this in **Chapter 5. Windows**). When this occurs, the glass, and sometimes the entire window, must be replaced. One of the advantages of maintaining historic windows and installing storm windows to improve insulation is a longer overall lifespan than that of new windows.

DOORS AND ENERGY EFFICIENCY

Historic wood doors should be treated in the same manner as historic windows. Solid wood doors are good insulators. As described in **Chapter 6: Doors,** to improve a door's energy efficiency, it should be weather-stripped and caulked. If the home has an interior vestibule with a door, the installation of a storm door is usually not necessary and adds little to the energy efficiency of a house. Where interior vestibules do not exist, exterior storm doors will help create a more efficient seal, but it is recommended that a fully glazed storm door be used so as not to obstruct a view of the historic wood door.



Fully glazed outer storm door with a historic wood-paneled door visible behind

ROOF OR ATTIC INSULATION

One of the most important energy saving upgrades for a historic building is the insulation of the roof or attic floor system. This will usually result in a better return on investment than the replacement of windows or doors and wall insulation. The use of highly insulative rigid and foam polyurethane insulation can often be a better choice than fiberglass batt insulation and can result in higher insulative values and greatly reduced air infiltration. The foam insulation can accommodate the unusual or irregular spacing of rafters which is often found in historic homes.

Particular care must be taken when insulating slate roof systems. Adequate ventilation must be provided for slate to breathe or it will quickly deteriorate. Insulation must be positioned to allow an air space between the insulation and roof deck or battens. If the attic is unfinished and not used as a living space, it is recommended to insulate the attic floor space instead and allow the open roof system to remain unaltered. This will result in longer lasting roof shingles.

☑ The use of appropriate insulation in the cavities between rafters will greatly improve the energy efficiency of a home and is recommended.
⚠ The use of exterior rigid insulation boards on a flat roof may be historically acceptable if the roof thickness is hidden from view by parapet walls.
⊘ Exterior insulation of gable or sloped roofs is not historically appropriate as it will alter the dimension of the roof at the cornice and side rake boards.

WALL INSULATION

The insulation of the walls of historic buildings is often difficult to achieve without negatively impacting historic character. Since more heat is lost through a roof than the side walls, it is usually better to leave the walls of historic homes uninsulated. If the walls are framed, it may be possible to blow insulation into the wall cavities; however, this can potentially cause moisture problems within the wall system.

The insulation of brick or stone buildings is even more difficult to achieve than frame construction. The installation of exterior insulation systems (EIFS) are not historically appropriate for frame or masonry buildings and should not be used. Interior insulation of a masonry wall is sometimes possible, but usually involves enormous labor to rework historic window and door returns and casings in order to maintain the historic character.

☑ Always consider insulating the roof before walls.
⚠ The use of blown-in insulation in frame buildings may be historically appropriate. It is generally recommended to add the insulation from the inside of the house. This can be done by making discreet holes in the existing plaster walls and patching the plaster after blowing in the insulation.
⊘ The use of exterior insulation systems (EIFS) on the walls of masonry or frame buildings is not appropriate.

SOLAR PANELS

The use of most alternative energy strategies should be pursued only after all other upgrades have been implemented to make the building more energy efficient, since their initial installation cost is usually high. Photovoltaic panels and solar hot water heating panels are "green" energy saving technologies that can be installed in a home or building in a historic district if placed appropriately. Adding this technology to historic buildings must be done in a manner that has minimal impact on historic roofing materials and preserves the building's character by placing them in locations with limited or no visibility. These panels cannot be installed on roofs that are part of primary facades, but can be considered on roofs that are part of secondary facades or on flat roofs. The following guidance addresses different mounting conditions.

Flat roof

On flat roof structures, solar devices should be mounted with an adequate setback so as to not be visible from either sidewalk of a primary street. Placement must be reviewed by the HDC.

Sloped roof

On sloped roof structures, solar devices should be mounted on rear or side roofs that are part of secondary facades. The solar panels should be flush mounted on sloped roofs if possible.



Inappropriate installation of solar panels



Conforming solar panels on a secondary roof

Ground mounting

If solar devices are located on the ground, they must not be visible from primary streets of other public access routes.



Ground mounted solar panel

Architecturally integrated solar systems

Certain types of solar installations can be subtly integrated onto standing seam metal roofing systems. These systems may be acceptable on sloped roofs on primary facades if a standing seam metal roof is historically compatible with the style of the building or house.



Thin film solar panel system on a 1930s house with a standing seam metal roof

WIND INSTALLATIONS

The installation of wind turbines or wind mills in the historic district is not historically appropriate. Wind mills and turbines are incongruous with the size and scale of the Easton historic downtown residential and commercial buildings and streetscape.

GEOTHERMAL HEATING SYSTEMS

Geothermal heat pumps take advantage of the relatively constant below grade temperature of the earth (approximately 54 degrees F). Wells must be drilled to access and utilize this heat. There are many reasons that geothermal heat pumps are well suited for use in historic buildings. They are very energy efficient, provide heating and cooling, and require no external air compressors like traditional air-to-air heat pumps and air conditioners.

Despite higher installation costs, geothermal systems offer long-term operational savings and adaptability that may make them a worthwhile investment. The main problem in using geothermal heating systems in the historic district is the ability to drill the necessary wells. These wells must be located in rear yards or other locations not visible from the primary street.

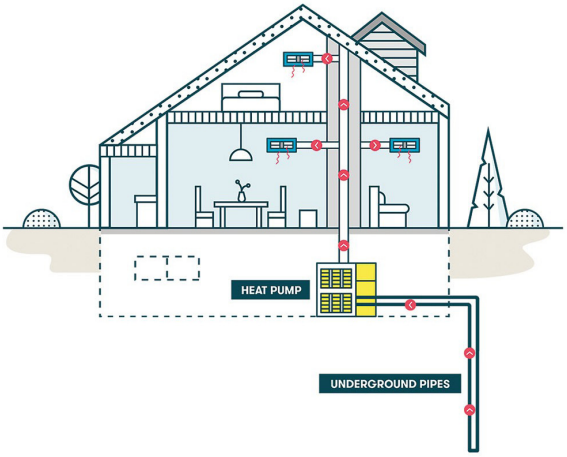


Diagram of geothermal heat pump system
Source: Kramer Service Group

VEGETATED GREEN ROOFS

Vegetated "green roofs" help to reduce the heat gain from the roof, thereby cooling the building and its environment. A green roof consists of a thin layer of vegetation planted in approximately 4 feet of soil over a waterproofing system or in trays installed on top of an existing flat or slightly sloped roof.

A green roof can reduce the cooling load of the building and helps cool the surrounding urban environment, filters air, collects and filters storm water, and can provide urban amenities, including vegetable gardens, for building occupants.

However, the impact of increased structural loads on historic building roofs, added moisture, and potential for leaks must be considered before installing a green roof. A green roof is compatible on a historic building only if the plantings are not visible above the roofline as seen from the ground or primary right-of-way below.



Green roof on a historic building flat roof
Source: iGrownews

CHAPTER 14. SITE FEATURES, EQUIPMENT & LIGHTING

MECHANICAL, ELECTRICAL, AND COMMUNICATIONS

Mechanical, electrical, and communications equipment and devices, such as ventilation louvers, fans, alarms, cable boxes, utility meters, intercoms, satellite dishes, cellular towers, and security cameras should be mounted on secondary facades or the rear sections of a roof wherever possible. Equipment and devices should be mounted in an unobtrusive location or painted to minimize their visual impact.

⊘ Mounting mechanical, electrical, and communications equipment and devices on a primary façade or front section of a roof is not appropriate.
⊘ Equipment such as satellite dishes should not be mounted on sloped roofs visible from the public right-of-way onto which the building fronts.



Inappropriate placement of a satellight dish



Inappropriate placement of a cellphone tower on a historic roof Source: MySurburbanLife

PARKING LOTS

Parking should be located at the rear of historic buildings. Existing parking lots should be appropriately landscaped and lot lighting should be positioned discreetly and illumination should use cut-off light fixtures to concentrate light on the intended area of illumination and keep light from shining unintentionally on neighboring properties. If a parking lot or site feature is located on a heavily traveled street, the lighting should not be distracting to passers-by.

⊘ Parking lot lighting shining outside of the intended area is not acceptable.
⊘ The demolition of a historic building for use as a parking lot is not permitted.



Rear parking lot off of Church Street

EXTERIOR LIGHTING

If historic lighting fixtures remain, they should be preserved. Fixtures selected for replacement or the addition of new lighting fixtures to a historic building or site should be simple in style, appropriate in scale and compatible with the character of the building. (Exterior lighting should be larger in scale than interior lighting.) Conduit should be concealed or painted to minimize visual impact.

⊘ Floodlights and spotlights on primary facades are not appropriate.



Discrete alleyway lighting on Bank Street

CHAPTER 15. EMERGENCY REPAIRS AND DEMOLITION

EMERGENCY REPAIRS

Emergency repairs are considered to be repairs that are time sensitive for the continued habitation of a structure or for the health and safety of its occupants and others. If emergency repairs are needed, the HDC should be contacted. Prior to emergency repairs being performed, work must first be approved through an emergency on-site review by the Building Inspector and/or other appropriate City Staff. The conclusion of this meeting will result in a prescribed approach for which the building inspector may issue a building permit without first obtaining a Certificate of Appropriateness (COA) for work strictly limited to correcting the conditions.



Repairs to a historic facade on 5th St. South

DEMOLITION

The demolition of a building or structure in the Easton Historic District requires a demolition permit and a COA. The demolition of a historic building is a significant matter and requires review by the HDC. The following criteria has been created to ensure a consistent review of proposed demolition and to prevent the needless demolition of historic buildings and structures. Applications for review of a demolition project must include relevant information regarding the existing structure and a description and details pertaining to the proposed use of the site.

The review of applications involving demolition will be evaluated based on the following criteria:

1. Clear and Present Danger

The City Building Official may declare clear and present danger when a building is in a state of collapse or has deteriorated beyond a point of being structurally sound and safe to occupy. All cases claiming clear and present danger must be accompanied by official documentation and a report by a structural engineer with historic structures eperience.

2. Feasibility of Rehabilitation

The feasibility of rehabilitation must be investigated as part of an application for demolition. Written documentation must demonstrate that alternatives to demolition have been evaluated (including but not limited to rehabilitation, sale, adaptive reuse). Both architectural and financial data must be provided to support a conclusion that demolition is the only feasible option. This evidence should show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how the property was advertised for sale. Demolition is not appropriate if there is any economically viable use; this use does not have to be the highest or best use.

3. Historic Architectural Significance

A building's listing in the National Register of Historic Places and a building's significance to the designated Easton Historic District will be considered during the review process.

4. Compatibility and Relevance

Buildings intrusive to the original patterns of scale, materials, and stylistic compatibility in a historic district will be reviewed accordingly. A building's location in relation to a primary street, secondary street or alleyway will carry weight in its review. The hierarchy and relationship of primary structures to accessory structures will be considered.

5. Proposed Future Development

Plans for the future development of the site must be subitted along with the request for demolition. The contribution of the future development to the designated Historic District will be important in the overall review process.

6. GUIDELINES FOR ADDITIONS TO BUILDINGS AND NEW CONSTRUCTION IN THE HISTORIC DISTRICT



Contemporary-style building in historic context on 3rd St. that is compatible with adjacent massing and maintains the definition of a slightly recessed first story



Example of two historically appropriate additions from different time periods

While it is important for the city of Easton to continue to evolve, the design of new buildings and additions to historic buildings in the historic district must be carefully considered. New buildings and additions should be compatible with the historic building and historic district. New construction that is inspired by traditional forms and detailing is historically appropriate, although contemporary design may also be approved if the massing, size, and scale are compatible to surrounding buildings. It is important to understand that literal replication of historic styles is not appropriate as stated in **Secretary of the Interior's Standard #3**. Additions should be located on secondary and rear facades and should not diminish, obscure, damage, or destroy the building's historic character.

RELATIONSHIPS AND PROPORTIONS

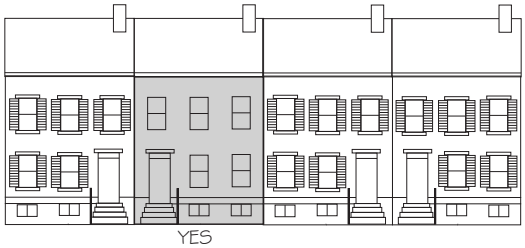
New construction should complement the dominant proportions and rhythms of the surrounding buildings of the streetscape. Designs that are compatible historic interpretations and traditional in form and detailing are generally appropriate. While additions should be compatible with the existing building, an evident distinction must be made between the new and old so that it is clear the addition is not part of the original building (See **Secretary of the Interior's Standards #9**). Pure replication is generally not a recommended approach. A contemporary design for an addition may also be considered appropriate as long as the massing, size, and relationships between windows and wall areas are compatible with the historic building and surrounding buildings in the district.

Additions should be designed to appear secondary to the primary façade and should not impact the essential form and integrity of the historic building. The secondary appearance can be achieved through setbacks, massing, width and detailing. The placement and setbacks of an addition should be consistent with the patterns that exist on neighboring properties and on the property's respective street.



NO

The proportions of the windows are not consistent with the surrounding buildings such that this design would **not** be appropriate.



YES

Although the details have been simplified, this design is appropriate because the rhythm of new window openings, the massing, and size are similar to the existing buildings.

MASSING, HEIGHT, WIDTH AND RHYTHM

The compatibility of building massing, total height, floor-to-floor height, width and rhythm are important in both historically-inspired and contemporary designs. The cornice and ridge lines of additions should be equal to or lower than those of the primary façade of the existing historical building to ensure the addition remains secondary to the primary facade.

New building frontages should maintain the overall size and rhythm existing along the street of the respective property, though the height does not need to exactly replicate that of neighboring buildings. While massing does not need to be identical to neighboring buildings, new construction should not substantially exceed or be dwarfed by the heights, widths or overall sizes of existing adjacent buildigns. New construction should be considered with particular attention to the effect on the streetscape and the district as a whole, including location, siting, setbacks, and facade treatments.

New facades should maintain the rhythm existing along the street and echo the overall aesthetic ("lightness" or "heaviness") of neighboring buildings. For instance, new facades should reflect similar proportions of solid areas (walls or siding) to negative space or voids (storefronts, windows, and doors); and porches, bays, and overhangs.

Tall Buildings in the Historic District

In Easton, where the majority of buildings are three and four stories, buildings that deviate by any great degree can be visually obtrusive if not thoughtfully designed in relation to the surrounding context. Tall buildings should also be considered with particular attention to the effect on the streetscape and the district as a whole, including location, topography, massing, setbacks, and facade treatments.

Designs for wide buildings (in excess of 40'-60') should be broken into a series of masses, solids, and voids that are compatible with those of the adjacent buildings. While buildings more than two or three stories taller than surrounding buildings are typically not encouraged, the topography and siting of a particular parcel (i.e. corner lot or base of a hill) could potentially accommodate a taller building if the massing, detailing, and orientation control the perceived scale of the building in the streetscape.



Easton City Hall, a good example of a contemporary long building that has been divided into smaller sections of solid and transparent features



PLACEMENT AND SETBACKS

The placement and setbacks of new construction and additions should be consistent with the patterns that exist at neighboring properties and on the properties' respective street. The primary facade of any new building should be oriented in the same direction as the majority of the buildings making up the streetscape. If the proposed project site is at a corner, the primary facade should face the same direction as the majority of the buildings on the street.

Setbacks, or distances between the building and the property line or street/sidewalk, should follow the adjacent buildings. New construction should also exhibit physical features that define the historic buildings on a streetscape, such as brick or stone walls, wrought-iron fences, landscaping, porticoes, or combinations of these.

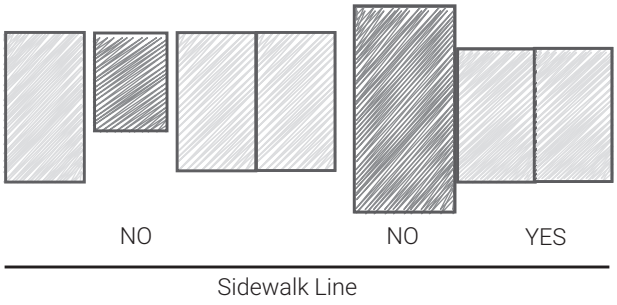
Secondary Structures

Like additions, secondary or associated structures should not take precedence over the existing principal building on the lot. Secondary structures include, but are not limited to, storage sheds, garages, detached decks, hot tub enclosures, and animal shelters. Secondary structures should complement the primary building visually without compromising its historic character or setting. Ideally, the secondary structure should be located such that it is not highly visible from the primary public right-of-way. The HDC reviews secondary structures if visible from the public right-of-way, and these newly constructed structures should follow the same design guidelines regarding scale, material, and stylistic compatibility.

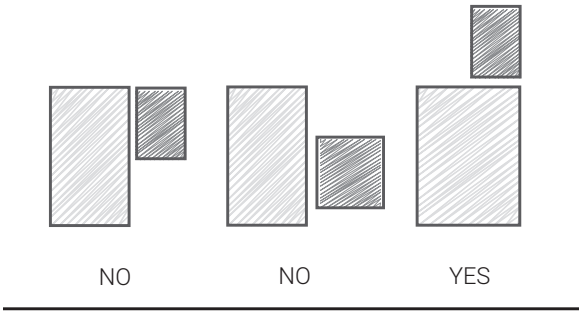
RECONSTRUCTION VS. NEW CONSTRUCTION?

Reconstruction is defined as new construction that replicates the exact form and detailing of a historic building or portion of it as it existed at a particular point in time. Reconstruction is typically most appropriate when a natural disaster or fire has destroyed the original historic building.

In most cases, the HDC discourages reconstruction unless the deteriorated or damaged building is clearly documented (e.g. photographs, architectural drawings and other surviving physical evidence), and if the reconstruction will utilize materials, detailing, and decorative features that closely match or approximate those of the original building.



New buildings should match the setback distances of adjacent buildings on the street



New secondary structures should not be visible from the public right-of-way



Compatible new residential construction in the Bethlehem Historic District on Wall Street (near Linden Street)

OTHER HELPFUL INFORMATION

If considering new construction in the historic district, large projects can be reviewed for preliminary feedback prior to an HDC hearing. If the project is small in scope, confirm whether there is time in the next HDC meeting agenda to present the project. For all questions, contact the Bureau of Codes at (610) 250-6724.

MATERIALS AND FEATURES

Exterior Walls

Typical wall materials in Easton include brick, stone, smooth stucco, and painted wood siding. Common historic features include wood columns, wood porch floors and ceilings, wood and iron/ steel railings and fences, red or buff-colored brick, stone retaining walls, and concrete stoops with bullnose detailing.



Incompatible scale, roof form, and use of materials at third story roof addition at 30 S. 5th Street

The following exterior materials and features are generally not considered appropriate for the historic district:

- Vinyl and aluminum siding which is intended to imitate wood lap siding (standard 4.5" width)*
- Asphalt siding
- Brickote (Stucco scored and colored to resemble brick siding)
- EIFS or Exterior Insulation and Finish Systems (synthetic stucco over styrofoam)
- Painted or exposed concrete masonry units (cinder blocks)
- Unpainted wood siding
- Ornamental pierced concrete masonry walls or screens
- Wrought iron or aluminum or replacement porch columns
- Colonial "picture" windows, jalousie windows,
- Dark or tinted glass
- Chain link or vinyl fencing
- Carpeting for porch floors or entry steps

*Vinyl or aluminum cladding materials, which are well differentiated from wood lap siding in both dimension and appearance may be appropriate and will be reviewed on a case by case basis

Roofs and Dormers

Common historic roof forms in Easton include gable, mansard, gambrel, hipped, and low sloping. For new construction, it is appropriate to use a historically compatible roof form seen on buildings or additions in the historic district. New roofing should match or be visually similar to the historic roofing material in the historic district. Roof features such as dormers should also be of similar size, scale, proportion, placement and detail to historic dormers found in the district. Skylights on the primary facade of a building or addition are not appropriate.



Incompatible use of materials, but compatible gable roof forms at a church in New Jersey

Windows, Doors and Shutters

The proportions and materials used for new windows and doors in an addition should match or be compatible with that of the windows and doors in the existing historic building. Common historic window types include double and single-hung, casement, and large fixed panes (for common use). Double-hung windows are by far the most commonly used window type and they were generally in a 3'x5' or 3'x6' proportion.

Many commercial buildings in Easton's Historic District feature repeated-size similar window openings at the upper stories with storefront windows below. The replication of a specific type of window configuration is appropriate. Windows should also be functionally similar (e.g. double-hung) to the existing building and surrounding buildings. If shutters are proposed, shutters should be correctly sized, should be mounted on historically appropriate hardware and should be compatible with the historical precedent of shutters for similar building types in the designated historic district. New doors should reflect the historic proportions of glass and panels.

Architectural Detailing

New construction in a historic district should generally not fully replicate existing buildings' features, but should aim to be compatible with the historic character and architectural style of the neighboring buildings. Example approaches include using similar roof forms, door and window height-to-width ratios, and retaining a percentage of glazing to solid wall that is complementary to adjajcent facades. The incorporation of architectural elements, such as window lintels, sills, entrance porches, balustrades, decorative cornices, chimneys, friezes, moldings, gables, columns and pilasters can offer new construction a historically compatible appearance. Simplifying or distilling the essence of these features on new construction is recommended as a way to create compatibility without mimicking original elements.

PORCHES, STOOPS, PATIOS, DECKS, AND BALCONIES

The construction of rear porches, decks, patios, and balconies should follow the same guidelines for building additions. The design of porches, patios, stoops or balconies as part of an addition is appropriate on streets and in districts where they are already common architectural features. They should be compatible with the historic architectural style and visually relate to the building and rear streetscape. They should also reflect the height and width ratios of the overall building proportions and that of similar features in the historic district.

MECHANICAL, ELECTRICAL AND COMMUNICATIONS

Mechanical, electrical, and communications equipment and devices such as ventilation louvers, registers, fans, alarms, cable boxes, utility meters, satellite dishes and security cameras should be mounted on secondary facades whenever possible. Mounting mechanical, electrical, and communications equipment and devices on a primary façade is not appropriate. Equipment and devices should be mounted in an unobtrusive location or painted to minimize their visual impact. Equipment such as a satellite dishes should not be mounted on sloped roofs visible from the public right-of-way.

LIGHTING

Exterior lighting fixtures should be simple in style, appropriate in scale and compatible with the character of the surrounding historic building(s) and streetscape. The installation of floodlights and spotlights on building additions is generally not appropriate.

ACCESSIBILITY

New construction and additions provide an opportunity to resolve deficiencies in accessibility that may be present in or around the historic building and not easily resolved through simpler means. Ramps should be located on secondary or rear facades whenever possible.



Appropriately located and compatible rear addidtion
Source: Preservation Brief #14

QUESTIONS TO CONSIDER BEFORE ADDING TO A HISTORIC BUILDING

1. Is new construction necessary to achieve the desired goals?

2. Could a nearby vacant building be adapted to fit the same needs?

3. Would reconfiguring the interior of the building be a potential alternative to constructing an addition? See **Preservation Brief #14** regarding additions.

7. GLOSSARY OF TERMS

Accessibility
provisions for compliance with the Americans with Disabilities Act (ADA). Accessibility features often reviewed include, but are not limited to, ramps, elevators, lifts and sizes of openings

Awning (structure)
a roof like structure installed over windows or doors that provides protection from the elements

Awning (window)
Hinged at the top and projecting out at an angle

Batten
full-height boards attached edge to edge with horizontal boards nailed to the verticals

Bracket
a component that projects from the face of a wall used to support cornices, roofs and other projecting features

Bay Window
a window or series of windows forming an alcove in a room and projecting outwards from the wall

Caulk
to fill or close seams or crevices of (a door, window, etc.) in order to make watertight, airtight, etc.

Casement
Hinged on one side, swinging in or out

Certificate of Appropriateness (COA)
a certificate issued by the HDC and City Council indicating the review and approval of an application for work proposed in a historic district

Compatibility
a design which is complimentary to or at least not in conflict with the architecture of the historic district

Corbel
an architectural bracket or block projecting from a wall and supporting (or appearing to support) a ceiling, beam, or shelf

Cornice
any horizontal decorative molding that crowns any building or furniture element

Dormer
a structural projection from a sloping roof. Dormers typically incorporate a vertical window or louver and a small gable or shed roof

Double-hung Window (also Paired)
a common operable window type comprised of one upper and one lower sash that can both be raised and lowered vertically

Eave line
the horizontal line created by the projecting overhang at the lower edge of a roof

Façade
view of the front sides or rear of a building representing true dimensions and omitting the use of perspective

Fixed
Non-operable framed glazing

Flush
a single plain surface on its face, typically wood veneer or metal

Glazing
the glass that is used in a window

Hip Roof
A four-sided roof having sloping ends and sides

Hinged
A door that swings to close at opposite jamb - almost always mounted at interior thickness of wall swinging inward

Hopper
Hinged at the bottom and projecting in at an angle

Horizontal Pivot
Pivots horizontallyl along its central axis

In-kind
the replacement of a building component through matching of the original component's material, size, profile, texture, and color

Mansard Roof
a roof having on all sides two slopes, the lower one being steeper than the upper one

Massing
the use of multiple masses to create a building's overall volume

Means of Egress
an continuous and unobstructed path of travel from an occupied portion of a building or structure to a public way

Mullion
the vertical element separating two window frames

Muntin
a strip of wood or metal separating and holding panes of glass in a window or applied in a simulated divided light sash

Overhead
horizontal sections that slide on tracks opening upward - most often found at garages

Paired (also known as double)
a pair of swinging doors that close an opening by meeting in the middle; includes French doors

Pane
a flat sheet of glass used as glazing in a window
Also referred to as a 'light'

Paneled
a frame of solid wood parts with either glass or wood panels

Repointing
the process of repairing or replacing the external portion of mortar joints in masonry construction

Portland Cement
a common type of cement used in concrete, mortars and stucco

Primary Facade
facade that is visible from a public street and includes the front entrance or significant architectural features. A corner building will have two primary facades

Proportion
the visual relationship between building components and their sizes and dimensions

Ridge line
the upper most line or peak created by the meeting of two sloped roof planes

Right-of-Way
a type of easement that allows for use of property owned by another person as a public thoroughfare, such as a public street, alleyway or sidewalk

Sash
the operable or fixed portion of a window into which panes of glass are held

Secondary Facade
facade that is considered the rear of a building and is not visible from a primary or major street

Setback
the distance between the property line and the exterior wall of a building. There may be differences in setbacks of existing buildings and setbacks required by the city's Zoning Ordinance

Shed roof
a roof which has only one sloping plane

Simulated Divided Light (SDL)
A window or door in which muntins are applied to the glass at the exterior, interior and between glass layers

Sill
the horizontal lower member of a window, door or other frame

Single-hung
Fixed upper sash above a vertically rising lower sash

Site plan
a scaled drawing of a property as seen from above. Site plans should show property boundaries, orientation, building locations, paving, site features

Sliding door
either a fixed panel with a horizontally sliding door or overlapping horizontally sliding doors; includes patio doors

Sliding window
Either a fixed panel with a horizontally sliding sash or overlapping horizontally sliding sash

Spalling
the peeling, popping or flaking of masonry materials, such as brick, concrete or natural stone, due to trapped water or moisture

Terne
a metal used to coat steel to inhibit corrosion

Transom Window
rectangular or arched panes of glass over a door

Vertical Pivot
Pivots vertically along its central axis (horizontal pivot window pivots horizontally along its axis)

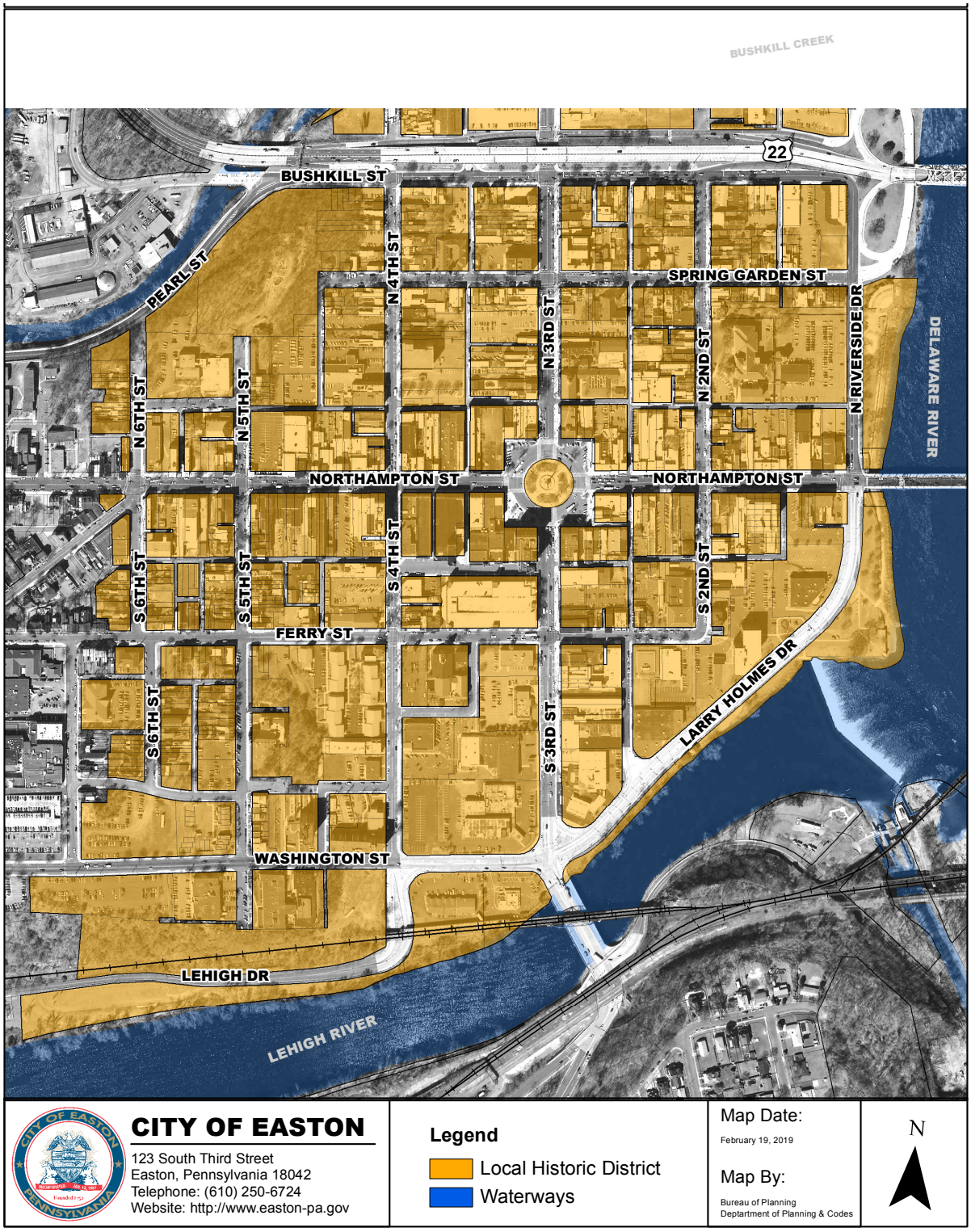
Weatherstripping
A narrow compressible band used between the edge of a window or door and the jambs, sill, head and meeting rail to seal against air and water infiltration; it is made of various materials including spring metal, felt, plastic foam, and wood with rubber edging

APPENDICES

A. City of Easton Historic District Map

B. Reference Materials

A. CITY OF EASTON HISTORIC DISTRICT MAP



B. REFERENCE MATERIALS

City of Easton website. PDF documents online for the Local Historic District. Available at https://www.easton-pa.com/localhd.html

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CITY OF EASTON
INCORPORATED JAN. 12, 1887
EST. 1752
PENNSYLVANIA