


Exterior Materials

Brighton, McIntire Terrace, and Putnam all share common building materials such as wood, stone, and brick, but these materials vary greatly in how they are manufactured, designed, and used. Older buildings in Putnam, for example, may have walls made of hand-molded soft brick from the early 19th century, while the brick used in Brighton homes typically is a hard-fired machine-made brick from the early 20th century. Smooth-finished stone blocks can be found in the walls of houses in Putnam, but stone in McIntire Terrace houses often is rough-faced and rustic-looking. Terra cotta, a brick-like molded clay material, can be found anywhere, often used in ornamental elements.

The best way to become familiar with typical exterior materials for each of the three neighborhoods is to study the architectural guide included in these guidelines. This, together with some of the publications suggested in the appendix, will quickly give you a good idea of the common materials in your neighborhood. You will note that some materials, designed and finished in certain ways, are appropriate in some areas and not in others.

Another exterior material is stucco, which usually was a later surface treatment intended to improve the appearance of a building; it was used on both frame and masonry buildings and could date from the late 19th century until well into the 20th. Painted brick is yet another method people used to finish their homes' exteriors, often because the brick was damaged or of poor quality.

All types of wood siding -- horizontal, vertical, diagonal and shingles -- contribute significantly to the character of historic buildings.

Wood Siding

Rehabilitation Requirements

1. The first recommendation is to keep existing wood siding, repairing or replacing missing or damaged pieces as needed. You may feel that replacement siding is more convenient and easier to care for, but no siding is truly maintenance free. Further, installation of artificial siding may damage historic siding and trim material and may cause or conceal water problems that did not exist previously. Also, it does not have the character of true historic wood siding - unless siding truly is wood, then it can only resemble wood and Cannot duplicate wood's appearance. Make every effort to retain wood siding, especially shingle and decorative siding as illustrated in the photos above.

2. There may be instances where replacement siding is acceptable, and where installing such siding does not eliminate all of a building's historic character. The DRB may accept

the application of replacement siding over existing wood siding, with the following restrictions:

- The new siding must simulate beveled wood siding and have the same width and appearance as the original siding.
- The old siding must remain in place, so that new siding could be removed and the
- historic siding restored in the future.
- New siding may be applied only where siding exists already - it must not cover up decorative shingles or similar areas; it may not be used to wrap porch columns; and it may not cover eaves, soffits, and fascias.
- Application of new siding must not result in loss of or damage to brackets, medallions, panels, or other decorative elements; cornerboards and window trim must be left in place, with the siding ending at the outer edges of these elements.

3. Consider removing existing replacement siding if the original siding underneath is in good condition or is repairable. Many homeowners have found that doing so greatly improves the appearance of their properties.




Masonry - Brick and Stone

Rehabilitation Requirements

1. Avoid cleaning historic masonry walls. Only if you are sure that accumulated dirt is causing damage or moisture retention should you consider cleaning. An aged patina on a masonry wall is evidence of a building's long life and should be left in place.

2. If you do undertake masonry cleaning, always use the gentlest means that give the result you desire and never sandblast historic masonry. Generally it is better to leave a little residual dirt rather than giving your house too much of a "scrubbed" look. Work with a qualified contractor with experience in cleaning historic buildings. Always try plain water or a masonry detergent before moving on to harsher and more expensive chemicals. Keep application and wash water pressure below 300 pounds per square inch, especially on 19th century soft brick and many softer stones such as sandstone; higher pressures can break or gouge the masonry. Clean a sample area in an inconspicuous spot before cleaning the whole building; some cleaners will stain stone. Avoid waterproof coatings of any kind; allow the masonry to get wet and dry out naturally without the interference of a surface coating.

3. Do not cut new openings or enlarge existing openings in masonry walls. Doing so can affect structural stability and strength of the masonry around the opening.

4. Re-pointing of historic masonry walls must be done with a carefully-chosen mortar of the correct composition. For most houses in Zanesville's three historic districts, this means e-pointing of historic masonry walls must be done with a carefully-chosen mortar of the correct composition. For most houses in Zanesville's three historic districts, this means causes the masonry units to crack and spall when they expand and contract with heat, cold, and moisture. Later hard-fired brick can take a somewhat harder mortar, but the mortar should contain no more cement than is needed to keep it from crumbling too easily. Mortar joints must be tooled in the same way as the original joints. In no case should mortar be smeared out of the joints and on the adjacent masonry - it is better to have the joint not quite full than too full.

Other Exterior Materials

Rehabilitation Requirements

1. Stucco must remain on a building that has been stuccoed, and it must not be applied to a building that has not been stuccoed in the past. Wood frame buildings that have been stuccoed in all likelihood were built that way - the stucco is the exterior surface. Masonry buildings that have been stuccoed often had their surfaces chipped or scored to hold the stucco and look unappealing when the stucco is removed. For un-stuccoed buildings, unless the masonry is in very deteriorated condition (even then you should not apply stucco before determining why the masonry is bad), retain the exposed masonry and repair it.

2. Similarly, painted masonry buildings must remain painted, and unpainted ones must not be painted. Removing paint from masonry is difficult, and often it is impossible to do completely. Such work often requires harsh chemicals and can cause damage to the masonry; sandblasting must never be undertaken due to the damage it does to masonry.

Rehabilitation Recommendations and Maintenance Tips

1. On both wood and masonry walls, watch for any sign of staining, darkening of color, or moss and mildew. These are signs of excessive moisture, which could come from above or below. A leaking or sagging gutter, or one that overflows because downspouts are blocked, can permit large amounts of water to splash onto a wall or run down it. Watch for and correct these conditions.

2. Peeling paint on wood siding more likely indicates that there is excessive moisture in the wood; sometimes poor painting preparation is the cause - inadequate scraping and sanding of old paint before re-painting. Do not try to cover this problem with artificial aluminum or vinyl replacement siding; instead try to find the reason for the paint failure; see item 1 above. Also, a leaking pipe or drain inside the wall could be the cause, as could insulation installed without a proper vapor barrier. In addition, moisture could rise from the ground through the foundation and into the siding. If you are unsure, ask a well-qualified and experienced painter for help.

3. Do not place building materials, lawn and yard equipment, firewood, or anything else against wood siding. Doing so can transfer wood-eating insects from firewood to your house, and piles of materials can trap moisture against the siding. Be sure that grass and soil are not bunched up against wood siding.

4. Cracks in masonry walls may or may not be a problem. Sometimes cracks will have formed long in the past as the building settled; others may be more recent and may indicate structural problems such as continuous settling or separation of layers of brick or stone. If in doubt, call a qualified mason, structural engineer, or architect with historic building experience. Generally, older cracks that have stabilized do not indicate a serious problem, but, in order to be sure, always ask a professional.

Windows and doors are among the most important design elements of historic buildings.

Windows and Doors

Windows are one of the most important design elements in a house. Because they tend to be numerous and to take up a large portion of the exterior wall surface, windows have a strong influence on a house's character and quality of integrity.

Doors and the entries into which they are set also have a major effect upon a building's character. The main entrance is usually a focal point of the building and, as a result, can have a level of detailing not found elsewhere on the exterior.

A look at the architectural guide will illustrate how windows and doors are character-defining features of historic buildings. Their use varies from style to style and, as can be seen from the guide, certain types of windows and doors are appropriate for some styles and not for others.

Rehabilitation Requirements

1. Retention and repair of historic wood windows is always the first choice, rather than replacement. Note that historic windows may not always be original - often houses from the early 19th century received replacement wood windows in the late 19th or early 20th centuries. These "new" windows, in turn, have been associated with the building for so long that they now are considered historic and have become a character-defining feature.

2. Energy efficiency is often an issue with single-glazed historic wood windows. The insulating ability of windows can be greatly increased by the use of interior or exterior storm windows. An added benefit of using exterior storms is that they protect the historic windows from weathering. Use storm windows if energy efficiency is a concern. In some cases, where the wood sash is thick enough, it may be possible to re-glaze historic windows with insulated glass units. However, do not remove old, wavy historic glass, leaded and stained glass - it must remain in place.

3. If deteriorated windows must be replaced, the new windows must match the material, dimensions, profiles, and details of the historic windows as closely as possible. Do not use "snap-in" or applied muntins (the wood grid that holds the individual panes in place) to create a "historic" look —see the architectural guide for the few styles that call for multiple-paned windows. If you cannot obtain true through-the-glass muntins, windows with applied muntins (inside and out) with a spacer are preferred to one-over-one windows when historic windows were multiple-paned. Obtain real wood windows; they may be clad with vinyl or aluminum rather than painted. While they are not preferred, aluminum or vinyl windows may be acceptable on secondary elevations when wood windows are extensively deteriorated or wood replacements are not available. However, new aluminum or vinyl windows must match the dimensions and profiles of the historic windows. Do not use a window design that is inappropriate for the style of your house. Modern tinting on window glass is not appropriate.

4. Install shutters only if there is some evidence - old photos, surviving hinges, old shutters stored in an outbuilding - that your house had them in the past. Be sure that they are the right size; they do not have to operate but must look as though they could and as though they can close properly and correctly cover the opening on which they are mounted.

5. Original doors and entry elements must be retained and repaired. Look at the architectural guide for information on appropriate new doors if the originals are missing from your house. Generally, older buildings' doors had few or no windows, while later doors could be half-, three-quarter-, or fully glazed. Be sure to select doors appropriate for your house. True wood doors are much preferred over metal doors that simulate wood.

Rehabilitation Recommendations and Maintenance Tips

1. Watch the lower parts of windows and doors for signs of deterioration. The portion in contact with the window or door sill tends to absorb a lot of standing water, so it is important to keep doors and windows well painted; or, if your door is one that historically

would have been stained and varnished, be sure it has a good waterproof finish.

2. Be sure that window sills and door thresholds and steps drain water away from windows and doors as much as possible. In the winter, clear accumulated ice and snow to minimize moisture penetration when warm weather returns.

3. Watch for peeling paint and loose glazing putty in window sash. This may occur particularly on the south and west elevations, which are the "weather sides," the ones most exposed to the effects of rain, wind, and sun.

4. Repair water-damaged elements as soon as possible. The lower rails of windows and doors can be replaced; it is not always necessary to replace the entire window sash or door. A storm door - preferable a very simple one with full glazing that keeps the door fully visible - is a good way to cut down the rate of weathering and deterioration.

Porches define individual buildings as well as entire streetscapes and neighborhoods.

Porches

Porches are important design features on many homes in Zanesville's historic neighborhoods. Some porches are integral to a house's design - bungalows, for example, frequently have rooflines that extend to form the porch roof. In other cases, although the porch is original, it is built as an added feature outside the "footprint" of the building. In still other cases, porches have been added where they did not exist before, or a later porch has replaced an earlier one.

Porch design varied widely. Some early ones were very simple, while later in the 19th century and in the early 20th, porches became much larger and more ornamented, giving them increasing importance as character-defining features of the houses on which they were built. Refer to the architectural guide for information on how porch design changed over time and to see how important they are to preserving a historic house's character.

Rehabilitation Requirements

1. Retain original porches and their detail elements. If some elements are deteriorated, they must be replaced in kind - that is, with new pieces of the same material and design. Do not remove original design elements such as wood columns, decorative trim, and tongue-and-groove ceilings.

2. Do not enclose stoops and porches to create interior space. This can significantly change a house's character and can result in the loss of significant porch trim and details. Enclosures on front and side porches must be avoided completely. Rear porch enclosures may be appropriate but must be decided case by case, taking into account the impact upon the house's character.

3. Do not use wrought or cast iron and aluminum elements such as posts and handrails, unless your house was built in a style that originally used such elements. Refer to the architectural guide; generally these elements were used from about 1940 and later. Note also that building codes may require handrails where they never were used in the past; consult with the City of Zanesville about code requirements and appropriate designs.

4. Adding a new porch, where one is missing or where there has not been one in the past, can be appropriate. A simple design is best, with primarily wood construction. Use plain round or square columns, and look at other porches for ideas on appropriate size, height, materials, and roof slope — making it contemporary but compatible with the historic architecture.

5. Decks must be added at the rear of a house and must be kept as low as possible to reduce their visibility.

Rehabilitation Recommendations and Maintenance Tips

1. Because porches are so exposed to the weather, watch for signs of deterioration. Porch floors are particularly vulnerable. Sweep or shovel standing water or snow to reduce moisture penetration. Do not use rugs or floor coverings that trap moisture.

2. The point where the porch roof meets the house is sealed from water by means of flashing. This joint can open up and admit moisture, particularly if the porch sags or pulls away from the house. Watch for signs of water penetrating at this point. Also, be sure that any gutters and downspouts on the porch are working properly.

3. Sagging or shifting of the porch can result from shifting of the porch foundation (sometimes this is nothing more than stone, brick, or concrete pillars) or from deterioration (dry rot) at the base of porch columns. If you notice a column out of line, a change in floor slope, or any cracks or gaps between the porch and the house, call a qualified carpenter or builder. It is not difficult to correct these problems if they are caught early.

Roofs, Gutters, and Downspouts

Think of your house's roof, gutters, and downspouts as an integrated water-removal system. All the parts must function together to collect water and carry it away from your house as fast as possible. Water is the house's worst enemy, and over time builders have developed very effective ways to protect against its effects.

At the same time, the roof, gutters, and downspouts are part of the house's architectural design - especially so in the case of roofs. On early 19th century buildings such as those in Putnam, roofs served little more than their practical function. By the mid- to late 19th century, however, the roof had also become an important part of the overall design. Refer to the architectural guide to see how many ways roof design became part of the building's overall character.

Roofs wear out over time and must be replaced, though with proper care they can last for many years. Usually the oldest buildings in a community are the least likely to have their original roofs. In an older neighborhood such as Putnam, wood shingles would have been common in the early days, but these are all gone today, replaced primarily with standing seam sheet metal or slate. Original slate roofs became common by the mid-19th century and remained popular well into the 20th century, when new materials such as asphalt and fiberglass became popular. Today many slate roofs have been replaced with these newer materials, sometimes needlessly because slate is very durable and is easy to repair.

Rehabilitation Requirements

1. Slate roofs must be retained and repaired to the greatest extent possible. Sometimes only a few slates need to be replaced, and this will cost much less then a new roof. Be sure you have a qualified roofer who understands slate when you undertake repairs. The same is true for clay tile roofs. Like slates, these are brittle but very durable if not abused. Replacement tiles usually can be found without a great deal of trouble.

2. Repair and retain chimneys rather than removing unused ones. They are part of a building's design and should be kept intact, even if they are no longer in use. Other important roof design elements that should be retained are ridge caps, finials and ornamental cresting.

3. If an older slate or tile roof does require replacement and you choose not to install new slate or tile, it is important to choose an appropriate color for the new asphalt or fiberglass shingles. A medium gray, without shadow lines or staggered butts, usually is best when replacing slate. For tile, find a color that matches the color of the old roof. Green, red, or black shingles also may be appropriate, depending on the principal color of the house.

4. Replacement gutters and downspouts must have the same design as the existing. When in doubt, the simplest design is usually the best. Be sure new gutters and downspouts are correctly sized for the amount of water they will have to remove.

5. Repair and maintain cornices and friezes as they contribute to the character of the building. They were usually constructed in wood and damage can frequently be repaired by a competent carpenter.

6. Do not remove original dormers. They are part of a building's character and must be retained. If you wish to add dormers to increase usable space on an upper floor, this can be acceptable. However, a new dormer is a major design change, so it must be located on the rear slop of the roof, or toward the rear if it is built on the side of the house. Keep the dormer's roof below the ridge of the main roof, and build the dormer with compatible siding and roofing materials.

7. Skylights were not common in Zanesville's residential architecture, but they sometimes are a popular addition during rehabilitation projects. They can be acceptable, but their visibility must be minimized, and placed on the rear elevation, if possible. Use only a skylight that is just large enough to provide the desired amount of light, and select a design that rises above the roof as little as possible.

Rehabilitation Recommendations and Maintenance Tips

1. Avoid walking on any roof, but especially on hard-surfaced roofs such as slate or tile. They are durable but brittle. Only qualified roofers who understand how to work with these materials should go onto the roof.

3. A rainstorm is a good time to go outside and inspect your roof, gutters, and downspouts (but not if there is thunder and lightning). Watch for any sign or overflowing gutters or water spurting from downspouts. This can indicate a sagging gutter, a gutter that is filled with debris, a plugged downspout, or a blocked underground drain. Any of these conditions must be corrected as soon as possible. Other possible problems include gutters that are too small for the amount of water the roof drains into them, and shingles that extend too far, letting water overshoot the gutters. Good roofers and gutter/downspout installers can help solve these problems.

4. If you do not have underground drains for your downspouts, be sure to use splashblocks that carry water away from the house. Never let a downspout just dump water on the ground next to your house; this is asking for trouble such as a wet basement and peeling paint.

Ornamentation

Ornamentation refers to the decorative elements applied to buildings to give them individuality, distinctiveness, and character. Specific kinds of ornamentation are associated with various architectural styles (see the architecture guide) and are rightly considered to be character-defining features.

In the past, ornamentation was also a way to update a building and make it seem more "modern." In Putnam, for example, some older buildings received Victorian-era ornamentation that gave them a more up-to-date look, and these materials have themselves become significant and a part of the buildings' character over a long period of time. In a neighborhood such as McIntire Terrace, this occurred less often; most ornamentation there is part of the original design. In Brighton, which is the "youngest" of the three neighborhoods, buildings often have much less ornamentation than older buildings in other areas.

Rehabilitation Requirements

1. Do not remove elements such as window and door trim, cornerboards, brackets, fascias and friezes, and similar character-defining elements. Retaining and repairing these forms of ornamentation is always the best choice. Unless an element is severely deteriorated,

sometimes all that is necessary is a coat of paint.

2. If a decorative detail is so deteriorated that it must be replaced, be sure to use a replacement that is as nearly identical as possible in material, size, and design.

3. Do not add ornamental elements that your building would not have had originally. Replacing lost elements is acceptable, but new ones that never existed must not be added. See the architecture guide for information on the kinds of ornamentation that are appropriate for your house.

Rehabilitation Recommendations and Maintenance Tips

1. Keep painted ornamental elements well painted. Watch for peeling paint, cracking, and other signs of weathering and deterioration. However, do not paint ornamentation that has not been painted in the past. Materials such as terra cotta and glazed tile are not designed to be painted.

2. If you have duplicate or extra ornamental elements, especially wood ones, store them out of the weather and in a location where insects cannot get into them.

Outbuildings

Outbuildings such as garages, barns, and sheds are part of a historic neighborhood. They provide space for activities not appropriate for the main house, and often they were built in the same style as the house, or in a compatible design. They clearly were secondary structures, usually much smaller than the house and located toward the side or rear of the property.

Rehabilitation Requirements

1. Retain and repair existing older outbuildings such as barns and sheds. Do not remove them unless they are so deteriorated that repair is not possible. Most outbuildings are simple structures that a competent carpenter can repair. If an outbuilding must be demolished and replaced, the replacement should match the historic structure in materials, design and finishes.

2. Repair outbuildings with the same materials of which they are built. Do not add decorative elements that would not have been used originally.

3. There may be appropriate modern designs for compatible, contemporary outbuildings; generally, they are most successful when built of wood. Do not use metal or plastic sheds, which use designs and materials not compatible with Zanesville's historic neighborhoods.

4. Older garages must be retained and repaired. If they are beyond repair, they should be built new in a traditional design. For replacement garages and for entirely new ones, the roof slope is one of the most important elements. Most historic garages had roof pitches that matched those of their houses. Use this same pitch for a new building and stay away from the much shallower pitches typical of contemporary garages. Use siding and trim elements that are compatible with the design of the house the garage serves.

Rehabilitation Recommendations and Maintenance Tips

1. Do not pile up firewood or stack items against the exterior walls of outbuildings. This can lead to insect infestation and retention of moisture that can cause dry rot in siding and structural elements.

2. Keep plantings away from the exteriors of outbuildings, and be sure that soil and leaves do not pile up against exterior siding.

3. Keep outbuildings well painted; this is the best defense against weathering and moisture penetration. Provide screened ventilation openings so that moisture underneath and inside an outbuilding can escape.




Color

Color is a major design element that strongly affects a building's historic character. In Zanesville's historic neighborhoods, the appropriateness of various colors will vary with the construction dates of the houses. The DRB has a policy of flexibility in regard to color but still seeks use of colors appropriate to the age, character, and style of a given building or neighborhood. The following paragraphs provide a general guide to residential color use in the 19th and 20th centuries. The City of Zanesville will provide palettes with a wide range of pre-approved colors that are readily available from major paint manufacturers.

Early– and mid-19th century houses were frequently painted off-white, cream, light gray and sand. After about 1860, typical colors included greens, reds, browns and olives that were fairly dark and rich. The body color usually was lighter, with trim painted in darker compatible colors; but sometimes just the opposite was true. Color patterns were simple, usually with only two different colors used for body and trim. In the period before about 1870, muted rather than bright colors were most common.

In the years between about 1880 and 1900, when architectural designs became more complex and ornamental, color followed suit. Three colors on a single building became more common, and there was a re-introduction of lighter colors such as pale yellow or light green that had seen less use in the 1870 to 1880 period. When combined with darker colors, this created a more varied effect that complemented the generally more complex building designs. Blues and grays saw some use as trim colors but generally were not used as body colors. After about 1900, architectural design entered a period of reaction to the heavy, ornate compositions of the late 19th century. Architects used simpler, plainer designs and

turned to the classical forms and ornamentation of the past. In the Colonial Revival and other styles of this period, colors tended to be lighter and cooler, including creams, grays, yellows, and whites.

This trend generally continues today. People often prefer lighter rather than darker colors for both body and trim, and often the brighter colors used in the past seem wrong for today's tastes. Even on older buildings that might have had brighter colors in the past, lighter color schemes can be appropriate. In the case of brick buildings, usually the color of the unpainted brick walls forms the base or body color, and trim colors should be selected for compatibility with that body color. In general, on buildings with dark red brick walls, white window sash and dark green or black shutters and doors are appropriate. For lighter tan or buff-colored brick, and for stone of similar color, consider yellow, cream, or white trim colors.

Color and Painting Requirements

1. Before re-painting, research original paint colors. You can chip, scrape, or sand down through older paint layers to expose earlier colors. Remember, though, that old paint may contain lead and should be considered hazardous, especially if it is dry and powdery. Always observe safety precautions and use safety eyewear and protective breathing apparatus. It is best to employ a qualified painting contractor with experience on old paint layers for this work.

2. Once you have information about historic paint colors on your building, match color chips for color selection; most paint stores and suppliers have historic paint palettes for older buildings. If you cannot determine original colors or find them unacceptable, use alternate colors chosen according to the guidelines above or from one of the historic palettes.

3. Paint only surfaces that have been painted before. Most masonry was not painted, but sometimes it was painted to hide fire damage or to improve the weather resistance of poor quality brick or stone. This was frequently true of very old Federal or Greek Revival style buildings made of soft brick. Similarly, do not remove paint from an already-painted building. The likelihood of damage to the underlying masonry is high, and cleaning may not remove all of the adhered paint. The simplest and least expensive option is to remove loose paint and re-paint an already-panted building.

Do not use too many colors. Late 19th century buildings should have a maximum of three different colors (the body color and two trim colors). Those from earlier and later periods should have no more than two colors. Use lighter and darker shades of the same color when choosing body and trim colors.

Interiors

The DRB does not review projects that involve only interior work, however it is important to remember that many interior elements of a building or house can be character-defining features of comparable importance to major exterior features. These may include wood paneling or wainscoting; window and door trim, ornamental plaster; mantels and fireplace surrounds, hearths, and inserts; and unique elements such as stained glass windows or patterned wood floors. In planning for any interior improvements, work to leave such elements in place and unaltered. They are part of the history of the building, and their retention and repair can add significantly to the economic value of the building. If removal of some interior elements cannot be avoided, keep them safely stored in the building so they can be re-installed later if later owner undertakes a restoration.

BUILDING SITE

Parking

A fact of modern life is that we must find places to put our cars. In Zanesville's historic neighborhoods, the need for parking has been met in various ways: spaces on public streets; private lots or parking areas accessed by driveways from the front of the house; and lots or parking areas accessed from an alley behind the house. All of these provide more or less acceptable solutions, but how they are handled can strongly affect a neighborhood's character.

Requirements

1. As much as possible, parking, driveway, and garage access should be from the side or rear of a property. There must be as few new curb cuts as possible in front of houses.

2. If a driveway from the street in front of a house is built, it should be as narrow as possible, in order to minimize the width of curb cuts and to preserve the maximum amount of lawn area. Removal of mature trees to accommodate parking needs is strongly discouraged.

3. No parking may occur in the lawn area in front of a property, and parking along the sides is discouraged; parking in back is the best choice.

4. Brick or concrete driveway surfaces generally are preferable to asphalt. Crushed gravel may be appropriate in some situations.

Mature street trees and landscaping contribute to attractive and cohesive streetscapes in Zanesville's historic districts.

Landscaping

Landscaping includes trees, smaller plantings such as bushes and shrubs, lawn areas, and planting or flowerbeds. All of these elements work together to give a pleasant character to any neighborhood, and they work in concert with the architecture of Zanesville's historic neighborhoods to create three truly special environments. Attractive and well-maintained landscaping can also enhance property values.

The city's Tree Commission reviews proposals for trimming or removal of mature trees in Zanesville, and any such work must first be approved by the commission. Other landscaping elements may require review by or coordination with the DRB, so be sure to check.

Requirements

1. For any trees that must be removed or significantly pruned you must obtain approval from the Tree Commission and have a replacement plan ready. Select appropriate species that will grow well in an urban setting and that will not cause problems with dropped branches and seeds, or with root systems that might affect sewer and water lines. Select native, non-invasive species. Qualified arborists or tree companies can provide advice, as can the commission.

2. Keep landscaping materials at least a foot away from your house and any outbuildings, to prevent accumulation of moisture that may not dry out. Keep leaves and plant debris, as

well as soil, from building up around foundations and wood siding.

3. Pools, gazebos and garden structures are popular landscape elements that can be appropriate for Zanesville's historic neighborhoods. The most important consideration is that they must be appropriately sized for the size of the house and of the building lot. Do not build oversized features, and all such elements should be located in back yards. Simple designs that stay away from excessive ornamentation usually give the best results, not to mention costing less.

4. Keep decks and patios to the rear of the property and as low to the ground as possible.

Rehabilitation Recommendations and Maintenance Tips

1. Take care of trees to prolong their lives. Have a qualified arborist help you with proper feeding and pruning; have a professional trim the tree's canopy in order to reduce wind load during stormy weather. Significant pruning requires approval of the Tree Commission.

2. Be sure that paving for driveways and parking does not reduce water absorption in the soil to the extent that it makes it difficult for trees and other plantings to get adequate moisture. Install only the minimum amount of paving you need, and leave plenty of lawn area to absorb moisture into the soil.

3. Garden ornaments, sculpture and fountains have an impact on the streetscape and should respect the design and scale of the house and be located in back yards.

Fences and Walls

Fences provide a clear indication of property boundaries; protection for planting areas and trees; privacy for the property owner; and they can also serve a decorative purpose. There are many kinds of fences, some of which are appropriate for Zanesville's historic neighborhoods and some of which are not. Another consideration is whether a fence that meets a property owner's needs may cause problems for a neighbor.

Generally, traditional forms of wood and iron fencing are appropriate, and in some cases masonry walls of stone or brick also are compatible with neighborhood character.

Requirements

1.Fences require zoning approval, as well as approval from the DRB. Use traditional fence designs appropriate for the style of your house and the time period in which it was built, also keeping in mind that compatibility with other fencing in the neighborhood is important. Early- to mid-19th century homes often had rail fences, vertical board fences, and low masonry walls. Some of these, because they are opaque and block views of the house, are appropriate mainly for side and back yards. From the mid-19th century to the early 20th, cast and wrought iron fences were popular for both front and side yards. Mid-20th century stockade, "cyclone," and basket-weave fences are not appropriate for

Zanesville's historic neighborhoods.

2. Front and side yard fences must be of open designs that permit a view of the house and between houses. Rear yard fences may be solid or opaque, but avoid the inappropriate designs discussed previously. Consideration will be given to whether or not the fence will have an adverse impact on nearby properties. Front and side fences must be no more than about 42 inches in height, while rear fences may be up to six feet in height.

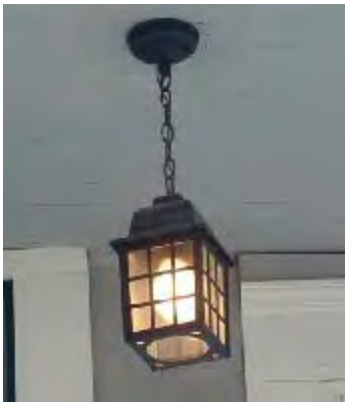
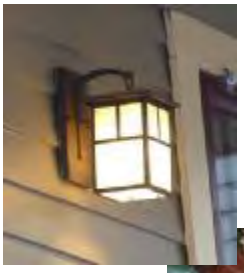
3. Brick or stone walls, while expensive, may be appropriate, but generally only in back yards. They may also be appropriate when used as retaining walls in raised yards. Use only the best quality of brick or stone and be sure it is intended for the high moisture and weather exposure typically endured by fences. Vinyl or plastic fencing may be appropriate, but primarily in back yards where it is less apparent that they are not made of wood.

4. Consider using plantings instead of actual fencing materials. Many species of bush or shrub can be used in this way; a nursery or landscaper can advise you about appropriate species. Keep in mind that plantings that serve as fences have the same height requirements.

5. Maintain any fencing diligently, whether it is natural or man-made. Keep wood painted and masonry properly pointed. Trim bushes and shrubs so they do not become too large.

6. The finished side of the fence should face the public right-of-way or adjacent properties.

7. Locate rear yard fencing so that it conceals containers and utility elements such as transformers, telephone boxes, and air-conditioning compressors. Natural fences - bushes and shrubs - can be very effective for this purpose, but be sure there is enough room for repair and trash crews to work. Satellite dishes must also be in the back yard, concealed by fences or plantings as much as possible.

Lighting

Exterior residential lighting might include wall-mounted fixtures; pole lights in the yard or along walks; low-level fixtures along walks and paths; and area lights on poles, garages, and building walls.

When installing exterior lighting, consider both the appropriateness of the fixtures for the style, design, and period of your house; and the brightness of the lamps and the degree to which they might "spill" light onto adjacent properties.

Requirements

1. If you have a home occupation and have installed signage in accordance with the City of Zanesville's signage regulations, a modest fixture lighting your business sign may be appropriate. However, the sign must be exterior-lit and not lit on the interior; these are decided on a case-by-case basis.

Rehabilitation Recommendations and Maintenance Tips

1. Retain and repair historic light fixtures to the greatest extent possible. Re-wiring and re-lamping can considerably extend the life of an older fixture.

2. Simple designs usually are best when selecting new light fixtures. Do not use overly ornate fixtures and ones that are out of scale. Brightness of the lamp(s), and not fixture size, most strongly affects the amount of light a fixture will provide. Choose the smallest and simplest fixture that will give you the light you need.

3. Don't over-fixture your property. Usually only two or three well-placed lights will do the job.

4. Use traditional incandescent or compact fluorescent lamps and not high-pressure sodium and similar lamps. These tend to be too intense and have too much "spill" for residential use.

Sidewalks

Traditional historic neighborhoods typically were built before the advent of automobiles, or at least at a time when many people still walked to the places they were going. As a result, sidewalks were typical of almost all neighborhoods in the 19th and early 20th centuries. The City of Zanesville requires sidewalks in residential areas, but they have not always been built. Most walks are made of poured concrete, but there are examples of stone flag walks and of brick walks as well. For reasons of cost, nearly all sidewalks today are made of poured concrete.

Requirements

1. Sidewalks do not have to be wide. If you are building a new walk or replacing an existing one, observe typical sidewalk widths in your neighborhood and use a similar width.

2. Retain and repair stone and brick walks if they exist; otherwise, poured concrete is usually the best material for new walks, a good combination of durability and reasonable cost. Be sure your sidewalk builder has had a lot of experience building walks.

3. If your yard does not have a sidewalk, consider adding one, especially if you can connect to existing walks on adjacent properties. Talk to the City of Zanesville about necessary permits and design requirements, as well as proper location and sizing of walks.

NEW CONSTRUCTION

Additions to Existing Buildings

The design, materials, and finishes of an addition all have a significant impact upon both the building to which they are added and the neighborhood in which that building is located. When an addition is carefully planned to employ traditional designs and is properly located, it can add value and character to a building. Keep the following in mind when planning an addition.

Requirements

1. Use traditional exterior materials. These include wood siding such as beveled siding and board-and-batten siding, as well as brick. Do not use inappropriate modern materials such as concrete block, rough-cut wood, and diagonal wood siding. Stone usually was not used as an exterior material for additions and should not be used., other than as a foundation material. If artificial siding is used, it must meet the conditions outlined on page 34.

2. Make the addition secondary in appearance to the main house. It must be smaller in overall size, and its form and location must not overwhelm the original building. The addition must have a lower roofline and smaller windows, design cues that give the addition its secondary character. Do design the addition to be compatible in size, scale and materials.

3. Locate additions to the rear of the house as much as possible, and do not duplicate the design and details of the trim and ornamentation on the main house.

4. Additions such as dormers and skylights on existing roofs can be acceptable, but do not place them on side and front elevations if at all possible.

New Buildings

Site

In the past, new buildings typically were designed as an extension of existing neighborhoods. Streets were extended, lots created, and new houses constructed. These new buildings tended to be similar to those already in existence in many ways, though they did not necessarily use the same architectural style.

When planning a new building, take account of the siting of adjacent and nearby structures. Look at how homes have been located on their lots, the amount of lot they cover (be sure to check into zoning regulations), and how they are oriented. How much tree cover is maintained? Where are driveways and walks located? Your goal should be to develop a compatible design that is a continuation of the development characteristics that have come before.

Setback

Setback is the distance between a building façade and the public right-of-way or the edge of a public street - - is an important design consideration. Zoning codes usually govern setback and typically require a minimum setback. It is common for homes in a neighborhood to employ the same setback, giving the area a unified appearance. Earlier areas might not have as much uniformity of setback, but later ones - Brighton being a good example - often had very distinct setbacks.

When planning a new building, observe zoning code setback regulations, and note the typical setback for the area in which you are building.

Form, Massing, and Scale

Form refers to the overall shape of a building; massing refers to how the basic geometric shapes of a building fit together; and scale refers to the size of a building in relation to the size of a person. All of these come into play when designing a new building and affect how successfully that building fits into an existing neighborhood.

When planning a new building, observe the surrounding neighborhood. What are the typical building forms - low, high, simple and boxy? What basic shapes make up the design? Are there many complex forms? Simple shapes with few projections and wings? And what is the scale? Do the buildings have a comfortable, intimate feel, or are they larger and more imposing?

Your goal should be to create a building that reflects the typical form, massing, and scale of the neighborhood in which it will be built. This also extends to the size, design, and placement of window and door openings. The idea is to create a new design that respects these considerations and does not stand out in a way that disrupts the area's overall character.

Materials

On new buildings, contemporary materials that simulate traditional ones are acceptable. These can include vinyl or aluminum siding or brick veneers. Traditional wood siding such as beveled siding or board-and-batten, or real brick or stone, generally are preferred, but cost considerations may make substitute materials necessary. Artificial siding must meet the conditions outlined on page 34.

Once again, note what the commonly-used materials are in the immediate neighborhood. Do not use materials that were not typical for the area. Stay away from incompatible modern materials such as concrete block and diagonal wood siding. Stucco may be an appropriate material but it must not be marked or scored to simulate brick or stone.

Ornamentation

Ornamentation gives a building a sense of distinctiveness and a presence along the street. Refer to the architecture guide for information on the kinds of ornamentation typical of various 19th and 20th century architectural styles.

When planning a new building, select ornamental elements appropriate for the building's design, and for the neighborhood around it. Do not use ornamentation that is not typical of the area, and when you do apply these elements, use them sparingly.

New buildings can be distinctive without any ornamentation at all. Vernacular building designs, which use traditional forms and details but do not represent a particular style, may provide inspiration for an appropriate new design.

Color

Color schemes for new buildings should reflect the predominant schemes in their immediate neighborhood. You may also refer to the earlier discussion about historical use of color in different periods, which may help in selecting appropriate colors for your new building.

In general, do not use bright colors that are not typical of your neighborhood, and follow the traditional pattern of lighter colors for the building's body and darker colors for the trim. Usually no more than two colors will give a building plenty of variety. The color palettes developed by many paint companies for historic buildings and neighborhoods are a good place to start. These usually are designed so that any two colors from the palette will go together well. As in other aspects of new building design, your goal should be compatibility with the rest of the neighborhood.