Materials Standards for the Village
These standards apply to properties located within the National Register Historic Area and Additional Review Area of the Village Zoning District.

These standards apply to exterior components including but not limited to: windows, doors, siding, roofing, porches, railings, foundations.

What is the intent of this standard?

- To protect the overall historic character of the Village
- To protect original architectural features when that feature contributes to an individual structures' historic character
- To allow for modern materials replacement that does not detract from the appearance of the structure and overall village character

What information must the applicant and/or property owner provide?
The applicant must demonstrate the component in question is not original or is beyond repair. In most cases, this can be represented by the owner/applicant with simple photographic and descriptive evidence. For example, when the windows are clearly a 1970s replacement or the structure was built after a certain era. However, in some cases a historic preservationist must provide documentation and/or testimony. The DRB may require a historic preservation's opinion at the applicant's expense.

When must original components be retained?

- When the component can be repaired or restored.
- When the construction style is unique, distinct or exemplary of the building's era and/or style
- For example: older wood windows & doors of are higher quality & build standard designed to last and should be restored. Replacement windows of the 1950s-1980s are of a lower quality material that degrade much faster.

When can original components be removed and replaced?

- When the component is demonstrated to be beyond a reasonable repair or will not serve its intended function even with repair. For example, repairing a window but it cannot open or close after the repair

Does this standard apply to non-historic structures?

- Yes. The applicant must demonstrate to the administrator/DRB that the material chosen and style is compatible with the architectural style and era of construction. This can be accomplished by presenting material samples and photographic evidence of the material's use in other new England climates. The applicant may need to provide testimony from an architect or historic preservationist.

What are the material standards for replacement?

Intent - Material options are constantly evolving. The intent is to allow modern materials that are long-lasting, energy efficient and cost effective, but also retain the original character of the structure.

Economy vs. longevity: consider the materials intended lifespan, factoring in the New England climate. While a modern, cost-efficient material may look decent upon installation, it may age and weather faster or in a manner than degrades the integrity of the historic structure.

Siding

Original masonry and brick should not be painted. Wood siding is preferred on historic structures. Composite materials are allowed that has a texture and finish comparable to painted wood as opposed to a smooth and shiny material, such as cheap vinyl Siding and trim should not obscure window features. The reveal should be retained, or restored if recent replacement siding obsecured the original appearance. Cornerpieces and fascia should match the size/scale of the original structure and not be made of an inferior material. Siding replacements shall not obscure window sills or lintels.

Roofing

Slate roofs should be retained where they are a contributing factor to the structure's overall. For example,
Where slate is replaced: Roofing shingles of the same size and color variation of slate to simulate the color variation and size of true slate, as opposed to a small shingle size in a mono-tone color. Slate alternatives are also allowed where the applicant demonstrates with material samples that the proposed material is comparable to slate.
Standing seam is also allowed where demonstrated by the applicant to be of the style and era of the proposed structure.

Do these standards apply if a structure has been altered over time?

Yes. Previous renovations or maintenance projects may have covered up or removed entirely materials that contribute to the architectural features of the structure. The applicant must demonstrate that the proposed changes either retain or restore defining features of the home. Defining features depend on the era and architectural style of a home. The applicant should present the DRB or administrator with photographic evidence from HSSS survey, the historical society, or property owner's personal records, or investigation by a preservationist that demonstrate with sufficient detail original or previous features of the home. Where no evidence existing for that structure or particular feature, the applicant shall demonstrate that their proposal aligns with the architectural style, era, and window/door pattern of the structure.

Do these standards apply if a structure is not historic?

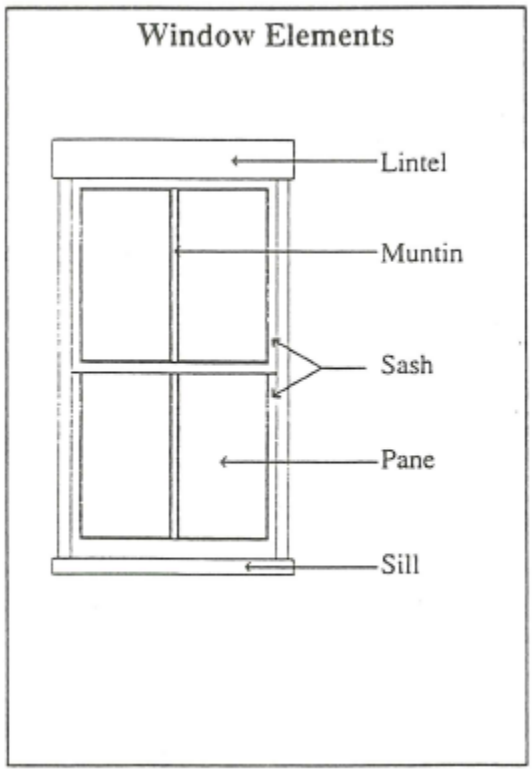
Yes. These standards are written to allow flexibility for modern construction with the historic and additional review areas. Modifications must be done in a manner that maintains the structure's prevailing architectural style. To put it another way, a 1970s ranch should continue to look like a 1970s ranch and not try to be an 1880s farm house.

For example, the original windows of an 1880s home were 6 over 6 divided light. The 1980s replacement windows are not energy efficient or in good repair. They are 2 over 2 windows. Photographic evidence shows a peaked lintel shape and wider casing. The applicant will be required to choose a replacement window with a 6 over 6 pattern that restores the lintel patterns and matches the exterior cashing. The applicant chooses a simulated divided light window, with an exterior grill.

Must all original windows be replaced?
Not necessarily.
The DRB, with advice from the HAAC, may require the best window be retained and restored, while other gets replaced. The priority windows for restoration are first floor facing the public way. The DRB can permit the replacement of original windows with modern mateirals that do not face a public way and/or are minimally visible from the public way.

Windows
Window replacements shall consider the entire window opening, including features such as the lintel, cill, jam and/or casings. Modern windows can replace original windows, but must retain window proportions. Divided light can be true or simulated, but simulated divided light muntin must be located on the exterior side for a true 3-dimnesional appearance

- The original muntin and sash pattern must be retained or restored
- The window opening must not be altered
- Storm windows shall be located on the interior for energy efficiency



Doors

Retain original location and function. Wood is the preferred material for doors on historic homes. Other materials may be allowed where the applicant demonstrates the material and style is compatible with the architectural style and era of the home. The rail and panel pattern of the original door shall be retained or restored. Where the original pattern is unknown, the applicant will use a pattern compatible for the style and era of the structure. Door casing, transom, sidelights should be retained or restored. Glass camming details or panel/muntin features should be compatible with the style and era of the structure. Typically, ornate glass camming patterns are discouraged and simple patterns or plain glass is preferred. Screen or storm doors shall be consistent with the style and era of the home, in some cases may not be allowed.

Other features
Trim features, railings, columns, decking, should retain or restore original features.