



Introduction

BALTIMORE COUNTY HISTORIC PRESERVATION DESIGN GUIDELINES

A publication of the Baltimore County Department of Planning

Credits and Acknowledgements:

In 2009 the Baltimore County Landmarks Preservation Commission (LPC) decided to update the county's 1991 Historic Preservation Design Guidelines for the rehabilitation of historic structures and for the design of additions to historic structures and for infill development in historic districts. The new Design Guidelines are based on the Secretary of the Interior's Standards for Rehabilitation. For more than a year, the task force committee worked tirelessly reviewing, analyzing, and rewriting the design guidelines to reflect contemporary needs. The task force committee is particularly indebted to the District of Columbia and the City of Annapolis, whose historic district guidelines served as resources for content and graphic representations, and The Old House Journal for authorizing the use of the illustration titled Anatomy of a Window and for the volunteer services of Frank Kaufmann, who contributed photographs and Jasmine Brown, who, apart from contributing photographs and illustrations provided Photoshop and graphic design services.

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Baltimore County has a wealth of cultural and historic resources. The preservation of the County's historic and architectural heritage is an important planning tool that furthers neighborhood stability and increases property values. Communities that have retained their historic character are generally well planned, with diverse architectural styles that are visually interesting and inherently healthy for the environment. They are built at a human scale and tend to be walkable – each providing a unique sense of place with characteristics unlike those of any other neighborhood. Historic buildings link us to our past in a manner that mere words can not - they provide tangible evidence of the County's cultural, social and architectural past – a testimony to the women and men who came before us.

Proper in-kind maintenance of historic buildings, however, can be expensive, and finding appropriate solutions to preserve historic buildings poses unique challenges. To encourage good stewardship of historic resources and authentic rehabilitation, the County offers a generous rehabilitation property tax credit that, if combined with the State historic income tax credit, provides an incentive to maintain historic properties in a state of good and authentic repair.

Additionally, the Baltimore County Landmarks Preservation Commission has adopted architectural design guidelines that inform property owners about the criteria that should be considered when rehabilitating a historic home.



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This former slave quarter was stabilized with the aid of County tax credits.

The principle and standards presented below are based on the *Secretary of the Interior's Standards*, which under the auspices of the National Park Service, provides guidance for the rehabilitation of historic structures.

The purpose of the Design Guidelines is to:

- § Assist owners of historic buildings to preserve and enhance the architectural character of their property.
- § Advise owners, architects, contractors and others wishing to rehabilitate historic buildings how to plan and implement rehabilitation projects that meet design standards and treatments of historic materials.
- § Offer guidance regarding compatible new construction in County historic districts and fitting additions to historic structures.
- § Explain the application process and other legal requirements involved in the rehabilitation of historic structures.
- § Serve as a tool for the Landmarks Preservation Commission and staff in evaluating exterior alterations of historic resources and new construction.

Introduction

The Landmarks Preservation Commission (LPC)

The Baltimore County Landmarks Preservation Commission (LPC) consists of 15 volunteers who have a demonstrated interest in historic preservation, history, architecture, conservation, or related fields. The County Executive appoints eight members and the County Council appoints seven – one from each district. The LPC conducts public hearings on nominations to the Preliminary Landmarks List; and for County Historic District and National District designations, the latter by conveying its finding to the Maryland Historical Trust. Additionally, the Commission reviews exterior alterations to historic structures, new development in County Historic Districts and additions to designated historic structures, as well as tax credit applications. The Commission meets on the second Thursday of the month, except for August and December. If a LPC meeting day falls on a holiday, the meeting will be rescheduled. All hearings are open to the public and provide stakeholders a forum for comment and testimony.

The Process

Section 32-7-403¹ of the Baltimore County Code requires that any exterior alteration to every structure located within a County Historic District be subject to Landmarks Preservation Commission approval. This affects non-contributing structures² as well as contributing historic structures, and affects fences, walls, steps

or accessory structures such as garages, sheds, barns or carriage houses. This review guarantees that the character of the historic district is protected and that new development is compatible in scale and design with the community character. Likewise, any exterior alteration to a structure on the Preliminary or Final Landmarks List, or within the Historic Environmental Setting³ of a Landmarks structure, is subject to LPC approval.

It is advisable that the applicant contact Preservation Services staff to ascertain whether the work qualifies as routine maintenance.



ABOVE In 2009, the Landmarks Preservation Commission reviewed a request for the adaptive re-use of the former Baltimore County jail, a structure on the Baltimore County Final Landmarks List (#54). BELOW In 2008, the LPC saved the Lyster Meadows barn from demolition by placing it on the Preliminary Landmarks List.



¹ A person shall apply for and receive from the Building engineer a permit before a person may begin any:

- (1) Excavation, construction, alteration, reconstruction, moving, demolition, removal, or erection of any building, fence, wall, or other new structure of any kind in a proposed or designated county historic district;
- (2) Alteration, demolition, reconstruction, moving, erection, or removal of an exterior architectural feature of any existing structure; or
- (3) Demolition of any structure.

²Non-contributing structures are those that were built outside the period of significance.

³*Historic Environmental Setting* “Historic environmental setting” means the property or lot or portion thereof, as delineated by the Commission, which is historically, architecturally, archeologically, or culturally connected to the historic significance of a landmark structure.

The following alterations are **not** subject to LPC approval, **unless the owner submits a tax credit application.**

Alterations to:

- Contributing structures within a National Register District (Note: If a County Historic District and a National Register District coincide, the County Historic District requirements prevail);
- Structures individually listed on the National Register of Historic Places;
- Interior rehabilitation work;
- Routine (in-kind) maintenance of historic features.

Persons wishing to rehabilitate or alter their properties must complete a historic permit application and submit (20) copies to Preservation Services in the Department of Planning **two weeks prior** to the scheduled LPC meeting along with any requested materials. Such materials typically consist of photographs of all sides of the historic resource, photographs of any abutting homes that may be visually impacted and a detailed description of the work to be performed including information about the proposed materials. After receiving the requested materials, staff will inform the applicant whether his or her presence at the LPC meeting is advisable.

Additions and any type of new infill development also require a site plan, indicating where the proposed construction is planned. Elevations of all sides and a graphic display of how the proposed structure relates to abutting structures in height and massing, as well as a detailed description of the materials proposed, must be submitted as well.

If the site is located within a County Historic District that has a local historic advisory group, it is strongly suggested that the applicant contact the local group. In many cases local historic advisory groups can counsel applicants about what the LPC may or may not approve.

One week prior to the meeting, staff sends all relevant materials to members of the LPC, so they can study agenda items prior to the meeting. On the night of the meeting, the Landmarks Preservation Commission hears testimony about the various issues and, after careful consideration, either votes to issue a *Certificate of Appropriateness* or a *Notice to Proceed* (in which case the applicant may begin the work), or it denies the request (in which case the project will have to be redesigned and revisited). In all cases the Secretary of the Interior's Standards and Baltimore County Design Guidelines direct the LPC's actions.

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Most types of work require a standard County permit. Approval of the historic permit application does not eliminate the need to comply with other County regulatory requirements.

Introduction

Standards for Rehabilitation

The Secretary's Standards for Rehabilitation are established for programs under the Department of the Interior's authority and for advising Federal agencies on the preservation of historic properties listed in, or eligible for listing in the National Register of Historic Places. The Standards, which are codified in 36 CFR 67, were initially only intended as a guide for applicants to the Federal Historic Preservation Tax Incentives program. However, because non-compliance with these Standards would jeopardize Federal and State tax credit projects, historic district commissions nationwide have adopted them.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Without distracting from the property's historic appearance and integrity, economic and technical feasibility will be considered on a case by case basis and may be influenced by the following: the degree to which failure to use historically appropriate materials would affect the overall character of the property and abutting properties; the past performance of historic materials at the property concerned; and the invention of new products whose efficacies may prove superior to historic products.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided.
3. Each property shall be recognized as a physical record of its time, 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.
4. Most properties change over time; those changes that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic 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.
7. Chemical or physical treatments such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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.

Organization of the Baltimore County Historic Preservation Design Guidelines

The Baltimore County Design Guidelines are organized into six sections dealing with the various aspects of exterior rehabilitations, such as windows and doors, roofs, porches and steps, façade treatments, new construction and additions, fences and landscape features.

Each section discusses the character-defining elements of the respective object and suggests appropriate measures for rehabilitation. One brochure deals with fences, walkways, accessory structures and various landscape features. A glossary for all six topics is provided in a separate document.

Windows & Doors



Roofs



Porches & Steps



Facade Materials



Infill & Additions



Fences & Landscape



A character-defining element is a feature that, if inappropriately altered or removed, would detract from the structure's historic significance.

For additional information please contact the Preservation Services Division of the Baltimore County Department of Planning :: 410-887-3495 ::

Please visit our website

www.baltimorecountymd.gov/agencies/planning/historic_preservation



BALTIMORE COUNTY HISTORIC PRESERVATION
DESIGN GUIDELINES

Windows & Doors

Organization of the Baltimore County Historic Preservation Design Guidelines

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Roofs



Porches & Steps



Facade Materials



Infill & Additions



Fences & Landscape



These guidelines are based on the *Secretary of the Interior's Illustrated Guidelines for Rehabilitation of Historic Buildings*. Considered advisory for structures contributing to a National Register District, or on the National Register of Historic Places, they are mandatory for structures listed on Baltimore County's Preliminary or Final Landmarks List; for contributing structures in a County Historic District; or for National Register structures for which a tax credit application has been submitted. Historic windows or exterior doors on designated structures may not be altered, removed or replaced without prior approval by the Baltimore County Landmarks Preservation Commission (LPC).

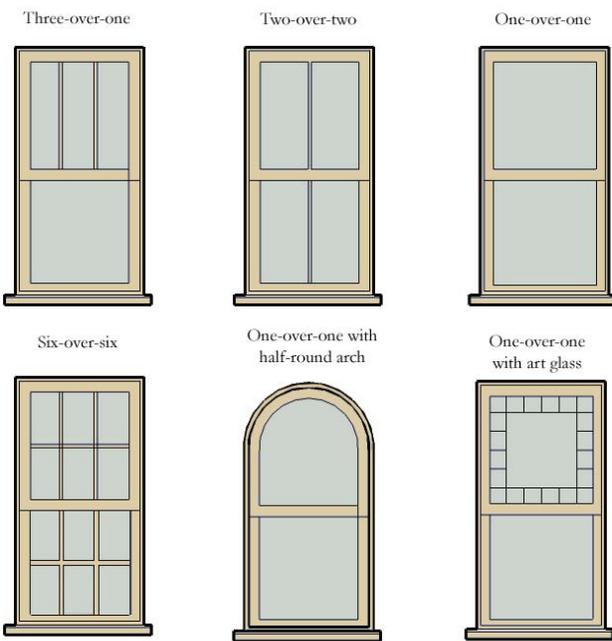
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Historic windows and doors are important features that define the character of a historic structure. Changing the design, size, materials and placement of windows and doors undermines a building's architectural integrity and is generally not approved by the LPC.

Windows & Doors

A window unit is constructed of several components. The fixed frame, which is placed in the window opening, consists of a top horizontal framing member called the head and a bottom horizontal member known as the sill. The side of a window frame is called a jamb. The operable portion of a window is the sash. The number of sashes and manner of operation is frequently reflected in the descriptive name of the window. For example, a window consisting of two sashes which open and close vertically is called a double-hung window. The horizontal part of the sash is called the rail and a meeting rail is one of the two horizontal members of a double-hung sash that come together. The vertical part of the sash is labeled the stile. The glass panes within the sashes are known as lights. The number of panes or lights in each sash also determines the name of the window. For example, a double-hung window consisting of two lights or panes of glass in the bottom sash and two lights in the top sash is called a two-over-two window. A wooden strip which separates lights, is known as a muntin. The shape, or profile of the muntin frequently provides information about the age of the window.



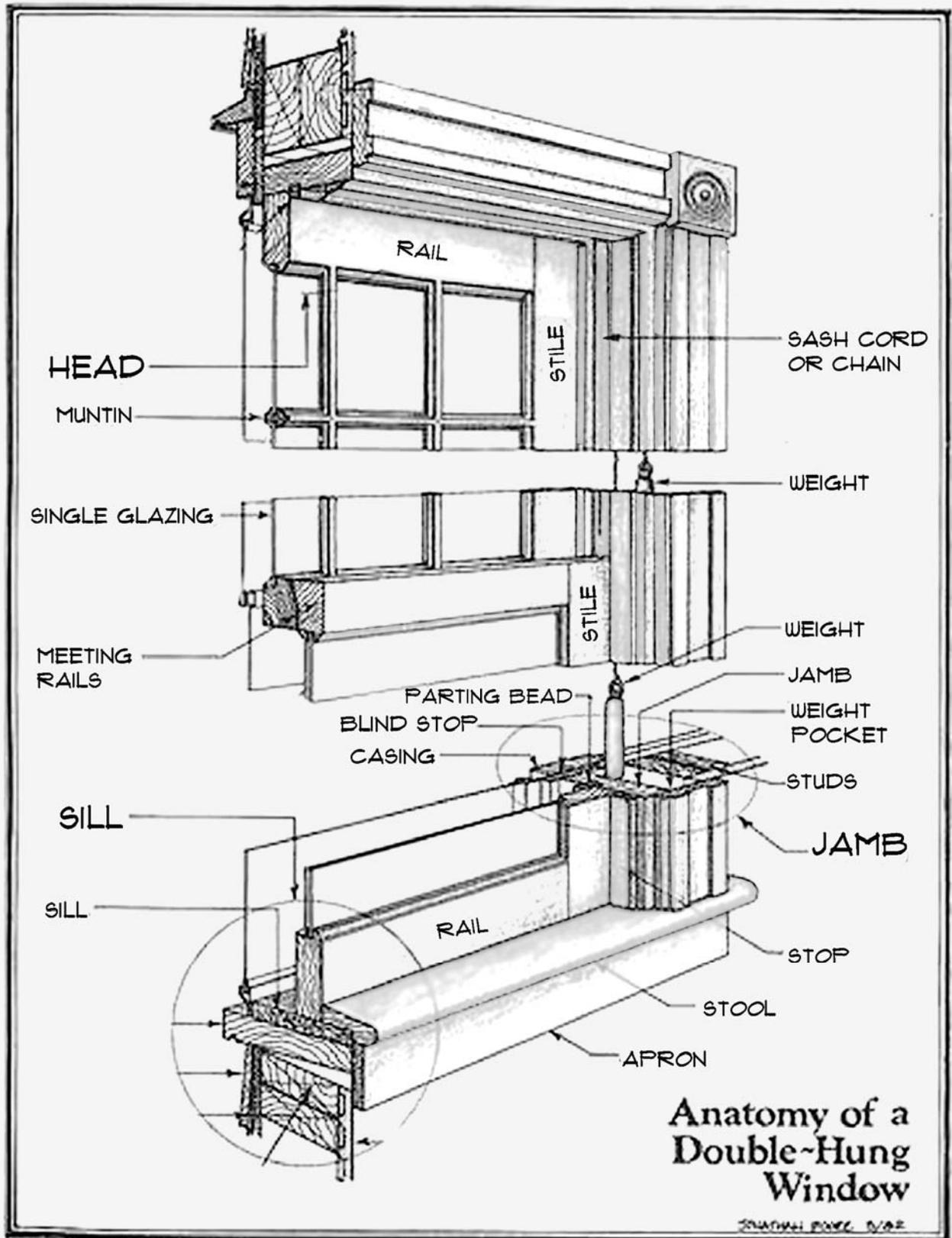
Hardware used to operate and secure windows also contributes to their design. Historic hardware on double-hung windows consists of counter weights and sash cords or chains hidden in weight pockets inside the jambs. Sash locks are usually located at the meeting rails between the upper and lower sash. Sashes may have lifts, handles or recesses.

Casement windows, which swing open like doors, are another type of window found in historic buildings; for example in Gothic Revival, Romanesque Revival and Italian Renaissance Revival Style buildings.

Historic windows must be repaired or replaced in kind. The Landmarks Preservation Commission will not approve the replacement of historic windows

unless their deteriorated condition makes repair impossible. Broken glass, a partly deteriorated sash, high air infiltration, stuck sash or even deteriorated or broken muntins or sash components do not comprise sufficient justifications for replacement. Missing or deteriorated sections of wood can usually be satisfactorily repaired by means of a Dutchman or other restoration techniques. If the LPC concurs that a historic window must be replaced, an in-kind replacement is required. In-kind replacement refers to a substitute consisting of the same material, light, sash and other component part configurations. Vinyl and metal clad replacement windows are not permitted. Vinyl or metal windows installed in historic dwellings in the past are not required to be replaced with historically appropriate windows.

In order to determine the condition and type of appropriate repair, each window should be evaluated individually. In historic buildings most historic windows can be retained and repaired. Should a few be beyond repair, the original windows may be relocated to the front façade and in-kind replacement windows installed at the rear, or the side least visible from the street provided that window openings and light configurations are the same.



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Windows & Doors

Improving Thermal Efficiency of Windows

Historic weather stripping is made from thin strips of copper, zinc or felt. Located between the sash and the jambs, weather stripping provides an almost airtight seal. The tar-impregnated hemp used historically as a sealant can be replaced today with caulking composites that also improve the energy efficiency of the window. Caulking materials should be chemically compatible with the materials of the window and wall.

The LPC generally approves the use of storm windows provided they are visually consistent with the materials of the historic fabric. It is desirable that the configuration of the historic window be clearly visible through the storm windows and that the meeting rail, or horizontal muntin dividing the upper and lower portions of the storm window, lines up with that of the historic window.

Window Sashes

Historic window sashes are generally made of wood, but metal sashes can be found in some later residential, institutional, industrial or government buildings. Wood sashes are subject to deterioration due to rot, usually caused by improper maintenance of paint, or insect infestation. Minor rot or insect damage can be repaired using an appropriate wood consolidant after the affected area has been properly prepared. If the putty that seals the joint between the glass and the muntin is cracked or brittle it should be removed and replaced. The clips that hold the glass in place (glazing points) should be examined. If they are corroded or missing they must be replaced.

Metal sashes are subject to corrosion caused by improper maintenance of paint. Glass may become loose due to failure of glazing putty. Cleaning the affected area with a wire brush and repainting can repair minor corrosion of a metal sash. More extensive corrosion may necessitate removal and replacement of the affected areas. If this is necessary, it is important that the replacement metal be the same type as the original, so that the new and existing materials expand and contract at the same rate.

Applicants wishing to replace old windows frequently cite energy efficiency as the primary reason for their request. However, the original window can often be made as energy efficient as new windows via weather stripping, caulking and the installation of interior or exterior storm windows.

Many contemporary window manufacturers offer a variety of window designs that may be appropriate replacements without exactly duplicating the original. For example, it is desirable but not always necessary to have true divided lights in replacement windows. New windows with muntins that are fixed to the sash and applied to the exterior and interior of the window may be appropriate because they duplicate the appearance of true divided lights. On the other hand, the LPC is not likely to approve windows that fail to duplicate the true profile of the original design, such as ones that use removable snap-on muntins or muntins placed between panes of insulated glass.



Historic windows are made of old growth wood which is superior to wood products available today. It is denser and prevents insect damage and water penetration better than new growth wood.

Skylights

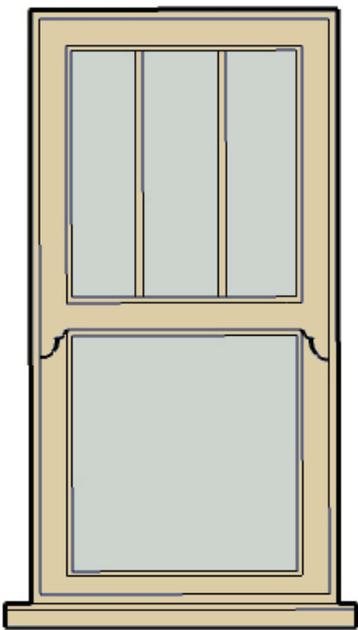
Where skylights already exist in a designated historic resource, the guidelines for historic windows apply. If a new skylight is proposed, the LPC will generally approve a design proposal where the proposed skylight is not visible from the street.

The LPC will not approve any change in the number of lights, for example, changing a two-over-two muntin pattern to a six-over-six.

Altering Existing Windows

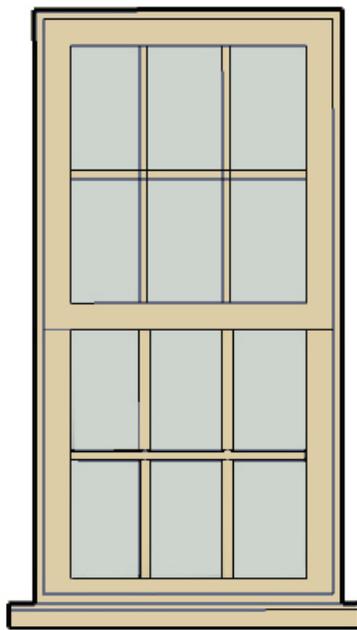
Windows located on the primary façade of a building are generally arranged in set patterns. The patterns may be symmetrical, which is typical for classical styles – including classical revival styles - or asymmetrical, such as in the various expressions of Victorian architecture. On a primary facade, changing the location, covering-up, changing the dimensions of a window opening, or adding new windows disturbs the structure’s rhythm and undermines the historic integrity. Such requests are rarely appropriate. On the other hand, the LPC may approve enlarging or adding a window at the rear, or other portions of the house not visible from the street, if the proposal respects the historic character of the house.

Original Window



Bungalow Style

Replacement Window



Inappropriate Colonial Revival Style

New windows, or windows in additions

In the case of proposed additions to listed landmarks buildings or contributing structures in a County historic district, proposed windows should be harmonious and compatible with the visual characteristics of the fenestration of the historic structure, but they are not required to be identical in material and arrangement. Proposed sash patterns should repeat or be sympathetic to the sash pattern of the historic building.

Windows in New Buildings within County Historic Districts

Windows in new buildings within the bounds of a County Historic

District should relate to the scale and proportion of openings on buildings in the immediate neighborhood and to the design of the new building. The allowable percentage of glass permitted on a building façade depends upon the individual building and cannot be established by a fixed percentage. The allowable percentage of glass should relate to the proportions of the façade, which in turn should follow the scale and proportions of historic neighboring buildings.

Windows & Doors

Exterior Shutters

Where historic exterior shutters survive, they should be carefully preserved and repaired. If no shutters are present, but proof exists that the structure once had them (as evidenced in either historic photographs or surviving hardware), the LPC will approve exact replicas of the historic shutters. They shall be fabricated of painted wood. The LPC will rarely approve alternative materials. Shutters shall be hung on existing repaired hardware or accurate reproduction hardware.

Storefront Windows

Storefronts on historic commercial buildings generally consist of large panes of fixed glass and smaller transom windows located above entry doors and display windows. A display window may be framed in wood, copper, bronze, aluminum or other metal. Transom windows may be set in lead or zinc frames, called comes. They may consist of a single sheet of glass or be subdivided into multiple panes of clear, colored, stained, prism or other types of specialty glass. Transom windows may be fixed or operable.

Until the development of plate glass in the 1850s, display windows on storefronts were not much different from windows in residential buildings. The invention of plate glass allowed using large sheets of glass for displaying merchandise and subsequent alterations to storefront windows were common. While the earlier alterations gained historic significance in their own right, later attempts at “modernizing” storefronts were often historically inappropriate.

Historic display and transom windows should be repaired rather than replaced, unless the owner provides documentation that they are beyond repair. In cases where storefronts were previously altered in a manner inconsistent with the character of the buildings, the display and or transom windows may be replaced with windows that are historically appropriate.



Replacement shutters should be custom sized to each opening so that the pair could entirely close the opening in the plane of the window frame.

provides documentation that they are beyond repair. In cases where storefronts were previously altered in a manner inconsistent with the character of the buildings, the display and or transom windows may be replaced with windows that are historically appropriate.

New storefronts in existing commercial buildings shall be designed in a way that complements the character and scale of the building while also reflecting the prevalent pattern of the local streetscape.

Design of Doors



Photos by Frank Kaufmann

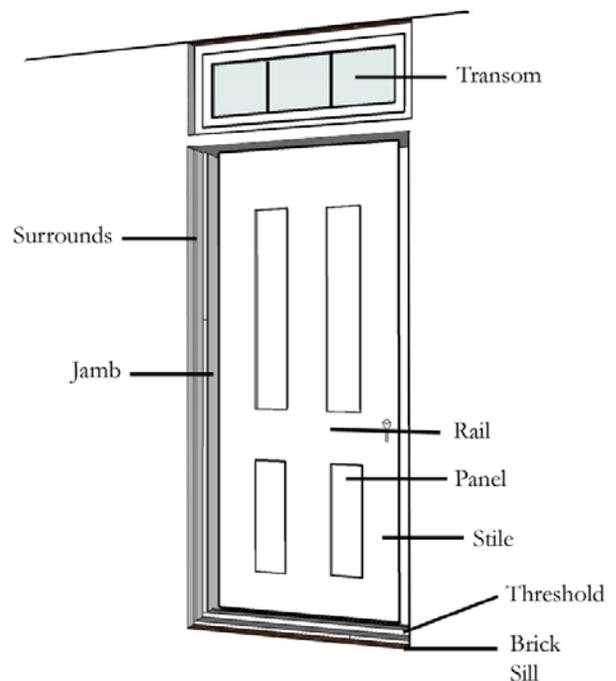
The location and appearance of doors are important character-defining features of historic buildings. Main entry doors, commonly located on the front façade, typically use richer materials and more elaborate designs than the rear and side doors. In addition to allowing access into the building, main entry doors are usually designed to symbolically greet a guest.

Doors have a number of components. Structural lintels above the top of a door opening are usually provided to support a masonry wall above the door opening; in other cases the masonry is formed into an arch which supports the wall above. The frame members at the sides of the door are called the jambs. The frame member at the top is called the header, and the member below the door is called the threshold. In some cases decorative surrounds frame the opening. The operable portion of a door is called the leaf, which may contain a glass panel of plain, colored, stained, beveled or etched glass, or it may have solid panels, rails and stiles. Almost all historic residential front doors are made of wood with raised or recessed panels. Many nineteenth century doors had recessed panels framed by raised molding.

Some doors have transom windows above the doors, decorated with clear, colored, etched or stained glass patterns. Transom windows may be fixed or operable. Sidelights are windows on the sides of the main entry door. A semi-circular window above a door is referred to as a fanlight. These elements are typically made of wood with the glass subdivided by muntins. Like the design of the door, transom, side and fanlights are character-defining features that contribute to the historic integrity of a historic structure.

Maintaining and Repairing Doors

Historic wood doors are subject to rot, usually caused by improper maintenance of paint and insect damage. This is particularly true of wood thresholds and lower portions of wood surrounds. Using an appropriate wood consolidant, after the affected area has been properly prepared, can often repair minor rot or insect damage. More extensive damage may require scabbing-in wood patches, sized and profiled to match the existing features.



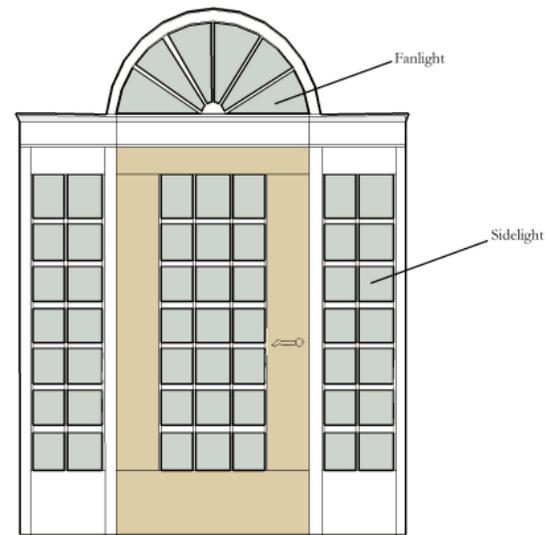
Windows & Doors

Improving Thermal Efficiency of Doors

Weather stripping for wood doors used to be made of thin strips of copper or other metal attached to the jambs and head. When the door was closed, the strip provided an almost airtight barrier between the leaf, jambs and head. While copper is still being used for this purpose, today there are many alternatives available. If the existing weather-stripping is deteriorated or missing, it should be replaced.

Owners of historic buildings can improve the thermal efficiency of doors by weather stripping, caulking or adding new storm doors.

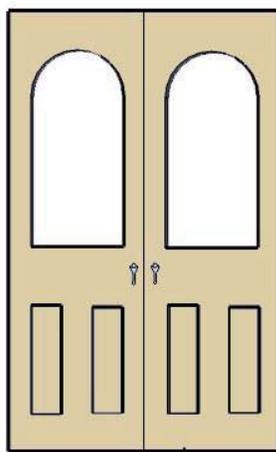
Adding a new storm door will also help to improve a building's thermal efficiency. If this option is considered, the building owner should make sure that the design, size, materials and color of the new storm door is compatible with the existing door and that clear glazing is used, which allows a clear view of the historic door.



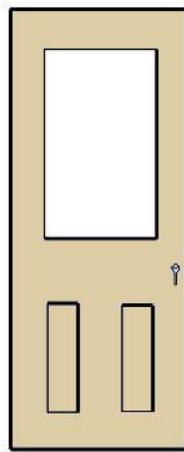
Replacing Doors

If repairing the historic door is not technically feasible, the LPC may approve the replacement of the door. The replacement should be designed in a manner that replicates the original door in size, material, profile, number of panels and other character defining features. Transoms, side and fanlights are important components of a historic door and must be replicated to match the original doorframe in design, materials, type of glass and pattern design.

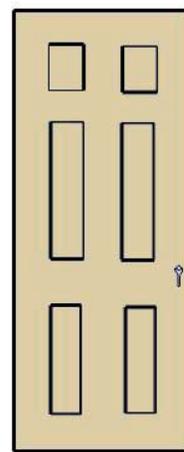
In cases where a door has been previously removed and been replaced with a historically inappropriate door, owners may wish to replace it with a more authentic door. Old photographs may yield information about what type of door originally existed. Where such documentation is not available, property owners may look for similar housing types in the neighborhood to find information about authentic door styles. Also, the LPC is always willing to assist homeowners in their quest for authenticity.



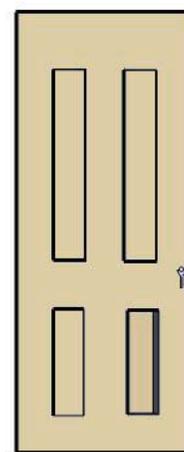
Double door with glass panels



Beveled glass panel door



Six panel door



Four panel door

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Roofs

Organization of the Baltimore County Historic Preservation Design Guidelines

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Windows & Doors



Porches & Steps



Facade Materials



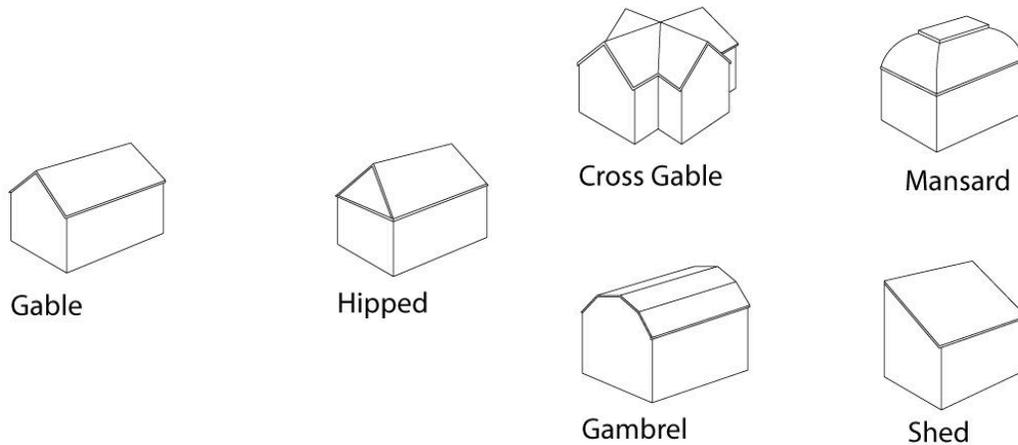
Infill & Additions



Fences & Landscape



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In many architectural styles the roof contributes considerably to a building's design and aesthetic appeal. The hipped roofs of Georgian architecture, the turrets and steep pitches of the Queen Anne style and the mansard roof associated with the Second Empire are examples of the use of roof form as a major design element.

Baltimore County's climate with its intense summer heat and winter freeze and thaw cycles is especially wearing on roof surfaces. There is often urgency involved in repairing a leaky roof since repair costs quickly escalate if action is not quickly taken. Temporary patching methods can be undertaken, but any approach should be chosen carefully to prevent inadvertent damage to sound roofing materials. Before repair work is performed, the historic value of the material should be understood. An inspection by a reputable roofer, building inspector or architect should be performed to assure that all the causes of roof failure are recognized and to determine whether repair is advised as an alternative to replacement.



The roof – its shape and the materials with which it is constructed - is an important character-defining feature on a historic building. Apart from impacting the visual appearance of a building, the roof shelters the building and its occupants from the weather and provides the primary means of directing water to the ground and shading from the sun.

Roofs

ROOF SHAPES

Roof shapes on historic buildings in Baltimore County are mostly sloped, but a few instances of flat roofs exist.

Flat Roofs

Flat roofs are widely used on modern, art deco and many other historic building types. They are also prevalent on commercial, institutional or government buildings. The term flat roof is somewhat misleading, since very few roofs are completely flat. Instead, they slope slightly for positive drainage. A flat roof is generally not visible from the street and thus its design does not contribute to the building's historic integrity. On the other hand, a cornice, parapet, pent roof or other features adjoining a roof's edge are all the more visible and thus are character defining.

Sloped Roofs

Sloping roofs come in a variety of shapes and its slopes and shapes are important character defining features of the building.

Gable

The gable roof is the most common shape for free-standing residential buildings in Baltimore County. It consists of two sloping planes that extend from a central ridge to the sidewalls. The junction between the sloping planes and the walls may include overhanging eaves with gable ends embellished with wood bargeboards or other decorative elements. The gable also functions as a descriptive feature of a dwelling. Depending on the location of the main entrance door, a dwelling is described as having a 'front' or 'side' gabled roof.

Cross Gable

A cross gable is formed by the intersection of two gables, generally crossing at the center of the roof. This type of roof is commonly found on buildings that have an L-shape, T-shape, or are built over a Cross-shaped floor plan.

Gambrel

Gambrel roofs are similar in shape to the gable roof except that in place of a single ridge, a gambrel roof has three ridges – one at the peak and one on each sloping side of the roof. This roof form is often found on residential buildings with finished attics. It is characteristic of Dutch Colonial Revival style buildings.



In Baltimore County, flat roofs can be found on commercial, institutional, or government buildings.

ROOF ELEMENTS AND DETAILS

Other elements and details, such as cornices, parapets, eaves, dormers, towers, chimneys, finials, cresting, gutters and downspouts also contribute to a roof's character.

Cornice

The front elevations of some flat-roofed buildings have a cornice, which on freestanding structures may extend around all sides of the building. In addition to providing a visual terminus at the top of the wall, a cornice helps to make the junction between the wall and roof weather-tight.

Cornices come in a variety of styles, employing different details and materials, such as the elaborate brackets, modillions and dentils seen on Italianate cornices. They may be constructed of wood, tin, zinc or other metals. Queen Anne style buildings frequently feature elaborate brick corbels. Classical and Romanesque cornices may be made of metal, stone, brick or terra cotta.



Cornices employ different details such as brackets, modillions and dentils.

Parapet

Parapets are commonly found on flat-roofed urban commercial, institutional and residential buildings. They are generally designed to give a building greater visual height and, like cornices, provide a weather-tight junction between the roof and the wall. Parapets often have caps, called copings that may be designed plainly or elaborately.



Eave

The lower horizontal edge of a sloped roof extending beyond a wall is called the eave. The sloping trim where the roof meets the gable is called the rake. Functionally, an overhang serves to protect the wall from rain and snow and provides a place to attach gutters. Visually it creates a transition between the vertical wall and the sloping planes of a roof. Eaves are usually made of wood, which are sometimes decorated with brackets or other details. Vents, which can be rectangular, round or half-round in shape, are also sometimes located under the eave at the gable ends.

Parapets are generally designed to give a building greater visual height.

Roofs

Dormer

A dormer is a small projection above a sloping roof consisting of a window or vent and a small roof. Windows in dormers are commonly double-hung or casement, and less commonly diamond, round and half-round. Dormer windows and vents are capped with a variety of roof shapes, such as gable, hipped, shed, or round.

Towers

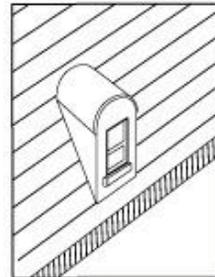
Towers are important character defining elements. They are often situated on top of projecting bays and are finished by conical, multi-faceted or flat roofs.



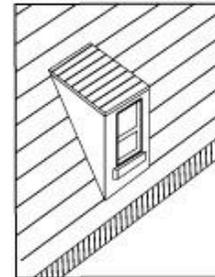
Towers are often located on top of projecting bays.

Chimney

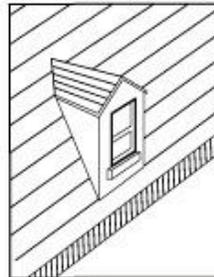
Chimneys are frequently prominent features on historic buildings. They are usually constructed of brick, but stone or stucco-finished masonry chimneys are characteristic of some historical styles. A chimney may be located on the front, side or rear walls projecting above the eave, or through roof slopes or ridges. Stepped flashing is also an important visible element.



Rounded



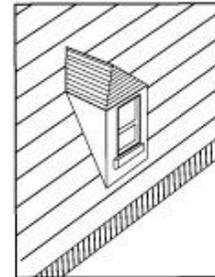
Shed



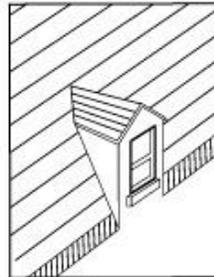
Front Gable



Eyebrow



Hipped



Engaged



Chimneys are frequently prominent features on historic buildings.

Finials and Cresting

At times finials and cresting decorate the roofs of historic buildings. Finials are usually located on the roof ridges or towers, whereas cresting is used to add character to a cornice or ridge. They are generally made of metal, but stone and other materials are also found.

Gutters and Downspouts

Gutters and downspouts are the primary means of channeling water from the roof to the ground. Properly maintained gutters and downspouts are critical for maintaining a watertight building. Additionally their design is important to the physical appearance of the structure. The most widely used system in Baltimore County is one where the gutters are mounted at the roof edge, but there are also buildings with built-in gutters. Another method relies on roof overhangs that allow water to drip off the edge. Historic exterior gutters and downspouts are made of copper or galvanized steel. Internal gutters, which are fairly rare in Baltimore County, are frequently constructed of terne plate, lead or copper.



Gutters and downspouts contribute to a roof's character.

Roofs

ROOF MATERIALS

The roof is typically a highly visible element. Wood shingles, wood shakes and clay tile are relatively rare. In cases where the roof is flat, or not visible from the street, substitute materials may be allowed in the repair of, or on an addition to, a protected historic building.

Apart from the shape and details, the material with which a roof is constructed is an important character-defining feature. The most common roofing materials found in Baltimore County are slate, metal and asphalt shingles.

Wood Shingles

Wood shingles were commonly used on early structures, with continued wide application on Victorian houses, turn of the 20th century shingle style houses, and Colonial Revival and Bungalow style houses of the 20th century. In Baltimore County white pine and Atlantic white cedar shingles were common. Because of fire risks, wood shingle roofs in urban areas were often replaced with metal roofs as technological advances in metal roofing



Because of fire hazards, wood shingles are no longer in frequent use.

allowed wider availability in the 1800s.

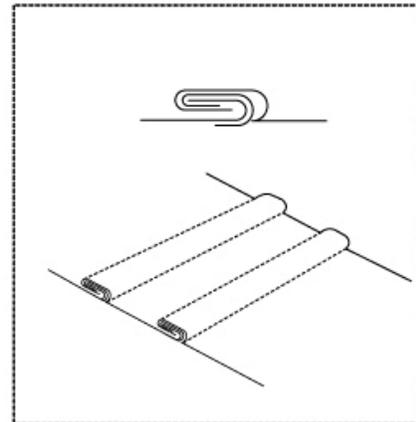
Metal

The earliest metal roofs were terne and copper. In the 1800s additional types of sheet metal and lower production costs resulted in the widespread use of metal for roofing. The low cost, lightweight, and low maintenance of tin plate made it the most common metal roofing material in the 19th century. Tin ‘shingles’ were popular throughout Baltimore County in the late 19th century.

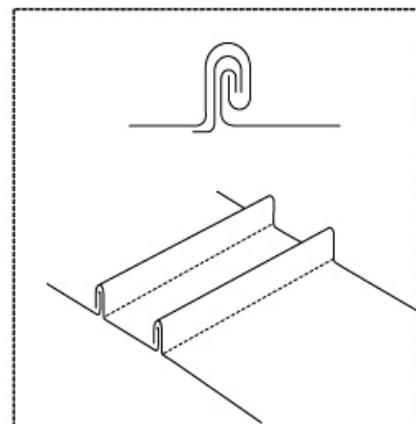
The appearance of a metal roof is primarily derived from the type of metal used, how it is finished and the method by which sections are joined together. For example, copper is conventionally left unpainted, weathering naturally to a green patina over many years. Similarly, lead is customarily left unpainted, weathering to a soft gray. All other types of metal roofing are painted to resist corrosion. Metal roofing comes in sections joined together on site. The two types of joints commonly found are flat-seam and raised-seam. The first gives a roof a flat, uniform appearance. Raised-seam joints give a roof a distinctive ribbed appearance.

Clay Tile

Clay tiles have been used on structures since the earliest European settlements. The first were S shaped tiles (Pantiles) and flat tiles. Flat tiles were used most commonly from the 17th through the beginning of the 19th century. At the turn of the 20th century, the Romanesque Revival, Spanish Colonial Revival and Mission styles created the resurgence in the use of clay roofing tiles.



Flat-Seam Metal Roof



Raised-Seam Metal Roof

Slate

Slate shingles became more available as means of transportation improved in the mid 19th century. This allowed quarries in Pennsylvania to supply slate to Baltimore City and its surrounding jurisdictions. Slate is popular for its durability, fireproof qualities, and aesthetic appeal. It comes in different shapes (rectangular, diamond and hexagonal) and colors (gray, red and green), which made its use popular for decorative patterns on many 19th century Gothic and Mansard style roofs. Slate continues to be used on revival style buildings.

Asphalt Shingles

In the late nineteenth century, asphalt shingles were introduced as an inexpensive roofing material. By the mid-twentieth century, asphalt shingles became the most commonly used material for residential sloping roofs. Asphalt shingles come in a variety of shapes, with rectangular, diamond and hexagonal shapes being the most common. Asphalt shingles come in a wide array of colors, such as red, green, gray or black. Asphalt shingles are rarely defined as architecturally significant and are often not the original roofing material on historic buildings.



Photo by Frank Kaufmann

Clay tiles are a durable material that has been used since the earliest European settlements.

Roofs

MAINTAINING, REPAIRING AND REPLACING ROOFS AND ASSOCIATED ELEMENTS

The roof is the first line of defense when preserving historic buildings and should be regularly monitored and maintained. Roof materials and their associated elements and decorative details are subject to many forms of deterioration.

Wear and tear may be caused by rain, snow, hail, sunlight, wind or pollutants, or by insects, birds, squirrels and vegetation. As a consequence it is advised that property owners inspect their roofs regularly.

A general understanding of how problems should be addressed may help with answering the question of whether a roof can be repaired or whether replacement is needed. In most cases, first consideration should be given to repairing the existing materials, elements and details. If historic roofing cannot be repaired it should be replaced in kind.

In some cases, however, there may be valid reasons for replacing the roof with a material other than the original. The LPC may consider a replacement other than in-kind, if:

- The original material is no longer available
- The existing material has failed and is likely to fail again
- The existing material is not original
- The roof is not visible from the street

Any decision to use an alternative material should be weighed against the primary concern of maintaining the building's historic character. If, for instance, the roof is flat and not visible, there may be economic and/or construction advantages to substituting a modern built-up roof for what had been a flat metal roof. In areas that are visible, the LPC will sometimes approve some less expensive metals as long as the appearance, texture and color are similar to the original roof.

Wood Shingles and Shakes

Treatment: Wood shingles and shakes are subject to rot, detachment and insect infestation. Deteriorated sections should be removed and replaced in-kind with high quality wood shingles or shakes that match the installation and decorative pattern of the original roofing material. Regular oiling and proper underside ventilation will prolong the life cycle of a wood shingle roof.

Substitutes: Ceramic tiles have been approved as a replacement material, because they simulate the appearance and texture of wood shingles. They are, however, heavy and thus may overcome the carrying capacity of the existing roof structure.

Metal

Metal is subject to pitting and abrasion due to wind-borne grit, rain and pollutants. Painted metal roofs, such as terne plated, zinc and galvanized steel are subject to the same problems, including the corrosion caused by improperly maintained paint.

Treatment: Minor corrosion may be removed by wire brushing and repainting. More extensive corrosion, as well as pitting and abrasion, may require replacing the deteriorated sections with the same type of metal. If the deterioration is extensive, the entire roof surface should be replaced with an in-kind metal roof. The installation details must match the original in terms of seam width and profile.

Substitutes: Alternative metals

Slate

Slate is one of the most robust roof materials in existence with a life up to 100 years. Nevertheless, slate is subject to cracking, usually caused by hail or falling tree limbs, or extensive oxidation. Additionally, because of the corrosion of their anchors, slate tile may become detached from a roof's sheathing. Slate shingle failure is sometimes caused by delamination of the material.



Slate roof in need of repair work.

Treatment: Good maintenance involves repair and replacement of individual slates as they break down. Replacement slates can be easily obtained in a variety of colors and shapes to match the existing roof.

Substitutes: Original slate roofs should be replaced with slate. If a roofing material is not original and evidence suggests that slate was the initial cover, it may be appropriate to use one of a variety of rubber or polymer based or other synthetic substitutes, as they imitate the texture, profile and character of slate. Long-term performance of these materials has, however, not been proven.

Clay Tile

Clay tile is another long lasting roofing material, but it too can crack or experience corrosion of its anchors.

Treatment: Replacement clay tile that matches the existing tile is readily available, or can be made to order. Attention should be paid that the replacement tile replicates the profile, texture and color of the original. As with slate, clay tile can be replaced individually.

Substitutes: Original clay tile should be replaced in kind. If, however, the existing roofing material is not original and there is evidence that clay tile once existed, concrete tile, or mineral fiber-cement tile that replicate the general look of clay tile may be approved.

Roofs

Asphalt Shingles

Asphalt shingles are subject to abrasion and lifting from wind, as well as puncture from hail and falling tree limbs. Typically, good quality asphalt shingles will last over twenty years before they require replacement. Fortunately, apart from some early twentieth century asphalt shingles, most of the sizes, shapes and colors of asphalt shingles found on historic roofs can be obtained today.

Treatment: The LPC allows in-kind replacement of asphalt shingle roofs, as long as the replacement matches the original roof in profile, pattern, and texture.

Built-up Roofing

Built-up roofing is subject to cracking, delamination of the felt layers and thinning of the gravel ballast.

Treatment: Built-up roofing can often be repaired by applying roofing tar to the affected area. More extensive cracking may require that the affected section be removed and new built-up roofing installed. If the gravel is thin, a new layer of tar and gravel should be applied. If the built-up roofing is extensively deteriorated, or is more than twenty years old, the owner should consider replacing the entire membrane.

Substitute: E.P.D.M. (rubber) or other synthetic membrane roofing is an acceptable substitute material.

Gutters and Downspouts

Treatment of built-in gutters: The appropriate repair is to rebuild the original built-in style, which will require custom fabrication.

Substitute: There are no substitutes.

Treatment for edge-mounted gutters: This type of gutter system is not integral to the structure and thus easier to repair or replace. The use of K-style or Half-Round gutters depends on the architectural design of the roof and eaves of the building. K-style gutters were designed for use on roofs with flat vertical fascia boards. It is mounted against the flat fascia board. It is not an appropriate use when it is hung freely beneath the roof edge. On buildings with tapered eaves and eaves with open rafter tails, the half-round design is normally appropriate. Visually inappropriate gutters are often functionally deficient because the gutters cannot be supported in the manner for which they were designed. This would be the case if a K-style gutter were to be hung from rafter ends where a vertical fascia was not present.

Flashing

If the flashing fails it should be determined what caused the failure: poor workmanship, thermal stress, or metal deterioration.

Treatment: Replacement of flashings is often a major undertaking, which may require taking up a section of the historic roofing material. It is important to use top quality compatible flashings such as copper, lead, or galvanized steel on any new or repaired roof.

Aluminum should generally only be used for in-kind replacement.

Failure of a roof flashing system can lead to significant repairs.

Brick and Stone Cornices, Elements and Details

Weather, wind-borne grit or pollutants may erode brick and stone.

Treatment: If the erosion is not extensive, the affected brick or stone should be left in place. A consolidant may be used to halt or slow further deterioration. If the deterioration is pronounced, particularly if it threatens the structural integrity of the cornice, element or detail, the brick or stone should be replaced in-kind.

Substitute: Cast Stone (concrete cast to look like stone) has been used to replace stonework. Such an option, however, does not constitute replacement in-kind and will rarely be approved. In making its decision on designated resources, the LPC will carefully consider where on the structure the replacement will occur and the extent to which the area is exposed to the elements.

Metal and Wood Cornices, Elements and Details

Metal cornices, elements and details may be pitted or abraded by wind-borne grit or pollutants, corrode or become detached due to deterioration of anchors and connectors.

Treatment: Wire brushing and repainting may repair light corrosion. Heavy corrosion and pitting may require that the affected area be removed and replaced in-kind. Wood cornices, elements and details often deteriorate because paint is not maintained. These elements are also subject to rot and insect infestation. Minor rot or damage by insects may be repaired by using an appropriate wood consolidant, or by scabbing in new wood. In both cases, the repair should be detailed in the same manner as the existing cornice. In cases of extensive deterioration, the entire cornice, eave or detail may need to be replaced in-kind.

Substitutes: Fiberglass has been used to replace metal and wood cornices, elements and details. Such options, however, do not constitute replacement in-kind and will rarely be approved. In making its decision on designated resources, the LPC will carefully consider where on the structure the replacement will occur and the extent to which the area is exposed to the elements.

Roofs

ROOF ALTERATIONS

Altering roof shapes, materials, elements and details will affect the design and appearance of the building. Thus, any alteration must be undertaken with extreme care to ensure that the character of the roof is retained.

Before proceeding with any roof alteration the owner of a historic building should consult with Preservation Services, in the Office of Planning (410.887.3495).

Changing the Shape of the Roof

Changing the shape of a historic roof is discouraged, because it generally alters the character of a historic building. In some cases additions involve changes to the shape of the historic roof. Contemplation of such alteration generally necessitates the services of an architect who is familiar with historic preservation and should be done in a manner, which retains the character of the historic building to the greatest extent possible.

Insulating the Roof

Roofs are sometimes insulated to reduce energy consumption. The location of roof insulation rarely affects the appearance of a building and thus has no impact on its historic character. However, adding insulation may cause roof materials to deteriorate if it is not properly installed and ventilated.

Adding Satellite Dishes

Adding satellite dishes to a roof of a historic dwelling may be incompatible with its character. Accordingly, if such a device must be added, it should be located in such a manner that the satellite dish is not visible from the public street.

Adding Skylights and Dormers

Owners wishing to create additional living space in the attic sometimes consider adding skylights or dormers to their historic homes. If dormers are added to a sloping roof, they should be located in a manner where they cannot be viewed from the public street. In design and materials they should be compatible with the character of the existing structure. Likewise, skylights should be located where they will not be visible from a public street.

Adding Solar Panels

Some owners wish to install solar panels on their historic roofs. If installed on flat roofs, solar panels should be located so that they are not visible from the public street. If located on sloping roof buildings, they should generally be installed on rear slopes that cannot be viewed from a public street, or be located on an unobtrusive location on site.

Adding HVAC Equipment

Heating, ventilating and air conditioning equipment is at times added to roofs of historic buildings. In most cases this is done because it is the most economical and technically appropriate location for such equipment. HVAC equipment should be located so that it is not visible from a public street. If this is not possible, the equipment should be screened from view. The screen should be designed to be compatible with the proportion, scale, materials, color and other character-defining elements of the building.



HVAC equipment should be located so that it is not visible from the public street. If this is not possible it should be screened from view.

For additional information please contact the Preservation Services Division of the Baltimore County Department of Planning :: 410-887-3495 ::

Please visit our website

www.baltimorecountymd.gov/agencies/planning/historic_preservation



Porches & Steps

Organization of the Baltimore County Historic Preservation Design Guidelines

The Baltimore County Design Guidelines are organized into six sections dealing with the various aspects of exterior rehabilitations, such as windows and doors, roofs, porches and steps, façade treatments, new construction and additions, fences and landscape features.

Each section discusses the character-defining elements of the respective object and suggests appropriate measures for rehabilitation. One brochure deals with fences, walkways, accessory structures and various landscape features. A glossary for all six topics is provided in a separate document.

Introduction



A character-defining element is a feature that, if inappropriately altered or removed, would detract from the structure's historic significance.

Windows & Doors



Roofs



Facade Materials



Infill & Additions



Fences & Landscape



These guidelines are based on the *Secretary of the Interior's Illustrated Guidelines for the Rehabilitating of Historic Buildings*. Considered advisory for structures contributing to a National Register District or on the National Register of Historic Places, they are mandatory for structures listed on the Baltimore County Preliminary or Final Landmarks List, for contributing structures in a County Historic District, or for National Register structures for which a tax credit application has been submitted. Porches and steps on designated structures may not be demolished or altered without prior approval by the Baltimore County Landmarks Preservation Commission (LPC).

Historic porches and steps are important character defining features. Front porches frequently add a unifying element to the streetscape of Baltimore County's historic communities. They continue to provide a means to sit, socialize and observe life in the neighborhood, which strengthens the sense of community. Historically, porches were sometimes used for sleeping. Front porches and steps are generally more ornamental in appearance than rear porches and steps. The LPC will be more strict when evaluating porches visible from the public way.



Front porches add a unifying element to the streetscape.

Porches & Steps

DESIGN OF PORCHES AND STEPS

Porches consist of a variety of components, such as the structure and decking; the stairs and railing, and the supporting columns and roof. Each of these elements may be made of different materials, such as stone, wood, brick, metal or concrete. A porch may be roofed, be open to the sky, have sidewalls, be open sided, or be enclosed with screened walls.

Front Porches on Rowhouses

Rowhouses that were constructed in the late nineteenth and early twentieth centuries tend to have front porches that stretch halfway or fully across the façade. Their porches are usually constructed of wood or brick with wood columns. Most have flat or slightly sloped roofs with beaded-board ceilings. The flooring material is generally concrete or wood.



Rear Porches on Rowhouses

Open, enclosed and screened rear porches can be found in many historic rowhouse communities. Some rear porches were built at the same time the rowhouses were constructed, but many were added at a later time. Some were intended as sleeping porches. Some have been enclosed to create additional interior living space, while others have been converted into a contemporary deck.

Porches on Free-standing Buildings

In Baltimore County wooden porches prevail, with roofs, piers, columns, ceilings, floors and railings made of wood.

Historic porches on free-standing residential buildings come in many shapes, styles and materials. They may be located in the front, side or rear of the house - in a combination of front & side, front & rear, - or continue along several of the facades of the dwelling. Depending on the building's architectural style, they may be one or two stories high and may be highly decorative. Most front porches are covered by a roof, but many rear yard porches are also roofed or screened-in. In other examples, the piers are made of brick, concrete, or stone, while the remaining elements are made of wood. For many vernacular buildings, the front porch is the most important visual and decorative building feature. The LPC is unlikely to approve changing the style of piers, columns or balusters on front or side porches, because of the visual importance of these components. Likewise, the LPC is unlikely to approve the enclosure of historic front or side open or screened porches to create additional living space.



Steps

Steps in Baltimore County are generally constructed of wood, stone, marble or brick, and usually have a simple design. The grand entrance stairways common in the elegant urban townhouse mansions of Washington DC and Baltimore City neighborhoods are rare in Baltimore County. Nevertheless, steps contribute to the structure's historic character in an important way.

MAINTAINING AND REPAIRING PORCHES AND STEPS

Porches and steps are subject to various forms of deterioration. Wood elements may rot or become infested with insects. Brick and stone steps are subject to erosion, spalling and the deterioration of mortar joints. Cast and wrought iron elements may rust and corrode.

For complex problems, it is advisable to consult an architect, engineer or contractor familiar with the construction methods of historic porches and steps. In some cases, it may suffice to repair the area in disrepair with in-kind materials. If the damage is beyond repair and if in-kind replacement is technically or economically not feasible, the LPC may, in some cases, approve substitute materials that are compatible with the existing materials.



Wood

Traditionally, wooden porch columns, ceilings, floors, railings, and steps were painted to protect them from weather. That protection is lost when paint peels, cracks or flakes. Loose paint should be removed and bare wood should be primed before repainting. Details and ornamentation that have been obscured by numerous layers of paint should be stripped to the bare wood. Paint that predates the 1978 could contain lead. Before sanding or stripping the paint should be tested. If it contains lead, a certified contractor should be retained to remove the paint. This is particularly important if small children live in the house, or in the immediate vicinity.

Owners of historic buildings should regularly inspect their porches and steps for signs of decay and insect damage.

Various elements of wood porches are subject to rot and insect infestation.



Porches & Steps

The Landmarks Preservation Commission does not participate in color selection. Property owners wishing to select a historically accurate color may want to analyze existing paint layers to determine previous color schemes. They also can consult a wide selection of books dealing with this subject.

In many cases, deteriorated porch columns, balusters, steps, flooring or ceiling boards can be repaired; there are a number of appropriate products available for preparing and patching the wood components. If structural wood members are damaged beyond repair, they must be replaced in kind. Any details and ornamentation should be carefully removed prior to replacing the damaged structural element. Once the structural members are back in place, the ornamentation should be reinstalled.

Substitute materials

Because wooden porches and steps are particularly exposed to weather, the LPC has at times approved floorboards made of composite materials. In cases where substitute floorboards are being considered, the composite material should replicate the width, grain and tongue and groove profile of the original material to the greatest extent possible.

The LPC is less likely to approve replacing wooden posts and balustrades with substitute materials. Replacing wooden posts and balustrades with substitute products will be considered on a case by case basis. Desired characteristics in substitute materials include but are not limited to durability and appearance. In cases where a porch has been previously stripped of historic materials, the LPC may approve composite posts or balustrades.

Brick and Stone

Brick and stone elements on porches and steps may erode or become dirty through airborne grit or pollutants. They may be subject to spalling or the erosion of mortar joints. Also, steps may become loose through the wear and tear of frequent use.

Water can seep through cracks and pores and penetrate behind the brick or stone surface. In cold weather, water freezes and expands, causing the surface to break away. This type of failure, where the surface breaks away, is called spalling. Spalling may also be a more commonly encountered problem with certain types of stone. For example, certain sandstone and limestone is very porous and thus subject to water penetration. Additionally, spalling may have been caused by improperly laid stone; when stone is laid with the cleavage planes exposed, water will readily penetrate the surface. Lastly, spalling may be the result of inappropriate cleaning methods which remove the protective surface of the brick or stone. Sand blasting is known to have such an effect on brick.

Using an appropriate cement based repair material can repair lightly spalled stone, but it is often difficult to match the color of the existing stone. Also, the patch may become more visible as the repaired area weathers. Another way to slow down spalling is to apply a stone consolidant to the area. Severely spalled stone or brick should be replaced in kind.

The mortar in brick and stone porches and steps is also subject to deterioration. When mortar joints have receded more than half an inch behind the original surface of the mortar joint, owners should consider repointing or tuckpointing the areas of deterioration. The new mortar should be chemically similar to the existing material. It is particularly important not to use modern high-strength Portland

cement where a low strength cement mortar was previously used for it may cause future maintenance problems. The old mortar should be carefully removed by using hand tools. Power tools and saws may damage the brick or stone. The new mortar should have the same tooling (profile) and color as the existing mortar.

Cleaning Brick and Stone

Airborne pollutants can also cause spalling of brick and stone surfaces. Cleaning brick and stone porches and steps reduces maintenance problems and improves their visual appeal. When cleaning porches and steps the gentlest means possible should be employed. The mildest form of cleaning is washing the area with a mild detergent and a brush. If this method is not successful, power washing the area with water and steam may be used. It is recommended to start at the lowest pressure setting - slowly increasing it until the desired results are achieved. If this method is also not successful, approved chemical cleaners may be used. However, it is of utmost importance to select the appropriate chemical cleaner



for the substance to be removed and type of stone or brick being cleaned. Aggressive cleaning methods, such as sandblasting, or blasting with grit, plastic beads or other substances, should not be used.

Cast and Wrought Iron

Cast iron or wrought iron railings and other cast or wrought iron features of porches and steps should be painted to prevent corrosion. Property owners should test the existing paint for lead before stripping cast or wrought iron elements. Old paint may be stripped by wire-brushing, sanding or by using an appropriate chemical stripper. Once the old paint is removed, cast or wrought iron features should be primed immediately and repainted.

Concrete

Concrete steps or porch floors are subject to chipping, spalling or erosion.

Minor damage may be patched using concrete that is textured, colored and finished in the same manner as the existing material. Substantial damage requires replacement in kind.

Substitute Materials

While the preferred option is always to repair or replace porches and steps in kind, there are instances where it is not technically or economically feasible to do so. For example, a wooden open porch floor may repeatedly rot because of its exposure to inclement weather. On such occasions the LPC may approve substitute materials. When selecting substitute materials, property owners should ascertain that the substitute material has the same properties regarding expansion and contraction. Similarly, materials weather at different rates, changing appearance over time. New materials may also react chemically to adjacent materials, causing them, or the historic material, to deteriorate rapidly.

Porches & Steps

ALTERATIONS TO PORCHES AND STEPS

Historic porches and steps are important character-defining features on a building. In some cases porches and steps have been removed or inappropriately altered in the past. In other instances porches or steps have been added. Either type of alteration is not appropriate on a primary façade (front or side façade that is visible from the public street). On a secondary façade, the LPC may approve alterations to porches and steps.

In Baltimore County, property owners frequently ask to enclose an existing porch to create additional year-round living space. If the porch is on a secondary façade not visible from the street, the LPC generally approves such alteration, provided the proposal is compatible with the character, massing and design of the historic dwelling. In order to assure maximum compatibility, it is highly recommended that the owner engage the services of an architect familiar with historic preservation.



The front porches in this historic community have all been enclosed, which greatly undermines the integrity of the homes.

For additional information please contact the Preservation Services Division of the Baltimore County Department of Planning :: 410-887-3495 ::

Please visit our website

www.baltimorecountymd.gov/agencies/planning/historic_preservation



Facade Materials

Organization of the Baltimore County Historic Preservation Design Guidelines

The Baltimore County Design Guidelines are organized into six sections dealing with the various aspects of exterior rehabilitations, such as windows and doors, roofs, porches and steps, façade treatments, new construction and additions, fences and landscape features.

Each section discusses the character-defining elements of the respective object and suggests appropriate measures for rehabilitation. One brochure deals with fences, walkways, accessory structures and various landscape features. A glossary for all six topics is provided in a separate document.

Introduction



A character-defining element is a feature that, if inappropriately altered or removed, would detract from the structure's historic significance.

Windows & Doors



Roofs



Porches & Steps



Infill & Additions



Fences & Landscape



These guidelines are based on the *Secretary of the Interior's Illustrated Guidelines for the Rehabilitating of Historic Buildings*. Considered advisory for structures contributing to a National Register District or on the National Register of Historic Places, they are mandatory for structures listed on the Baltimore County Preliminary or Final Landmarks List, for contributing structures in a County Historic District, or for National Register structures for which a tax credit application has been submitted.

DESIGN OF WALLS AND FOUNDATIONS

Apart from contributing significantly to the aesthetics of a building, exterior walls are also structurally important, since they carry the weight of the floors and roof to the foundation. The original materials of exterior walls in Baltimore County are typically wood, brick, stone or stucco. Facades constructed of cast-iron or terra cotta are rare in this jurisdiction. Today, many wooden facades have been covered in vinyl, aluminum, or asbestos, and some brick buildings

have been wrapped in Formstone. Wood-sided buildings and brick and stucco structures generally have foundations constructed of stone, brick or concrete, while stone and other brick buildings are usually finished to the ground in stone or brick respectively. The material used for an exposed foundation wall, and how it is finished and how it connects to the wall above, are all character-defining features.

Exterior walls and above ground foundations are among the most important character-defining elements of historic buildings. The materials used, the location, proportions and scale of door and window openings, the massing and rhythm of features such as bays and porches, and the details and ornamentation all affect the design of walls and foundations.



Most historic buildings have a primary façade facing a public street, which contains the front entrance. It may be more formally composed than the other exterior walls of the building. Sometimes primary walls are adorned with intricate designs and ornamentation and the materials used may be of a higher quality than the rest of the building.

The Landmarks Preservation Commission (LPC) readily approves historically appropriate front wall repairs and in-kind replacements. On the other hand, the LPC generally does not approve alterations to front facades or side facades that are visible from the street. The LPC may allow greater flexibility when considering alterations to rear facades and sidewalls not visible from the public right-of-way.

Facade Materials

WOOD

Wood siding was at one time the most common material used on freestanding residential buildings and some rowhouse buildings and commercial buildings. There are many varieties and shapes of wood siding. In Baltimore County horizontal wood siding such as German, beveled and shiplap siding are the most prevalent. Vertical siding such as board and batten siding are relatively rare. Many historic dwellings in Baltimore County are clad in shingles. Each type of cladding gives a wall a unique character and is usually associated with a particular building period or architectural style; it is, therefore, a character-defining element whose pattern should generally not be changed when making repairs or replacing materials.



Vertical siding such as the board and batten siding is rare.



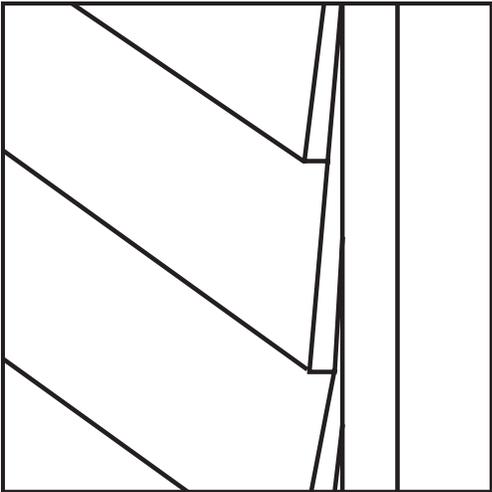
The type of shiplap used on this structure is also rare.

LOG CONSTRUCTION

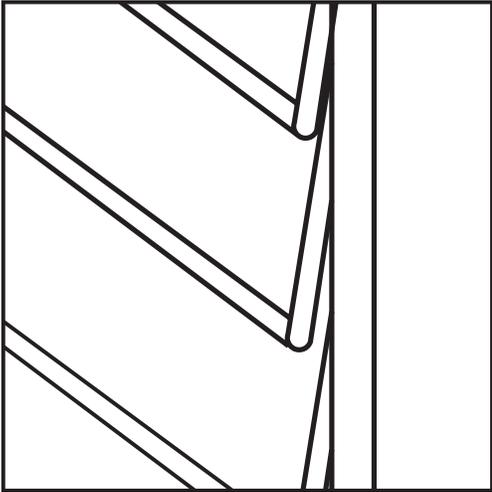
Baltimore County had a large influx of German immigrants who brought with them a tradition of building log structures. By the late 1700's, a great number of settlers were familiar with the techniques of log construction. The 1798 tax list reveals a sparsely inhabited and primitively developed county with only 1,495 total residences, over half of which were of log construction. Buildings were often constructed from materials available locally, and the abundance of timber provided a natural resource. Common materials used were chestnut, poplar, oak and pine. Although there are multiple types of log wall notches used in log building construction, the most common joint used in Baltimore County was the V-notch. Use of this indicated that there was some effort required in workmanship and demonstrated that it was not a hastily built building. It was also relatively common to have the logs covered with clapboard siding or shingles.



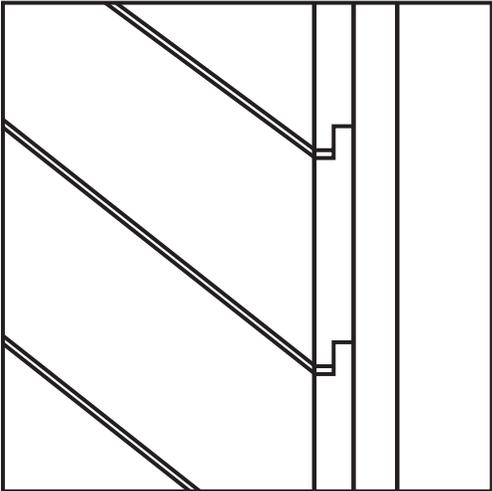
Types of Wood Siding



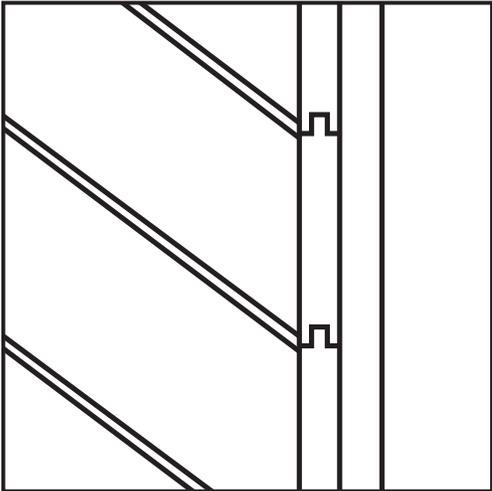
Beveled



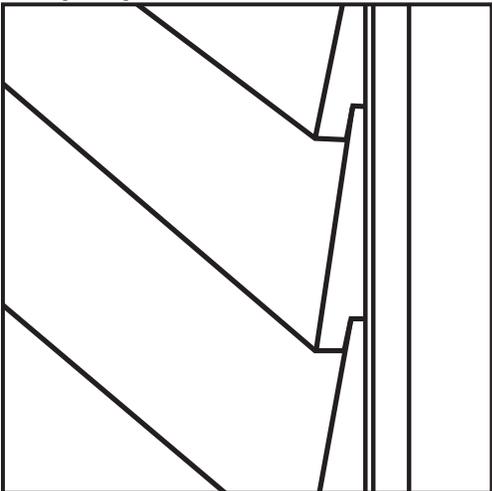
German



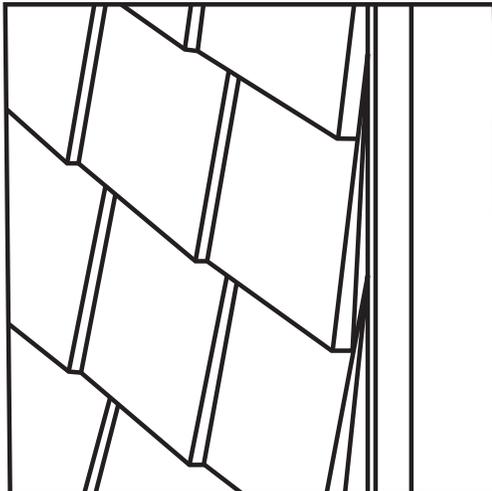
Shiplap



V-rustic



Simple-drop



Shingle

Facade Materials

BRICK

The most common types of brick are pressed, common, Roman and utility. The brick in existing historic buildings was mostly manufactured in iron or steel molds using local clay, but some early buildings were made of hand-made brick formed in wooden molds. The molds used to produce brick give it its

Brick is a prevalent local wall and foundation material. It is found in a wide variety of sizes, shapes, textures and shades, but there is no pattern of development in Baltimore County that can be associated with a particular style of brick.

texture, shape and size. The type of clay and the temperature of the kiln during firing give brick its color and hardness. The manner in which stretchers (the long side of the brick) and headers (the ends of the brick) are used, how the rows are laid, and the width, profile and color of the mortar joints, all contribute to the character of brick walls and foundations.

The hand-made brick that was manufactured prior to the 1870s was sometimes fairly porous and was in some cases painted to protect it from the weather.

Pressed brick, which is smoother and more regular in appearance than hand-made brick, was introduced in the 1870s and quickly became a popular building material. Machine-made common brick was also introduced around this time.

By the 1880s most bricks were produced in gas-fueled kilns, which generated higher temperatures. They had a harder surface that was less porous and could be left unpainted. However, not all bricks produced by gas-fired kilns were of the same hardness. Bricks stacked in the center of the kiln were less exposed to the heat and therefore softer and more porous than those on the outside of the stack. The softer bricks were frequently used for party-walls or rear walls, while the hard-fired bricks from the outside of the kiln stack were used for primary elevations.

Local clay gives the majority of unglazed brick a red color, but brown and gray brick are also common. Glazed brick, manufactured by adding glaze to the finished brick and re-firing, can be found in a wide range of colors.

A horizontal row of brick is called a course, or coursing. The regular pattern in which overlapping courses of brick are laid is called the bond. The name comes from the practice of using headers, intermittently, to tie the interior and exterior wythes (layers) of brick which comprise the wall, together. The pattern of headers and stretchers comprises the specific bond of the wall. Different bonds produce different decorative results and different strength. The most popular brick bonds in the early 18th century were Flemish bond, produced by alternating headers and stretchers within a course, and English bond, consisting of alternating courses of headers and stretchers. Common bond, constructed by laying multiple courses of stretchers interspersed with a row of headers, became popular in the second half of the 19th century.



The manner in which stretchers (the long side of the brick) and headers (the ends of the brick) are used, how the rows are laid, and the width, profile and color of the mortar joints, all contribute to the character of brick walls and foundations.

In addition to the bonding, the width, color and profile of mortar joints contribute significantly to the appearance of the wall. Mortar joints vary from 1/8" to 1/2" in width, although other widths exist. Common mortar joint profiles include struck, weather, and flush. Other less common profiles include raked, vee and concave. Mortar is naturally a grey-white color, although some mortar used in historic brick walls and foundation is red or some other color due to the addition of coloring agents.

STONE

Stone is a wall and foundation material commonly found in residential, commercial, institutional, government and some industrial buildings. Baltimore County's abundance of quarries in Texas, Cockeysville, Butler and Granite provided a rich supply of stones, which accounts for the prevalence of stone structures in the area. Stone is also found in combinations with brick and stucco and the foundations of wood sided dwellings.

The type of stone used, how it is finished and laid, and the width, color and profile of the mortar joints all contribute to the appearance of a stonewall or above-ground foundation. Stone commonly used for walls and foundations include granite, limestone, sandstone, serpentine and marble. Each comes in a variety of colors ranging from buff, gray, cream and white to pink, green and brown. However, the most prevalent stone used in Baltimore County is granite-based fieldstone.

In addition to the type of stone used, the appearance of a stone wall or foundation also depends on how the surface is finished and how it is cut and laid. The type of mortar joints used also contributes to the appearance of stone walls and foundations. Stone is traditionally finished using a variety of hand tools and machines including saws, planes and chisels. A stone's finish may also be the result of grinding or rubbing the surface with an abrasive. Popular finishes include tooth chiseled, tooled, saw-faced

and rock-faced. Stone may be hand or machine cut with square edges giving it a geometric appearance (called ashlar) or with irregular edges (called rubble or fieldstone wall). Stone coursing may be regular, broken range, rough or uncoursed. Most of the residential stone houses in Baltimore County are constructed in uncoursed or rubble style with a rock-faced finish.



The type of stone used, how it is finished and laid, and the width, color and profile of the mortar joints all contribute to the appearance of a stonewall or above-ground foundation.

Facade Materials

STUCCO

The purpose of stuccoing was to refine and unify the appearance of the building and also to provide an insulating layer to keep the house warmer and drier.

Stucco is a non-structural, cement-based material. Historically stucco was applied over substructures of stone, brick, log or frame construction or combinations of several structural methods. Finished in a variety of textures, it can be colored by adding stone dust to the mixture or by painting the surface after it hardens. Less prevalent than wood, brick and stone, it can be found on historic buildings in Baltimore County.

CONCRETE BLOCK

Rusticated concrete block, also called rockfaced concrete was produced by a new technology that emerged in the early 20th century and was very popular for a time. Apart from being inexpensive, it was quick and easy to produce. Its major appeal was that it could be molded into a number of shapes and made to look like older, more traditional building materials. The artificial stone pattern was the most popular, being available in multiple shapes and finishes.



ALTERING OPENINGS IN WALLS

Creating a new opening or enlarging an existing opening in a primary character-defining wall for a window, a door or for any other reason is rarely acceptable. If a new opening must be created to make a building more functional, it should be created in the rear, or on a side wall that is not visible from a public street. The size, design and detailing of the new opening should be compatible with the character of the wall.

Likewise, it is generally not appropriate to close or cover up an existing opening in a primary wall or a sidewall visible from a public street. The LPC may approve, at times, closing or covering up openings on a secondary wall, provided the material used is compatible with the existing façade treatment.



Creating a new opening or changing the size of an existing opening in a primary character-defining wall for a window, a door or for any other reason is generally not appropriate.

NON-ORIGINAL WALL COVERINGS

Sometimes the walls and above ground foundations of a historic building are covered with non-historic materials, such as asbestos, aluminum or vinyl. As a rule, these materials were installed directly over the historic material to hide deterioration or to “modernize” the appearance of the building. Asbestos and asphalt shingles came into use during a period that stretched from the 1890s to the 1940s. After World War II aluminum and vinyl siding became prevalent in Baltimore County, with vinyl being popular to this day. Similarly, stucco has been used since the 19th century to cover historic brick and stonewalls. After 1929, a type of simulated masonry called Formstone¹, or Permastone, became popular in Baltimore City, where it was patented in 1929. More recently, cement-based composite materials resembling wood siding are being used as a wood alternative.

In many cases, these non-historic materials were installed over the original façade in the belief that they provided protection against the elements and were maintenance free. In reality, however, the use of these materials may ultimately cause damage by preventing ventilation of the wall, which can lead to trapped moisture and subsequent rot.

The removal of a non-original wall should not be undertaken without a thorough examination of the technical issues involved. For example, removing asbestos shingles is difficult because of strict regulations on the handling and disposition of this material. On the other hand, stucco often bonds tightly to brick and stone surfaces. Removing it can damage the surface of the underlying material. The same holds true for Formstone. Additionally, both stucco and Formstone have, in the minds of some preservationists, achieved significance in their own right and the LPC may vote that it should be maintained and repaired rather than removed .

The condition of the underlying wall material is another aspect that must be considered before proceeding with the removal of non-historic façade treatments. The historic fabric may have been badly damaged prior to, or during, the installation of the non-historic covering. On the other hand, the underlying wall material is frequently in satisfactory condition and can be easily restored to its former beauty.

Covering primary walls with a material other than the original fabric is generally not appropriate and the LPC is unlikely to approve such a request. On the other hand, if a wall is not character-defining, as for example in the façade of a non-historic addition, the LPC may approve a wall cover made of a non-historic material, such as composite siding.

In accordance with the Secretary of the Interior’s Standards, the LPC does not require the removal of an existing, non-historic covering. For example, a dwelling which is clad in vinyl siding may be reclad in vinyl siding if the owner wishes to do so.

¹The historic significance of Formstone is highly controversial and has not gained universal acceptance.

Facade Materials

ADDING INSULATION TO WALLS AND FOUNDATIONS

Freestanding buildings can lose up to 20-30% of their heating or cooling through walls and foundations, but the majority is lost through roofs, windows and doors. Before adding insulation to walls and foundations, building owners should consider weather-stripping windows and doors, installing storm windows and storm doors and insulating roofs.

If the owner decides to insulate the walls, it is important that the insulation material and method of installation does not create maintenance problems down the road, or harm the appearance of the wall. Brick and stone cavity walls¹ are often insulated by filling the cavity with foam. However, since this alters the density of the wall, interstitial² condensation may occur. If not properly vented, the moisture may cause interior paint and wallpaper to peel or plaster to deteriorate, or it may accelerate the deterioration of the mortar joints.

With regular maintenance, most exterior walls and foundations require relatively little repair. Property owners are encouraged to inspect the exterior walls of their buildings regularly.

MAINTAINING AND REPAIRING WALLS AND FOUNDATIONS

Rain, snow, hail, wind-borne grit and pollutants can affect all types of walls and foundations. Wood is susceptible to insect damage; wood and masonry walls can be damaged by vegetation, such as ivy.

Upon detecting deterioration, homeowners should promptly repair the damage, concentrating only on those areas in need of attention. Where replacement of materials is necessary, only in-kind materials should be considered. To learn about appropriate materials and techniques, a property owner may need to consult an architect, engineer or contractor familiar with preserving historic buildings.

SPALLING BRICK AND STONE

Brick and stone are among the most durable materials, but they can be subject to spalling. There are several conditions that may cause spalling. One is water penetration through cracks and fissures. Water seeping behind the surface of brick and stone freezes and thaws, which causes the water to expand and contract. Over time the brick or stone surface will break off, producing severe erosion of the facade.

¹A cavity wall's interior and exterior surfaces are separated by an air space.

²Interstitial condensation occurs in the cavity between the exterior and interior wall surfaces.



Spalling may also be caused by the type of stone used in the wall or foundation, or be the result of stone that was improperly laid. For example, the stone may have been laid with its cleavage planes exposed, which allows water to penetrate the surface. Spalling may also occur as a result of sandblasting or other inappropriate cleaning techniques that remove the protective surface of stone or brick. Spalling stone or brick foundation walls also may be the result of rising damp.

Lightly spalled stone may be patched using appropriate cement-based materials. However, it is often difficult to match the color of the existing stone. Thus, over time, the patch may become more evident as it weathers differently from the stone. An alternative to patching lightly spalled stone is to apply an appropriate stone consolidant. This will not cosmetically improve the appearance of the stone, but it will slow its deterioration. Heavily spalled stone or spalled brick should be replaced in-kind with an effort made to match the new material with the historic material.

CLEANING BRICK AND STONE

Brick and stone walls can become defaced by airborne grit or pollutants, which, over time, contribute to spalling and other brick and stone surface deterioration problems.

To protect the physical integrity of the surface, brick or stone should be cleaned, beginning with the gentlest means possible and proceeding carefully to more aggressive methods until all dirt and pollutants are removed. Aggressive cleaning methods, such as sandblasting should not be used, since they cause the surface to erode.



Aggressive cleaning methods probably contributed to the erosion of this brick facade.

Cleaning methods should first be tested on an inconspicuous area of the wall for effectiveness. The gentlest method for cleaning brick and stone is washing it with water and a gentle detergent. If this method is unsuccessful, the owner should resort to power washing the façade with water or steam, beginning at the lowest pressure setting and increasing it gradually until the desired result is achieved. The most aggressive method which has been approved by the LPC is chemical cleaning. It is important that the owner selects the appropriate chemical for the surface and controls the resulting run-off.

SEALING BRICK AND STONE

An array of masonry sealants have been developed that promise to correct surface deterioration of brick and stone. The use of such sealants needs to be carefully considered, as they may be of questionable effectiveness and may have possible side effects. For example, some sealants will discolor the wall materials, while others may trap moisture inside the wall, effecting interior materials. Other sealants may be effective for only a few years. The use of sealants must be approved by the LPC, which will evaluate the characteristics of the product prior to approval.

Facade Materials

PREVENTING BELOW-GRADE WATER PENETRATION

In the 19th century, the below-grade outer surface of brick and stone foundation walls were sealed with a cement-based coating called parging. Foundations constructed in the 20th century were usually sealed with a tar-based material. Both act as a waterproof membrane, keeping the crawl space or basement dry and preventing rising damp. In addition, some historic freestanding buildings had French drains installed at the base of the foundation wall, which carried ground water away from the building.

It should be noted that before any below grade repairs are made it is important to evaluate the roof and surface water run-off around the building. Clogged gutters, downspouts and/or underground leaders may cause below grade water penetration.

Care must be taken to insure that water is effectively directed away from the building. Maintaining free flowing gutters and spouts along with a positive ground slope away from the building will often correct water penetration issues. Concentrated water next to the foundation from faulty gutters and spouts or puddling water due to lack of a positive slope will often lead to water penetration. With foundation wall water penetration it is always important to check the above items first

After all the above causes have been eliminated, the homeowner should check whether the waterproof foundation wall or under-slab membrane has deteriorated, or whether the drain tiles have become clogged with soil or roots, allowing water to penetrate into the basement. The most effective and usually most expensive method of repair is to replace the membrane or tiles. Another often effective corrective measure is to have an expanding cement-based compound injected into the ground against the foundation wall.

Historic brick and stone foundations are also subject to rising damp. The pores in the masonry act as a wick drawing ground water up into the wall. If the base of the wall or top of the above ground foundation wall is spalling, but other areas are not, the cause may be rising damp. Installing a damp-proof course at the horizontal mortar joint between the foundation and wall is the best solution to this problem. However, since this involves cutting the mortar joint, it should only be done after consulting an architect or contractor experienced in historic preservation.

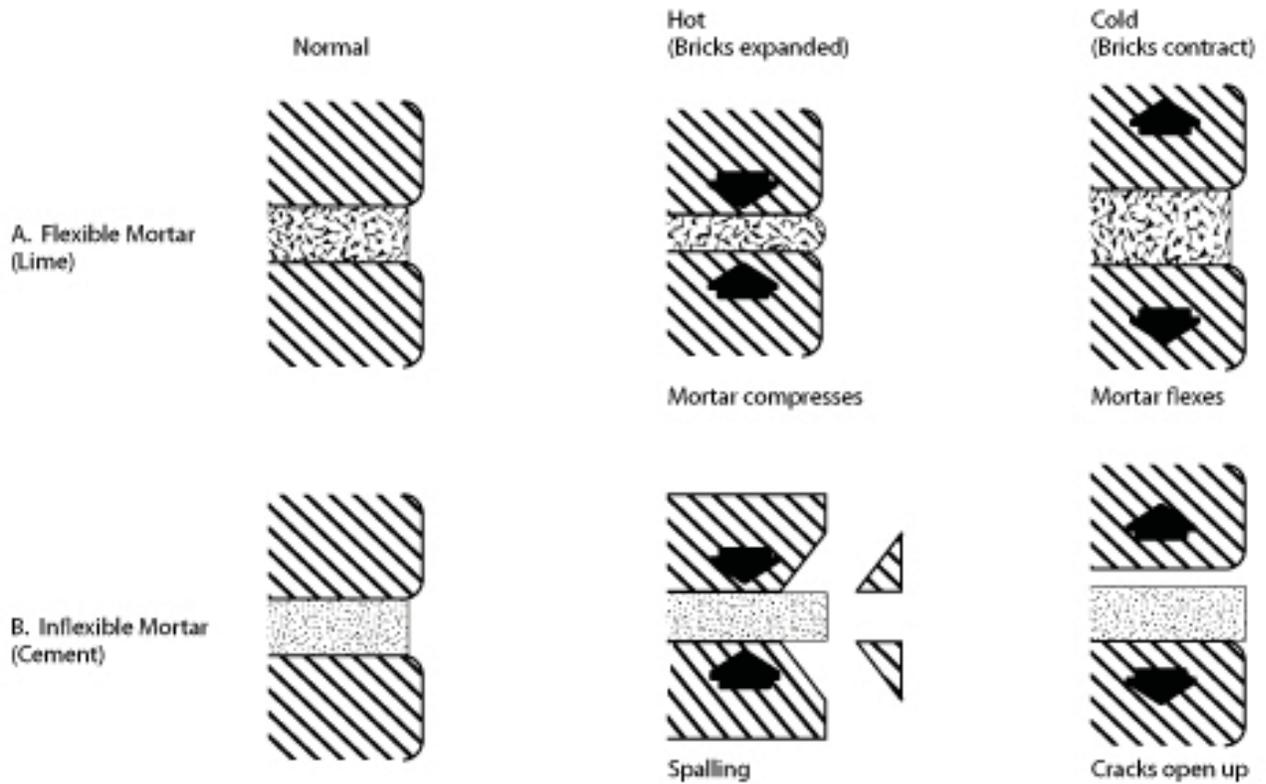
REPOINTING MORTAR JOINTS

The mortar used in brick and stone walls and foundations is subject to deterioration. Before beginning, the existing mortar should be carefully cleaned out by hand to a one-inch depth. Saws and other power tools should generally not be used, for they may cause the brick or stone to chip. The new

When mortar joints have eroded 1/2" or more behind their original surface area, the property owner should consider having the mortar joints repointed.

mortar must be chemically similar to the existing material. It is of utmost importance not to use modern full strength Portland cements. Modern mortar is harder than most historic brick and stone and thus seals masonry too tightly. This prevents the necessary expansion and contractions that occur with the freezing and thawing cycle. Additionally, it will cause moisture migration from the interior to the exterior via the masonry units rather than the mortar joints, which in time will cause spalling.

The Effects of Temperature Change Upon Masonry



REPAIRING AND REPAINTING WOOD WALLS

Many historic wood walls were painted or stained to protect them from the weather. When paint blisters, cracks, flakes or peels, the protection is lost. Loose paint should be removed by hand scraping and sanding and the bare wood should be primed prior to repainting. Heavily encrusted paint that obscures details and profiles should be stripped to the bare wood by hand scraping and sanding or with appropriate chemical strippers before priming and repainting. Sandblasting, open flame torches, or other methods likely to damage the wood should not be used.

Many wood walls constructed prior to 1978 were painted with lead-based paint. Before repainting historic wood walls, the property owner should have samples tested by a reputable testing laboratory. If lead-based paint is found, the owner should contact a paint removal contractor that is qualified to properly remove and dispose of the lead-based paint.



Minor rot and insect infestation can be repaired by consolidating the affected areas with epoxy or other appropriate wood consolidant, after the affected area has been treated and properly dried. If the damage is more extensive, the affected areas should be replaced in-kind, using the same or similar species of wood, finish and profile as the existing.

Selecting new paint colors is often a difficult decision. For property owners wishing to select historically appropriate palettes, there are several ways to go about obtaining information. One method is to

analyze the various coats of paint on the building. Another is to consult books, magazines and to conduct research on line. A number of paint companies have reintroduced historic colors from their archives. Whichever method is chosen, paint colors, should complement other painted surfaces on the house proper, as well as those found on adjacent buildings.

The LPC has no purview over color selection, so there are no regulatory requirements in this regard.

MAINTAINING AND REPAIRING STUCCO AND CAST STONE

Concrete and cast stone are subject to spalling and deteriorating mortar joints. Using an appropriate patching concrete colored and finished to match the existing material can repair minor spalling. Deteriorated mortar joints should be repointed.

Property owners wishing to repair their stucco finish should first remove all areas of loose stucco, cutting out old material along crack lines in a manner that retains a solid base of historic stucco. The new stucco can then be applied to the prepared areas. The new stucco should be identical in composition, finish and color to the existing material. Original historic stucco should generally not be removed to expose the underlying stone or brickwork.

For additional information please contact the Preservation Services Division of the
Baltimore County Department of Planning :: 410-887-3495 ::

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Additions & Infill

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Porches & Steps



Facade Materials



Fences & Landscape



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Landmarks Preservation Commission (LPC) approval is necessary if an owner proposes the construction of an addition to a designated historic building or to build a new structure within the bounds of a County Historic District or within the boundary of a Historic Environmental Setting¹ of a Landmarks structure. Such new construction should follow the design principles outlined below.



Several additions were added to this log structure, which have gained historic significance in their own right.

¹Historic Environmental Setting is defined as “the property or lot or portion thereof, as delineated by the Commission, which is historically, architecturally, archeologically, or culturally connected to the historic significance of a landmark structure”.

Additions & Infill

New Additions

Many historic structures in Baltimore County have acquired additions over time, which in many instances have gained historic significance in their own right. The LPC generally supports an addition to a historic building if it:

is appropriately located;

relates visually to the size, scale, massing and materials of the historic structure and buildings in the immediate neighborhood;

does not destroy significant historical, architectural or cultural materials and

does not imitate the historic structure in such a way that the new addition is indistinguishable from the original fabric.

There is no rule that prescribes a specific architectural style for an addition. A well thought-out modern plan, designed by a qualified architect, can be visually more interesting than one that tries to replicate the historic form. What is most important is that the location, size, scale, massing and materials are compatible with the historic structure and the surrounding community.

Location

Most expansion requests in Baltimore County involve adding a living space to a residential dwelling. Generally such additions are located at a secondary façade, i.e. the rear or side façade that is not visible from the public road. While this is usually the preferred option, there are instances where the rear or side facades are not sufficiently secondary,

or where site constraints prevent locating the addition in the rear. A

careful site analysis may identify a suitable location for the addition.

In cases where the alteration is visible from the public right-of-way, it is paramount to design the addition in a manner that respects and is harmonious with the overall character of both the historic property and neighboring properties. Factors that affect the relationship of the addition to the original building are its size, scale, massing and materials.

It is paramount to design the addition in a manner that respects and is harmonious with the overall character of both the historic property and neighboring properties.



This infill structure emulates the size, scale and massing of the abutting historic structure. Prevalent design elements of the historic community are replicated in the new building and the garage is accessed from the rear.

Size, scale and massing of the new addition.

To determine if the overall dimensions are compatible with the historic structure, the elements of size, scale and massing should be considered.

An appropriately designed addition should be visually subordinate to the primary building and the historic character of the principal structure should be preserved. As a general rule, the size of the addition should have a smaller footprint and be lower in overall height than the historic structure. Nevertheless, there are circumstances where other considerations may sway the LPC to forgo this basic principle.



This garage addition visually dominates the historic structure.

In considering scale, one looks at how the individual parts relate to the whole. An addition, and its individual components such as doors and windows, should be of a scale compatible with the principal structure. That is, the addition and its windows and doors should be similar, and proportionate in size, to those already existing. In a County Historic District, evaluation of the appropriateness of the scale of the proposed addition also involves a comparison of the altered structure to existing neighboring buildings.

Significant historical, architectural or cultural materials

Construction of a new addition should not destroy significant historical, architectural or cultural materials. When selecting an appropriate location, attention should be paid to positioning the addition in a location where it will do the least damage to the historic fabric. This can frequently be accomplished by siting the addition in such a way that an existing opening can provide access to the addition. Connecting the addition to the historic structure can also be accomplished by the use of a connecting link. Rear or sides that have previously been altered also offer excellent locations for additions.

Also, an addition should be constructed in a manner that is reversible, in the event that a subsequent owner wishes to remove the addition and restore the historic structure to its original form.

Differentiating the new addition from the historic building

The Secretary of the Interior's Standard # 9 states:

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.

To preserve a property's historic integrity, a new addition should be distinguishable from the original structure. This can be achieved by providing a recessed, small-scale connecting link that physically separates the new addition from the historic structure; a change in plane or materials may achieve the same objective.

Additions & Infill

The Baltimore County Landmarks Preservation Commission interprets Standard # 9 in a manner that allows for a great deal of latitude. That is, an addition can have a modern design, replicate the design of the historic structure, or be a hybrid of the two. The most important aspect is that it is well designed and that it is harmonious in its massing, details and materials with the preexisting historic structure. It is recommended that an architect familiar with historic preservation be consulted in identifying the appropriate location and design of a compatible addition.

Materials used to construct a new addition do not necessarily have to exactly replicate those used to construct the historic building. They may be contemporary products such as fiber cement siding or stone and brick veneer. Like-

wise, windows and doors need not have the same light or muntin patterns as the historic openings. The LPC may approve windows that have aluminum cladding on the exterior, or doors that are not solid wood doors. Vinyl siding, or vinyl windows, however, are generally not appropriate.



This side addition is inappropriately positioned and does not relate architecturally to the house.

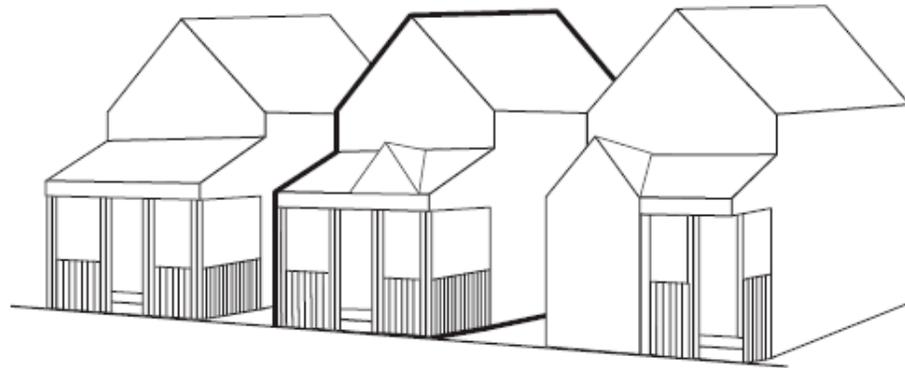
INFILL DEVELOPMENT

New construction in an established community is generally referred to as infill development. In County Historic Districts new buildings should be designed in a manner that preserves the community's character. Accordingly, infill development should be compatible with other buildings in the immediate neighborhood – that is, with buildings within a half-block of the subject lot, and with the lots on both sides of the street on which the lot fronts. For a corner lot or a lot adjacent to a corner lot, the immediate vicinity includes all sides of the intersection. Similarly, infill development within the Historic Environmental Setting (HES) of a Landmarks structure should be harmonious with the historic structure and its surroundings.

Compatibility requires a thorough understanding of the design of the existing neighboring housing stock. This includes principal dwellings, accessory buildings such as carriage houses, sheds and garages and the landscape features and materials that characterize the community. There are certain key design principles that should be considered to assure that new buildings are compatible with the community character with respect to setback, orientation, scale, rhythm, massing, height, style, materials, and landscape features.

Setback

The prevailing pattern of front yard setbacks at the street should be preserved to the greatest extent possible.



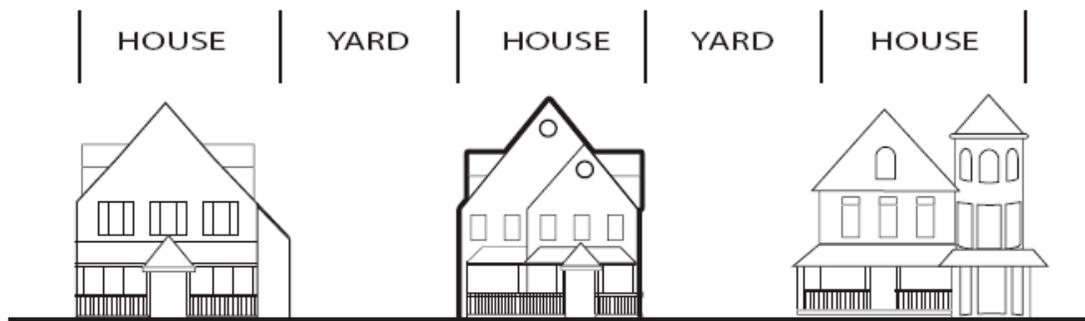
CORRECT RELATIONSHIP TO STREET

Orientation

The orientation of a building is the direction the primary facade faces. In Baltimore County, most historic buildings are oriented towards the street. However, in some cases a building may face the side yard, or front and side yard. Any infill development should respect the prevailing orientation of neighboring properties.

Scale

Scale is the relative or apparent size of a building in relation to neighboring properties. In the case of infill development, it refers to the size and proportion of the proposed structure and its individual elements. The size and proportions of façade elements such as doors, windows, porches and the like emphasize the vertical and horizontal dimensions of the façade. Exaggeration of these elements or a proposal for large picture or bow windows may not be appropriate in an historic district. In an infill project where more light is desired, or where a view from the house is a consideration, the ‘ganging’, or grouping, of windows compatible in scale and proportion with neighborhood windows should be considered. There are no precise proportions that determine a proper scale for window openings.

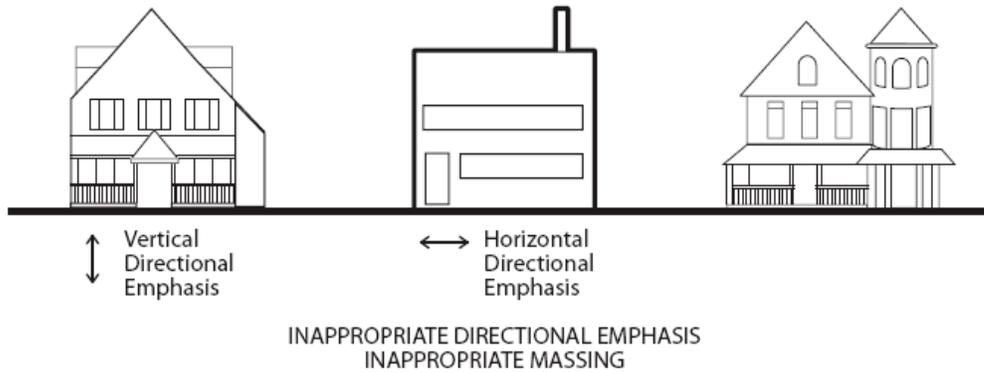


APPROPRIATE SCALE
APPROPRIATE COMPOSITION
APPROPRIATE MASSING

Additions & Infill

Rhythm and Massing

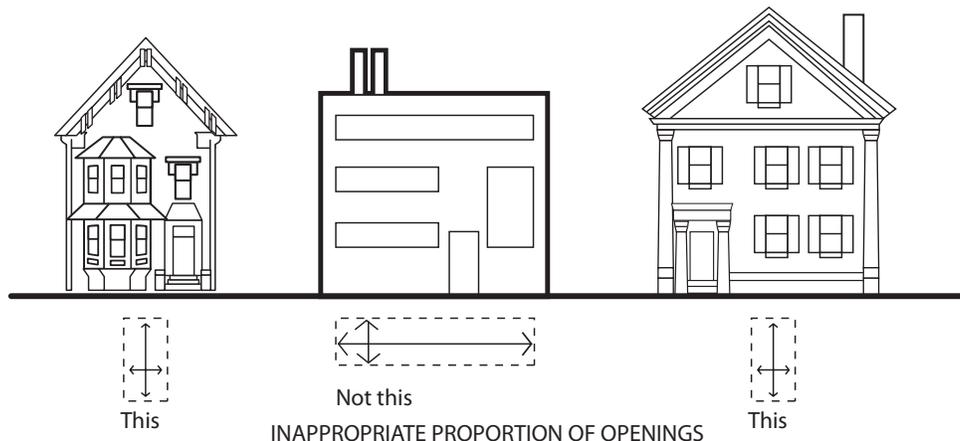
The spacing of repetitive façade elements such as porches, windows, doors, steps and the like establish the rhythm of the street. Massing is affected by the height, width and depth and the articulation of a building's façade projections such as porches and steps and roof projections like dormers and towers. Both rhythm and massing contribute significantly to the street character. Infill development should respect the existing rhythm and massing patterns of the street.



Height

The height of walls, cornices, roofs and chimneys contribute to the character of existing buildings and districts. A new structure should be constructed in a manner that respects the prevailing heights of buildings in the area. For example, in a community where the usual height of buildings is 2 ½ stories, infill development should be the same. Typically, if a new building is more than a story higher or lower than existing buildings, it will be out of character.

The perceived height of a building is also influenced by the relationship of its first floor elevation or first floor to the ground plane, and by its ceiling heights and roof pitch. Accordingly, infill development should be constructed at a similar relationship to grade with ceiling heights similar to structures in the immediate vicinity. Windows and door openings should be compatible in size, proportion and scale with those of the neighborhood. The roof shape and pitch of a new building should respect those in the immediate neighborhood. For example, in an historic district where gable roofs predominate, a new building with a hipped-roof would probably not be compatible. Infill dwellings that loom over the community's historic homes are generally not appropriate.



Design and Materials

When designing a new building in a County Historic District or within the bounds of an Historic Environmental Setting (HES) the architectural style of structures in the community, should be considered. In the case of a proposed new structure within the HES, the style of the Landmarks should be considered.

Most historic buildings do not have an attached garage. Garages on new buildings should therefore be located on a façade not visible from the street – ideally the side or the rear, or in a separate structure placed at the rear of the lot.



The garage shown here compliments the historic structure.

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Fences & Landscape

Organization of the Baltimore County Historic Preservation Design Guidelines

The Baltimore County Design Guidelines are organized into six sections dealing with the various aspects of exterior rehabilitations, such as windows and doors, roofs, porches and steps, façade treatments, new construction and additions, fences and landscape features.

Each section discusses the character-defining elements of the respective object and suggests appropriate measures for rehabilitation. One brochure deals with fences, walkways, accessory structures and various landscape features. A glossary for all six topics is provided in a separate document.

Introduction



A character-defining element is a feature that, if inappropriately altered or removed, would detract from the structure's historic significance.

Windows & Doors



Roofs



Porches & Steps



Facade Materials



Infill & Additions



These guidelines are based on the Secretary of the Interior’s Illustrated Guidelines for the Rehabilitation of Historic Buildings. Considered advisory for structures contributing to a National Register District, or on the National Register of Historic Places, they are mandatory for structures listed on the Baltimore County Preliminary or Final Landmarks List, for contributing structures in a County Historic District, or for National Register structures for which a tax credit application has been submitted.



Trees were commonly planted to give the new suburbs a park like feel.

Landmarks Preservation Commission (LPC) approval is necessary if an owner proposes the construction or removal of a fence, a wall, steps or any secondary structure or hardscape (walkways, driveways, etc) within the bounds of a County Historic District or within the boundary of an Historic Environmental Setting of a Landmarks structure. Plant materials, such as trees, shrubs and other plantings are not within the purview of the LPC.

The same holds true for secondary structures such as carriage houses, garages, sheds and other types of construction. In County Historic Districts all secondary structures are part of the whole and must be evaluated as such. On landmark properties, significant character defining buildings are frequently listed in association with the landmark and are subject to the same level of review as the principal structure.

In Baltimore County, most existing historic landscapes are found in residential or rural residential areas; few are associated with governmental, commercial or institutional buildings. Landscape design and taste regarding landscape features have evolved over the past two hundred years. During the first

The layout of the land, the landscape design, trees and shrubbery used, fences, walls, gateways, driveways, vistas and open spaces all contribute to the character of historic communities and structures.



half of the nineteenth century, native flowers, shrubs and ornamental trees were commonly used in landscape design. The plantings were located to add depth, design, color and focus to views to and from the main building. Property lines were often planted to separate a property from its neighbors.

The landscape design, trees and shrubbery used, contribute greatly to the character of historic properties.

Fences & Landscape

Any proposed alteration to historic landscapes, landscape features and secondary buildings should be designed in consideration of the affect of the change on the character of the existing main building, its property and on the community.

In the latter half of the nineteenth and early part of the twentieth century, the Victorian Garden landscape style became popular. It emphasized informal, or natural forms and groupings of plant materials. Shrubs and densely planted flowerbeds were often located close to the house to obscure the building's foundation and connection to the ground. Trees were commonly planted to give the new suburbs a park like feel.

Design of Landscaping, Landscape Features and Secondary Buildings

The landscape design of each historic district and property in Baltimore County is unique. Changes must therefore be evaluated on a case-by-case basis. Fences and secondary buildings will be evaluated differently in a County historic district than on a rural landmark property that is far apart from its neighbor. Some of the important issues related to historic landscaping, landscape features and existing or proposed secondary buildings are described in this section. Existing landscaping and landscape features in front and rear yards such as paths, driveways, sidewalks and curb cuts, walls and fences, or patios, terraces and decks, may have been altered or removed. New landscaping and landscape features may have been added. Similarly, existing secondary buildings such as garages and sheds may have been altered, removed or added and the alterations may have gained historic significance in their own right.



Emperor Hirohito gave this spectacular maple to Douglas MacArthur

Landscapes in front yards



Many stone walls also serve as retaining walls. They have a structural function in addition to their aesthetic appeal

The design of front yards is an important character-defining feature of historic buildings. The front yard establishes the context for a building and helps to relate it to its neighbors through the use of a common design and plant materials. While the Landmarks Preservation Commission has no purview over plant materials, the Commission does review fences, walls and the location of driveways and paths that are located within the bounds of a County historic district or within the Historic Environmental Setting .

Relocating a driveway, straightening a curved driveway or vice versa; or removing or changing the layout of a walkway is generally not appropriate in a County Historic District. Similarly, enclosing a front yard with a fence or wall, where previously no fence or wall existed, is rarely approved. This is especially true in County Historic Districts where an open landscape design is one of the character defining features.

Historic picket fences, wrought iron fences and stone-walls must be preserved. They cannot be removed, altered or replaced unless the property owner offers proof that the fence or wall is beyond repair, in which case the LPC will approve an appropriate replacement. Walls located in front yards are rare in Baltimore County. Where they exist, they contribute to the character of the property and the surrounding neighborhood. They are

generally constructed of stone, although some are built of brick. In addition to the materials used, the profile of the mortar joints and the type of coursing contributes to the character of the wall. The design, placement, and materials of a new wall are subject to LPC approval and may require a building permit.

The placement, width, design and materials of curb cuts are regulated by County code. The Baltimore County Department of Permits and Development Management must approve any changes to existing curb cuts or the addition of new ones.

Fences & Landscape

Landscape features in rear yards

Fences and walls in rear yards may define property lines. They may provide privacy and security for children and pets. The LPC generally approves fences that are of an appropriate design, material, height and location. In the rear yards of historic districts and individually listed structures, picket and split rail, wrought iron or aluminum fences will be approved if in keeping with the community character. Chain-link and vinyl fences are not suitable in a County historic district or on a Landmark property. A stockade fence may be appropriate in areas not visible from the public right-of-way.



Unless the property has a historic fence or wall, or is located in a community where fences prevail, fences should be located at or behind the front façade line of the historic structure. The type and height of the fence may vary depending on its location on the property. Fences visible from the public right-of-way should be of an appropriate aesthetic quality and should, as a rule, not exceed 42 inches in height. In areas that are not visible, a greater height may be approved. It should be noted that height and setback of fences are regulated by the County Code and may require a permit from the Department of Permits and Development Management.

Where no previous fences existed, new fences should be located at or behind the front façade line of the historic structure.

should, as a rule, not exceed 42 inches in height. In areas that are not visible, a greater height may be approved. It should be noted that height and setback of fences are regulated by the County Code and may require a permit from the Department of Permits and Development Management.

Decks and Patios

Most decks and patios in Baltimore County are not original. Rather, they were added after World War II when outdoor living became popular. In most cases they are located in rear yards, although some can be found in side yards. As a rule, decks and patios do not contribute to the character of a property or its neighborhood. New decks and patios should ideally be located in the rear yard and designed in a manner that is compatible with the principle structure and landscaping. The LPC is generally less stringent in its review of decks and patios because they are considered to be reversible. Decks require a building permit.

Terraces

In the foregoing, the term ‘patio’ is used to describe a roofless, paved open area which does not contribute to the historic character of a property. A patio may be situated in the rear or side yard of a property. With the exception of historic structures in the Spanish Colonial Revival Style and twentieth-century Modern structures designed with outdoor open spaces, patios are not, typically historic.

However, in popular usage, the terms ‘patio’ and ‘terrace’ are sometimes used interchangeably. The important issue, for LPC purposes, is whether the ‘patio’ or ‘terrace’ in question is original or an early addition to an historic property and essential to its historic character. In such cases patios or terraces are considered ‘historic’ and are subject to LPC review. Changes in the layout, configuration or details of construction of such historic patios or terraces may not be undertaken without LPC approval. Likewise, their demolition in whole or in part may not be undertaken without LPC approval.

The term ‘terrace’ is used herein to describe a raised, roofless, paved open area belonging to a historic structure which does contribute to the historic character of the structure. A terrace may be raised only slightly from grade, or may be situated at a higher elevation, for example, at the level of the main floor of a structure. It may be contiguous with the structure or connected to it by means of a walkway or walkways. A historic terrace or historic patio may be unbounded or bordered by a low wall, a colonnade or other defining architectural element and it may be located at the front, side or rear of a structure.

Since terraces and historic patios are understood here, by definition, to contribute to the historic character of a landmark property, they may not be removed or altered in form or material without LPC approval. Should any of the architectural elements of such a terrace or historic patio be deteriorated, it is strongly recommended that they be repaired rather than replaced. Should such repair be deemed impracticable or impossible, the owner should offer evidence of such a condition and propose repair with in-kind materials. The LPC will look with favor on repair with in-kind materials when repair of the original materials is impracticable or impossible; for example, an owner may expect LPC approval of a proposal to repair damaged paving brick, stone or tile with material as identical as possible to the historic material. In general, a proposal for replacement of historic terrace elements should propose replacement materials which replicate the originals as nearly as possible in form, detail and material.

New garages should ideally be located in a separate free-standing building at the rear of the lot, or on a façade not visible from the street.

Garages, sheds and other accessory buildings

Garages and sheds are among the most frequently requested accessory structures on landmark properties and in historic districts. Generally, an historic building would not have had an attached garage. Sheds likewise, should be located in an area not visible from the public right-of-way and should be of a size compatible with the principal structure. Large metal sheds, or container storage facilities, are not compatible in a residential historic district. Additionally, accessory structures should be constructed of materials compatible with the principle dwelling and incorporate some of its design characteristics.



The LPC found this tree house to be incompatible with the historic community character.

Landmarked rural properties typically have numerous accessory buildings; for example, a tenant house, ice-house, barn and corncrib. These secondary structures are part of a farmstead and should not be removed or altered.

The LPC routinely approves swing sets, slides, trampolines, play and tree houses, except in cases where they are unreasonably large. Homeowners who abide by the law and present their plans to the LPC prior to constructing accessory structures on their historic property will find the Commission helpful in guiding them towards an appropriate design.

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BALTIMORE COUNTY HISTORIC PRESERVATION
DESIGN GUIDELINES

Glossary



Organization of the Baltimore County Historic Preservation Design Guidelines

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Introduction



Windows & Doors



Roofs



Porches & Steps



Facade Materials



Infill & Additions



Fences & Landscape



A character-defining element is a feature that, if inappropriately altered or removed, would detract from the structure's historic significance.

Apron	The molding or casing under a window sill.
Ashlar	A square-hewn stone; masonry constructed of such stones are laid in horizontal courses with vertical joints.
Baluster	Vertical member supporting a railing.
Balustrade	An assembly consisting of a railing or capping supported by a series of balusters.
Bargeboard	Wood trim along the edge of a gable, scroll- cut to emulate Gothic tracery.
Batten	A small strip of wood.
Bevel	A line or surface that meets another at any angle other than a right angle.
Bond	The setting pattern of bricks or stones, such as common bond, Flemish bond, etc.
Bracket	Small projections built out from the wall to support the eaves of the roof, can be ornate.
Broken Range	Horizontal courses of varying heights, any one of which may be broken at intervals into one or more courses.
Casement	A window that opens out from hinges on its side.
Casing	The exposed architectural trim or lining around a wall opening.
Clapboard	Overlapping horizontal wood boards covering a timber-framed wall.
Cleavage Plane	A relatively smooth surface along which certain rocks will tend to split.
Certificate of Appropriateness	Documentation issued by the Commission indicating its approval for plans for construction, reconstruction, alteration, moving or demolition of an historic resource.
Colonial Revival	Very popular late 19th and 20th century styles recalling historic styles such as the French Colonial, German Colonial, Dutch or Southern Colonial styles. Elements of the style are still with us in high-styled subdivisions.
Common Bond	A brickwork bond having a course of headers between every five or six courses of stretchers.
Coping	A finishing or protective course to an exterior wall usually sloped or curved to shed water.

Glossary

Corbel	Multiple bricks or stones projecting successively from a wall plane to support the structure above.
Cornice	A horizontal molding projecting along the top of a wall.
Course	A continuous, usually horizontal range of bricks, tiles, or shingles as in a wall or roof.
Cresting	A carved, incised or perforated repeating design along the top of a wall or roof.
Cross-Gable	Two pitched roofs, such as two gabled roofs, which cross at a right angle, for example, to cover an L-shaped or crossed-shaped plan.
Dentil	One of a series of closely spaced, small, rectangular blocks installed along and under the projecting cornice of Classically detailed buildings.
Double-hung window or sash	A window with two vertical sliding sash, each closing half of the window opening.
Dormer	A roofed structure with a vertical window that projects from a pitched roof.
Dutch Colonial Revival	A house style reminiscent of the Colonial dwellings popular in New Jersey and Long Island after 1750. The style is usually characterized by a gambrel roof, sometimes with extended eaves.
Eave	The horizontal, lower part of a roof that projects beyond the wall; the horizontal edge of a flat or pitched roof.
Elevation	A scale drawing of an exterior or interior wall of a building.
English Bond	A brickwork bond having alternate courses of headers and stretchers in which the headers are centered above and below a stretcher.
Eyebrow window	A low dormer window over which the arched roofline forms a reverse curve at each end, presenting the outline of an eyebrow.
Façade	The main exterior wall of a building, usually at the front or entry wall.
Fascia	Any long, flat horizontal band or member.
Fanlight	An arched window over the main entrance, often with radial muntins suggesting a fan.
Fieldstone	Rough, natural stone used in the uncoursed construction of walls and foundations.

Finial	An ornamental spire often used at the top of roof peak on Gothic Revival houses.
Flashing	Pieces of sheet metal or other thin impervious material installed to prevent the passage of water into a structure from an angle or joint between materials.
Flemish Bond	A brickwork bond having alternating headers and stretchers in each course, each header being centered above and below a stretcher.
Gable	The upper part of an exterior wall under the end point of a roof ridge. The term ‘gabled roof’ describes a roof made up of two, sloping planes meeting at a ridge.
Gambrel	A roof with two pitches on each side of the ridge line.
Grade	The ground surface level, e.g. ‘at grade’; ‘sloping grade’.
Head	The horizontal top member of a door or window frame.
Header	The short end of a brick when exposed in a wall. Also a structural member across an opening.
Hipped Roof	A roof with slopes on all four sides. The hips are the lines of meeting of the slopes at the corner.
In-kind	Replacement of building components matching the original components in material, size, profile, texture, and color.
Interstitial	Forming an intervening space.
Jamb	Either of two vertical side pieces of a door or window frame.
Lath	Thin strips of wood spaced close together and attached to a structural surface to provide for the attachment and support of a plaster finish; wire mesh (‘metal lath’) or especially-made composite board is also commonly used for this purpose.
Light	A pane of glass installed in a window sash or door.
Lintel	A horizontal structural member that spans an opening, for example a window lintel.
Mansard Roof	A roof with two slopes to all four sides, the lower one being much steeper than the upper.
Mass	The bulk or three-dimensional size of an object.

Glossary

Massing	Combination of several masses to create a building volume; organization of the shape of a building, as differentiated from wall treatment, fenestration, etc.
Mission	An early 20th-century style looking to the historic Spanish California missions for architectural inspiration.
Modillion	A small bracket used in a series to support the uppermost part of a classical cornice, usually found in the Corinthian or Composite Order.
Molding	Wood that has been milled into special shapes and designs for use as trim.
Mortise	A hole cut into a piece of wood to receive a tenon or tongue shaped at the end of another piece of wood. The resulting fit is called a mortise and tenon joint.
Mullion	A vertical member separating windows, doors or panels set in series; often used for structural purposes.
Muntin	A slender member separating panes of glass in a window sash.
Nogging	In timber frame construction, the material used to fill the space between the structural members in the exterior wall.
Palladian Window	A three-part window consisting of a prominent center arched window unit, flanked by two smaller trabeated windows.
Pantiles	A roofing tile having an S-shaped cross section, laid so the downturn of one overlaps the upturn of the next in the same course.
Parapet	A low guarding wall at the edge of a roof or balcony; the portion of a fire wall or party wall above the roof level.
Pediment	In classical architecture, the triangular gable end of a roof above a horizontal cornice. In a door frame, a broken pediment is a triangular door top that is interrupted by an opening surrounding a decorative element, such as a pineapple.
Pent Roof	A shed roof projecting from a wall or the side of a building, for example, to shelter a door.
Pergola	A garden structure with an open wood-framed roof, often latticed.
Pilaster	A flat or rounded vertical ‘columnar’ element applied to the wall, either to provide structural resistance to compressive forces or as a decorative feature, or both; pilasters are also referred to as ‘attached columns’. Pilasters which are used in arrangements, where detached columns are present will typically replicate the columns in their decorative elements, for example, in their bases and capitals.

Pitch	The degree of slope of a roof.
Porte-Cochere	A projecting covered structure, attached to the main building that provides shelter to arriving vehicle passengers
Portico	A large porch having a roof, often with a pediment, supported by columns or pillars.
Primary Spaces	Spaces that are essential in conveying the historic and architectural character of a building. Entrance hall and parlor; lobby and corridors are common examples of primary spaces.
Proportion	The relation of one dimension to another; in architecture, proportions determine the creation of visual order through coordination of shapes in a design.
Quoin	A masonry (or simulated masonry) unit applied to the corner of a building; often slightly projecting.
Queen Anne	In the United States, a flamboyant interpretation of the earlier English Queen Anne style; popular from about 1880 through 1910.
Rake	The slope or pitch of a sloping roof; also used to describe the sloping edge of a roof (as opposed to 'eave', which refers to the level edge of a roof).
Rhythm	In architecture, the repeated pattern of building elements such as doors and windows.
Ridge, Ridge Line	The horizontal line formed by the juncture of two sloping roof planes.
Rustication	The emphasis on masonry joints by beveling, champhering, or rounding the exposed edges of stones often at foundation walls and quoins.
Sash	The movable framework holding the glass in a window.
Scale	The relationship between the apparent size of a human being; in a drawing, a system of proportion by which precise magnitudes represent larger magnitudes, usually the life-size dimensions of a building.
Secondary Spaces	Spaces which because of size, location, or function have less of an impact when progressing through the building. They are usually more simple spaces with restricted access – such as offices or bedrooms.
Second Empire	Eclectic Victorian style derived from the French architecture associated with Napoleon's Second Empire (1852-70). Often elaborate and ornate, it is most noted for the Mansard roof.

Glossary

Shake	A wood shingle split from a short log by hand.
Shingle	A thin usually oblong piece of wood, asphalt, slate, metal, or concrete, laid in overlapping rows to cover the roof and walls of a building.
Sill	The horizontal lower member of a window or other frame.
Sidelight	A framed area of fixed glass alongside a door or window opening.
Soffit	The surface on the underside of an architectural feature; often in wood.
Spalling	The chipping or scaling of a hardened concrete or masonry surface caused by freeze-thaw cycles or the application of de-icing salts.
Spanish Colonial Revival	Early 20th century style using elements of Spanish Colonial Architecture.
Stile	Any of various upright members framing panels, as in a system of paneling, a paneled door or window sash.
Stretcher	A brick laid with the long side visible in the finished work.
String Course	A horizontal course of masonry or wood trim which projects from a wall.
Stucco	A lime and sand plaster finish on an exterior wall.
Stud	One of a row of posts to which laths boards are nailed to form room partition.
Tenon	Tongue or lip cut on a piece of wood to fit into a mortise.
Terra Cotta	Fired but unglazed clay mainly used as wall covering and ornamentation on building exterior as it can be fired in molds.
Trabeated	The adjective describing a building constructed on the post-and-lintel principle, as in Greek architecture.
Transom	A glazed opening, often operable, directly over an exterior or interior doorway intended for day lighting and ventilation
Tudor Revival	A masonry or stucco style that recalls the English architecture of the Tudor period (1485-1588) featuring steep roofs, cross gables, and massive chimneys; sometimes referred to as Elizabethan Revival.
Valley	The intersection of two roofs of different angles or pitch.
Vernacular	A mode of building based on regional forms and materials.

Veneer	A thin outer layer of better quality wood or other material on the outside of a more economical base material.
Verge Board	A wide board fastened on the edge below the slope of the roof on the gable end, often carved or scroll-sawn in ornamental tracery.
Wainscoting	A decorative band of material along the lower part of an interior wall, the upper edge of which is usually at about waist height. May be of any material, such as wood, finished stone, plaster or an even decorative paint treatment.
Water Table	A horizontal course of masonry or wood trim separating the foundation walls from the exterior walls above.

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