

CUYLER-BROWNSVILLE



DESIGN MANUAL

CREDITS

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Chapter 1: Introduction



The Cuyler-Brownsville neighborhood is filled with examples of vernacular architecture, such as this foursquare cottage. Vernacular means that the building is designed and constructed by a builder, as opposed to being designed by an architect, or it is based on house plans out of a pattern book, which were popular during the first half of the twentieth century.

Purpose of this Design Manual

The purpose of this design manual is to assist homeowners and builders with making changes and alterations that will conform to the historic aspects and conditions of the Cuyler-Brownsville area, one of Savannah's most in-tact African-American historic districts. It applies to demolition and relocations, alterations to existing structures, and new construction. While many of the standards in this manual are mandatory, some of the information is included to provide advisory guidance to applicants in planning their projects.

Please keep in mind that every building is unique, and each case is different. Therefore, it is important to judge each case according to the attributes of the building, the immediate context, and the period in which it was built. It is important to remember that historic buildings show signs of change—changes that may be appropriate or inappropriate to the style of the building.

...The design review process applies only to the exterior of the building.

...The interior of the building is not reviewed.

Background of Cuyler-Brownsville Redevelopment Plan and Design Review

In December 1997, the Mayor and Aldermen of the City of Savannah passed a resolution designating the Cuyler-Brownsville neighborhood as an urban redevelopment area. As part of this resolution, the Mayor and Aldermen adopted the Cuyler-Brownsville Urban Redevelopment Plan, which recognizes the strengths and weaknesses of the neighborhood, and recommends a course of action through a comprehensive redevelopment effort. In 1998 the Cuyler-Brownsville neighborhood was listed in the National Register of Historic Places as a historic district because of its historic significance.

The City is leading the redevelopment process and supporting the construction of infill housing on the numerous vacant lots within the neighborhood. Although intended to occur in three phases, the program is currently in Phase I which is bordered, generally, by Ogeechee Road, Anderson Street, Burroughs Street, and 34th Street. The second and third phases will include areas east and south of Phase I.

In the past few years, there have been many structures demolished within Phase I. This has caused the remaining homes, mainly single-family detached and attached housing, to be scattered throughout. While some of these homes are in a deteriorating state, there have been small-scale efforts to redevelop the area. The existing vacant lots represent an opportunity to launch a large-scale infill housing program for Cuyler-Brownsville. As such, the City has designed an infill program for Phase I. This program will integrate the historic and architectural themes and elements of the Cuyler-Brownsville Historic District into the design of the infill housing.

Why Have Design Review in Cuyler-Brownsville?

To encourage infill housing that fits in with the historic characteristics of the Cuyler-Brownsville neighborhood, Phase I has been designated a planned neighborhood conservation district. This requires a review process for alterations and new construction.

Because Cuyler-Brownsville has been designated an urban redevelopment area, which targets it as a prime area for revitalization, and because it is listed as a historic district in the National Register of Historic Places, the Planned Neighborhood Conservation District status has been applied to Cuyler-Brownsville (Phase I). The purpose of a Planned Neighborhood Conservation District is "to designate those areas in which blight, deterioration, overcrowding and physical obsolescence has prompted the City of Savannah to promote the rehabilitation, conservation and redevelopment of such areas in accord with a comprehensive land use plan."

The intent of the design review process is to "jump-start" redevelopment in the Cuyler-Brownsville neighborhood by protecting the attributes of the area that make it a prime area to revitalize. The ultimate result of application of the conservation district design review process will ensure quality construction that fits in with this historically prominent area, which will also help to stabilize and protect property values. This objective is being realized by promoting construction that respects the historic aspects of the neighborhood that facilitate community building and personal interaction, such as human-scaled buildings, porches, sidewalks, and open space. These components are based on traditional types of neighborhoods which were, in the past, areas where neighborhoods were bonded by human interaction and the spirit of community.

Visual Compatibility

As mentioned above, the objective of the design review process is to promote visual compatibility, which means that alterations and new construction shall be complementary to the building and to the neighborhood by respecting their traditional architectural character. This concept will be administered through a Visual Compatibility Officer (VCO), a city employee appointed by the City Manager. The Visual Compatibility Officer will review each case, using the concepts explained in this design manual to render a judgement as to the visual compatibility of the project.

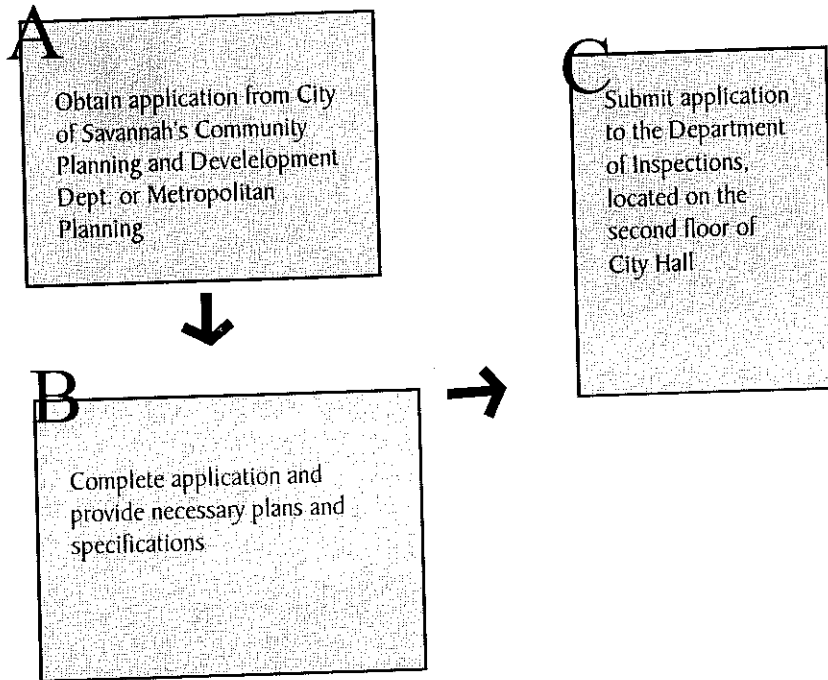


Cuyler-Brownsville has a wide variety of residences, including this one with a front stoop and side porch.

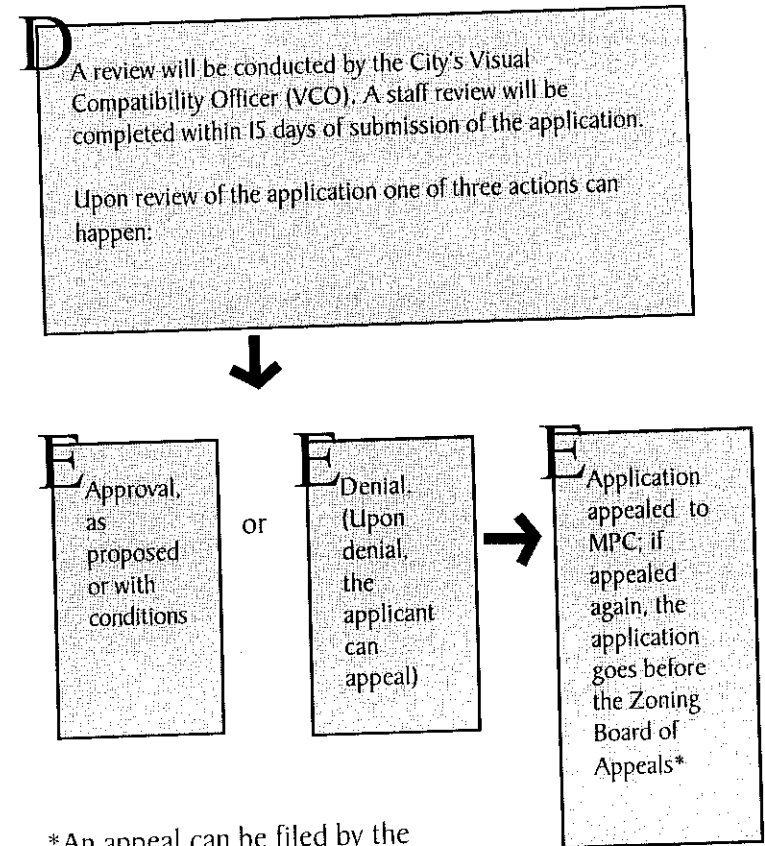
The Design Review Process: An Overview

The design review process is designed to be as quick and efficient as possible. Therefore, rather than a committee making a decision, the Visual Compatibility Officer will be primarily responsible for making a finding on the compatibility of a proposed project. The review process has the following steps:

I Application Process



2 Review Process



*An appeal can be filed by the applicant or the VCO.

Which Projects Are Subject To Design Review?

All new construction, alterations, and additions to existing construction within Phase I are subject to design review by the Visual Compatibility Officer. Demolition and relocation of structures are also reviewed. "Alterations" includes projects such as replacing windows and doors, replacing or repairing a porch, or repairing a roof. Additions are projects such as rear additions or dormer additions. Minor changes such as repainting and installing window air conditioning units do not require review.

Definitions:

New construction

New construction is any structure under development that is or will be located on the ground or attached to a structure on the ground.

Existing construction

Existing construction shall be classified as "existing contributing" or "existing non-contributing" structures.

*Existing contributing** –An existing contributing structure shall be at least 50 years old and meet one of the following criteria:

A) be associated with event(s) that have made a significant contribution to the broad patterns of history

B) be associated with the life or lives of a person or persons who are significant in history

C) embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

D) have yielded or may likely yield, information important to history or prehistory

**Because they tell the story of the developmental history of the Cuyler-Brownsville neighborhood and because they provide clues to the architecture and lifestyles of the neighborhood during the early Twentieth Century, approximately thirty two structures have been designated as contributing structures in Phase I.*

Existing non-contributing –An existing non-contributing structure is one that does not meet the above criteria.

How do I Use This Manual?

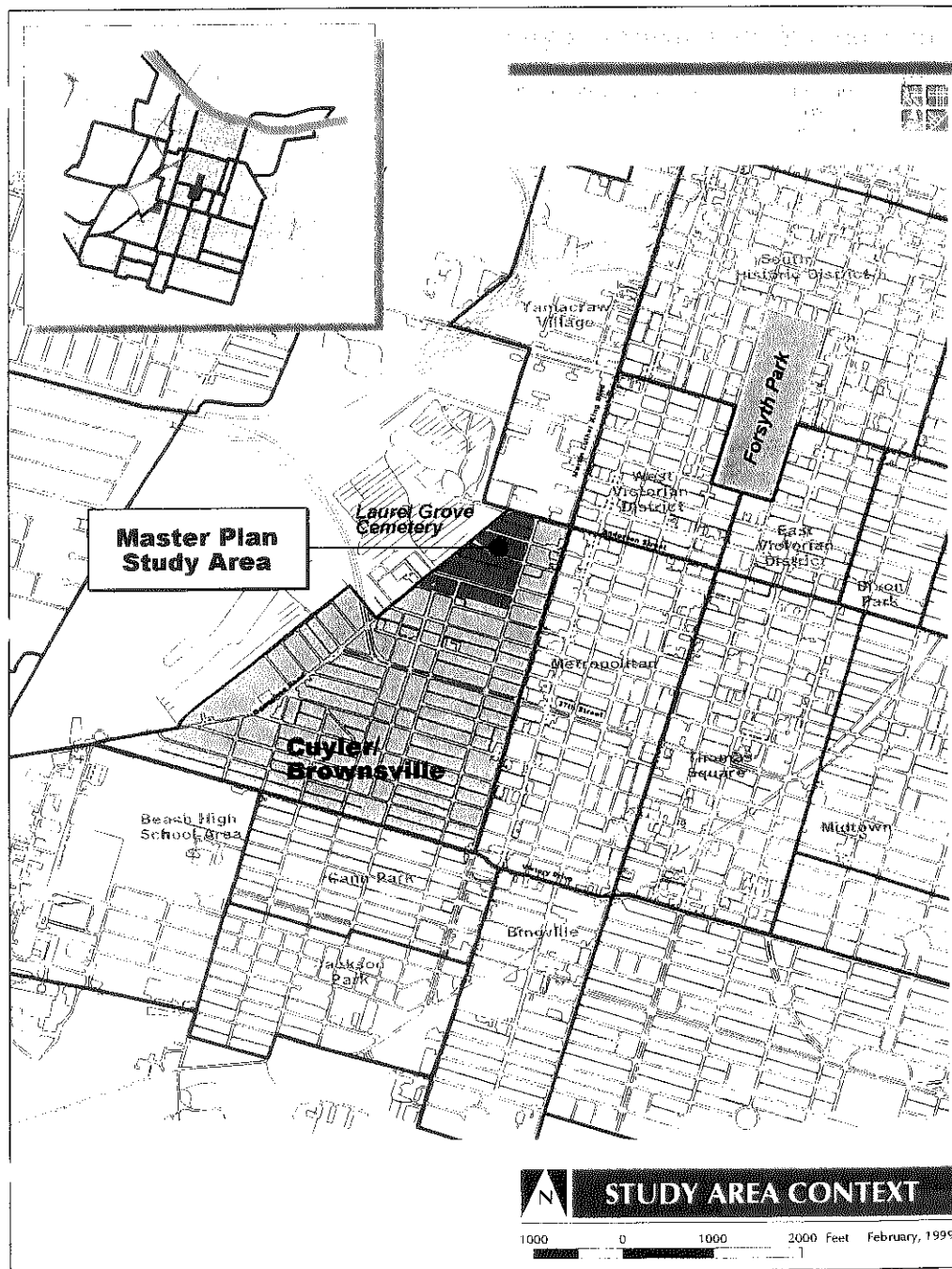
Users of this manual should first consult Chapter 2, in order to understand how the neighborhood developed and the historical context determining the design and character of Cuyler-Brownsville's traditional housing stock. The following chapters provide guidance for all projects, including alterations, additions, and new construction.*

Chapter 3: General Design Standards –This chapter provides general design information that applies to new construction, alterations, or an addition to an existing structure. The purpose of this chapter is to establish principles that reinforce the general design themes of the neighborhood, such as the height, size, and proportion of buildings along the street.

Chapter 4: Specific Design Standards –This chapter provides more specific design criteria. This chapter applies to new construction, existing contributing buildings, and additions. The purpose of this section is to provide assistance with more specific issues than covered in Chapter 3. These issues include: building materials, fences and walls, foundations, and windows, among others.

Certain projects may require the applicant to consult both Chapters 3 and 4.

*** Note that existing contributing buildings must meet both the General and Specific Design Standards. Existing non-contributing must meet only the General Design Standards**

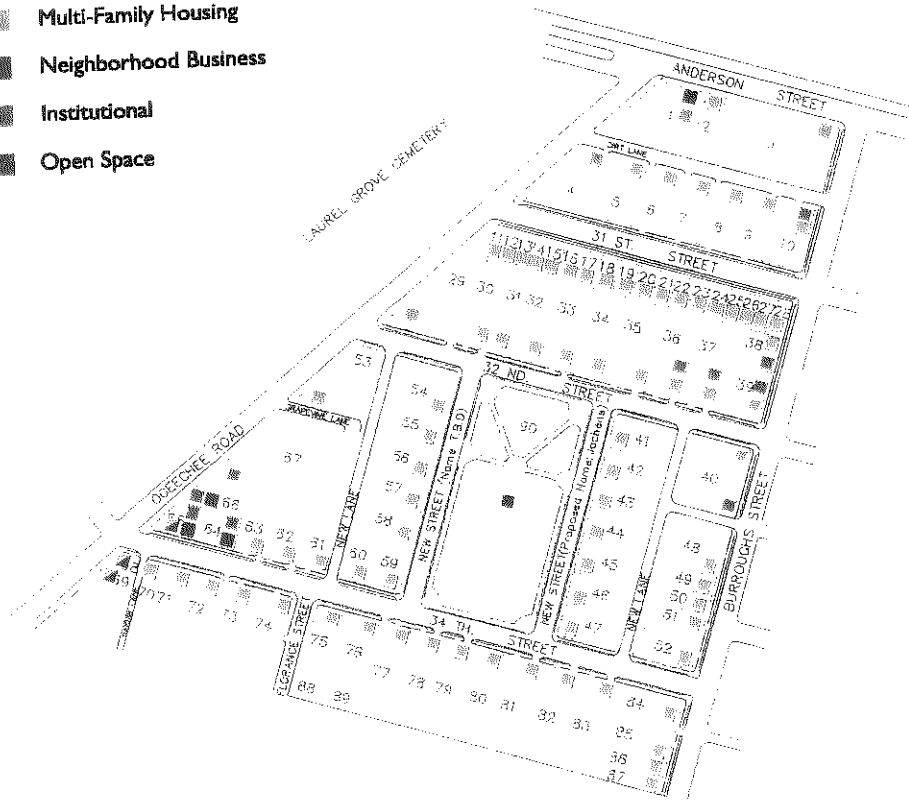


Cuyler-Brownsville Master Plan Phase I

City of Brownsville
Planning Department
1000 N. Duval Street
Brownsville, TX 78401
Phone: 361-533-2200
Fax: 361-533-2201



- Allowable Land Uses:**
- Single-Family Housing
 - Multi-Family Housing
 - Neighborhood Business
 - Institutional
 - Open Space



Note: Study area shall be governed by P.U.D. -M Base Zoning with Cuyler-Brownsville P.N.C. Overlay District. (Sec. 9-302B.2)



PROPOSED LAND USE MAP

Scale 1:200

November 1999

Chapter 2: Historical Development

History of the neighborhood (From Cuyler-Brownsville Neighborhood Redevelopment Plan, 1996)

The development of this community dates back to 1867. "Brownsville," alternatively, "Brownville," referred to a tract of about 19.5 acres, owned by Savannah physician Dr. Louis A. Falligant. This area became the city ward of Brownville, bounded by Florance Street, Bulloch Street, 36th Street and 42nd Street. In 1868, an adjacent one hundred acre tract of land adjacent to the east of Brownville was purchased by David R. Dillon, a wealthy banker. This tract was laid out with streets and squares, and named Dillontown. In 1883, the land between Anderson and Victory Drive (12th Street), including Dillontown was incorporated into the city limits. Additional land was purchased from Dillon estate by the city in 1886 and the plan was changed, eliminating the squares. The streets are in fairly regular grid pattern, although the two western bounding streets follow an angle due to the location of Laurel Grove Cemetery to the west. Wells Square (now Wells Park) is located at 38th Street and Montgomery.

Although the general pattern of development was from north to south, the 1891 Koch view indicates the presence of a well developed residential area in the Brownville neighborhood along Florance, Harden and Bulloch Streets. This also appeared on the 1884 plan. The primary development period would seem to be within the 1884-1930 era, after the annexation by the City, however, earlier development dates should not be precluded on

Florance, Harden, Bulloch and 33rd and 34th and Montgomery Streets. Laurel Grove Cemetery was opened in the 1850's; the Ogeechee Road was a Colonial Road, and some lots in Dillontown may have been developed before it was absorbed by the city and redesigned.

Although mainly a residential neighborhood with late victorian and early 20th century vernacular houses, the community had a strong African-American history which revolved around a number of prominent institutions. These are the Charity Hospital, 644 West 36th Street (1931); the Florance Street School, 1811 Florance Street (1929); and the Cuyler School (actually located on the northside of West Anderson). This structure is now home to the Economic Opportunity Authority (EOA). The neighborhood also consisted of prominent African-Americans such as doctors, lawyers and teachers. Also the fact that many of the residents were home owners gave the neighborhood itself a sense of personal pride and responsibility for its appearance and public attitude.

Charity Hospital

In 1893, Dr. Alice Woodby McKane, with her husband, Dr. Cornelius McKane, established the McKane Hospital for Women and Children and Training School for Nurses in a wooden building on the corner of Liberty and Montgomery Streets. It was entirely charitable in its conception and functions. The hospital's name was changed to the Charity Hospital and Training School for Nurses in 1903. Prior to this, the Georgia Infirmary, founded by whites for blacks in 1832, provided the only hospital care available to blacks in Savannah. The new hospital helped to meet the crucial medical needs of the black community.

In 1896, the hospital was relocated to a larger building at the corner of Florance and 36th Streets, in the Cuyler-Brownsville neighborhood. It was a facility founded, administered, and staffed by blacks.

The training school for nurses was the first of its kind in the state, and the hospital was the only one in Savannah opened to black physicians. Free care was given to the needy while more affluent patients paid for services. In 1901, the name Charity Hospital and Training School for Nurses was adopted, and male patients were admitted for the first time. By 1931, the doors of a new, two story brick building were opened on 36th Street (again see figure 1). A major fund raising drive supported by both the black and white communities of Savannah raised money for construction of the new hospital. Although the Training School for Nurses closed in 1937, Charity Hospital continued to serve Savannah's black community until 1964.

The building was reopened as a private nursing home in 1967, but closed in 1976. When the vacant building was earmarked for demolition, the Cuyler Community Improvement Association organized a fund raising drive and bought the property in 1983. The association succeeded in getting the building on the National Register of Historic Places in 1985 and a Committee to Save Charity Hospital continues to seek major funding for the building's renovation. Members of the Cuyler-Brownsville Community Organization voluntarily maintain the grounds.

Cuyler Street School

Soon after the end of the Civil War, freedmen's associations and northern religious societies established several schools in Savannah to educate black youngsters. Under pressure from black citizens, the Chatham County Board of Education first opened two schools in 1872, but these were set up in existing buildings. The Board of Education did not construct a school building specifically for black children until 1914. This

was the Cuyler Street School, located at the corner of Cuyler and Anderson Streets. Cuyler served elementary, junior high and senior high school students at various periods through its sixty-two years as a public school. It was the only black high school in Savannah from the late 1920s to 1950, when Alfred E. Beach High was opened and Cuyler became a junior high school. Although the school was under-funded and under equipped, standards were very high and the teachers, mostly blacks, were very strict. Cuyler School was closed in 1975. Today, the building is the headquarters of the Economic Opportunity Authority (EOA), a major human services asset in the neighborhood.

St. Mary's School

St. Mary's School, located at 902 West 36th Street, is another well-remembered center for black education. Father Ignatius Lissner founded the Most Pure Heart of Mary Roman Catholic Church at this location in 1907. In 1909, a school and hall were built. Many neighborhood children, both Catholics and Protestants, attended St. Mary's School until it closed in 1977. Today the building serves as a center for senior citizens and neighborhood activities and a meeting place for the Cuyler-Brownsville Community Organization.

Florance Street School

Florance Street School is located in the heart of the Cuyler-Brownsville neighborhood. It opened in the winter of 1930 as an elementary school. The Parent-Teachers Association, begun in 1930, was a tool for neighborhood organization. Over the years, this group raised funds, volunteered time, and provided much needed assistance to the school. Many teachers and the first principal, Miss Emma A. Quinney, lived in the neighborhood and perpetuated local involvement and identification with the school. Mrs. Margaret Johnson was a student at Florance in the 1940s,

and returned as the school's principal from 1978 to 1982. Mrs. Johnson helped steer the school through the challenging years of school integration. Florance Street School closed in the mid 1980s. In 1992, the Savannah Muslim Community purchased the building with plans to reopen it as an elementary school and community center.

Dr. Barbara Hendry, Professor of Anthropology at Georgia Southern University wrote in her article entitled Insight, Cuyler-Brownsville: Retrospect of a Savannah Neighborhood, that "the buildings which housed the schools and Charity Hospital, and the history of these institutions, are important symbols of black accomplishment for the neighborhood. The heritage of neighborly cooperation and trust which characterized Cuyler-Brownsville is well remembered by residents and former residents."

Building Types and Styles

Building Type— A building type refers to the form of the building, and often is determined by the massing of the building (shape) and how the interior spaces are configured.

Architectural Style— A building style refers to the ornamentation seen on a building, which causes it to be associated with a style. Some of the buildings in the neighborhood are based on architectural styles of the period, such as the Victorian era style, and the bungalow. Others show a mixture of very simple building forms accented with traces of high style architecture, such as rounded porches, neoclassical fluted columns, and tapered bungalow style columns.

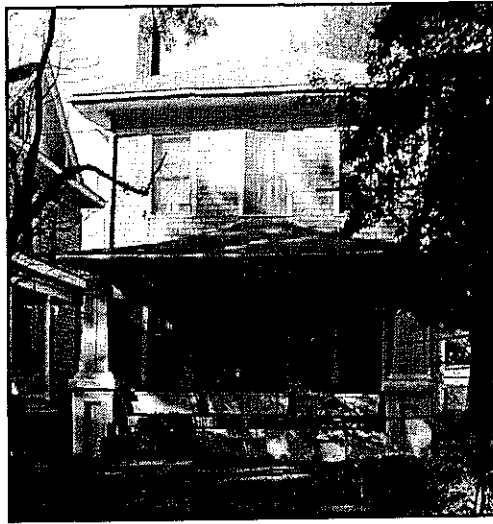
A building without a style, but with a special form, such as the simple, unadorned shotgun house, is referred to as *vernacular*, meaning that it is a simple, yet important building form representative of a geographic area.

One of the most noticeable aspects of Cuyler-Brownsville's historic architecture is the wide mix of vernacular architecture. Much of the housing stock does not fit neatly into a particular architectural form or style category. As a result, the richness of the neighborhood can be seen in the various architectural influences and building shapes. However, some architectural forms seem to have been polarized, and can be seen throughout the neighborhood. These include:

- HIPPED/GABLED FOUR SQUARE COTTAGE
- BUNGALOW
- SHOTGUN
- ROWHOUSE/DUPLEX
- CORNER STORE

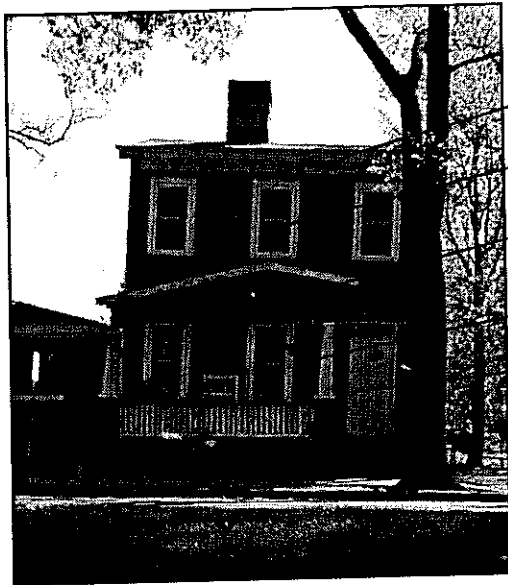
The photograph on the right illustrates an assembly of hipped and gabled four square cottages along 37th Street.





- hipped roof
- double hung windows
- posts or columns
- porch across facade

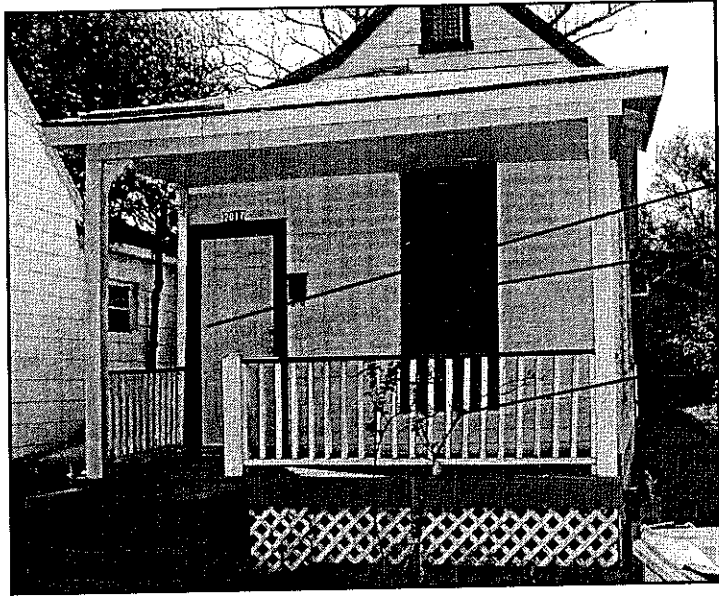
HIPPED FOUR-SQUARE COTTAGE



- side gabled roof
- double hung windows
- porch across facade with open gable roof
- posts or columns
- off center entrance

GABLED FOUR-SQUARE COTTAGE

The four square house generally has four rooms over four rooms. The entrance is usually located off-center. The four square has either a hipped or gabled roof, as seen to the left. The overall design of the building is clean, simple lines with modest ornamentation.



off center front door

double hung windows

full width porch

SHOTGUN

SHOTGUN

The shotgun is one room in width with a side hall. The rooms are stacked on one side, thus, the title "shotgun" because one could fire a shotgun into the front and down the side hall through the rear door. The shotgun usually has a gabled roof; however, the one on the right, located in Cuyler-Brownsville has a hipped roof. Most shotguns are one story in height.





prominent central dormer

brackets

wood porch supports with masonry base

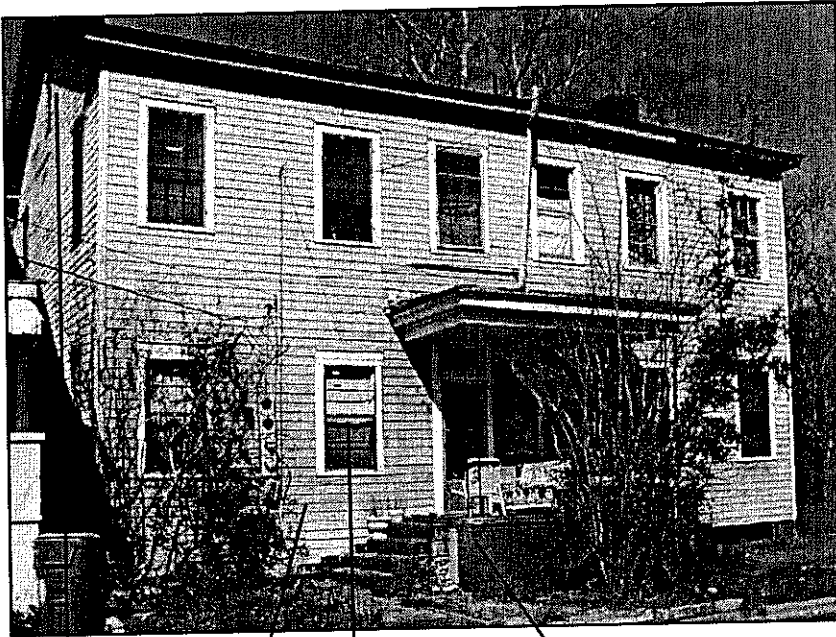
wide eaves with brackets

Most bungalows in Cuyler-Brownsville are simple one story structures with traces of the bungalow style, such as those noted above. The porch is a prominent feature of the bungalow. The bungalow became popular nation wide at the turn of the century, being constructed in many communities into the 1920s.

BUNGALOW



This row of bungalows, with similar size, shape, and setback, creates a sense of cohesiveness along the street.



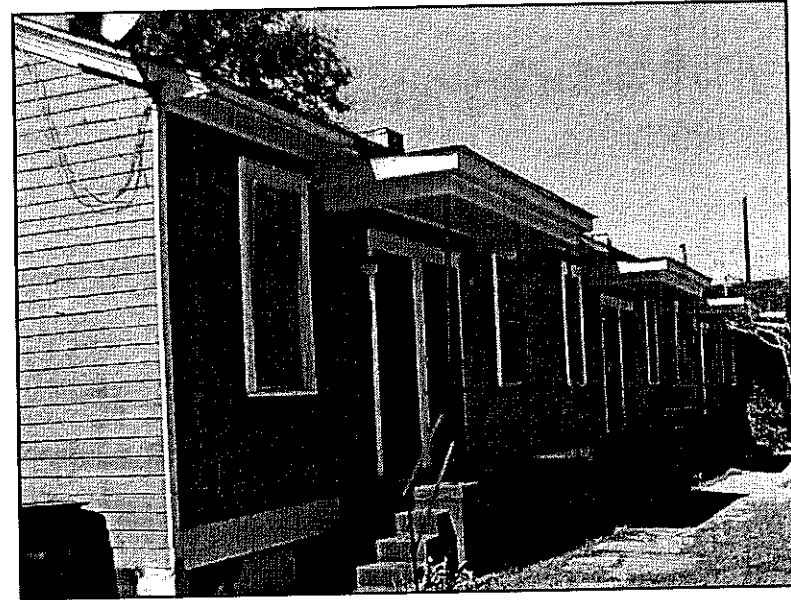
SAVANNAH ROWHOUSE/DUPLEX

gabled roof

double hung windows

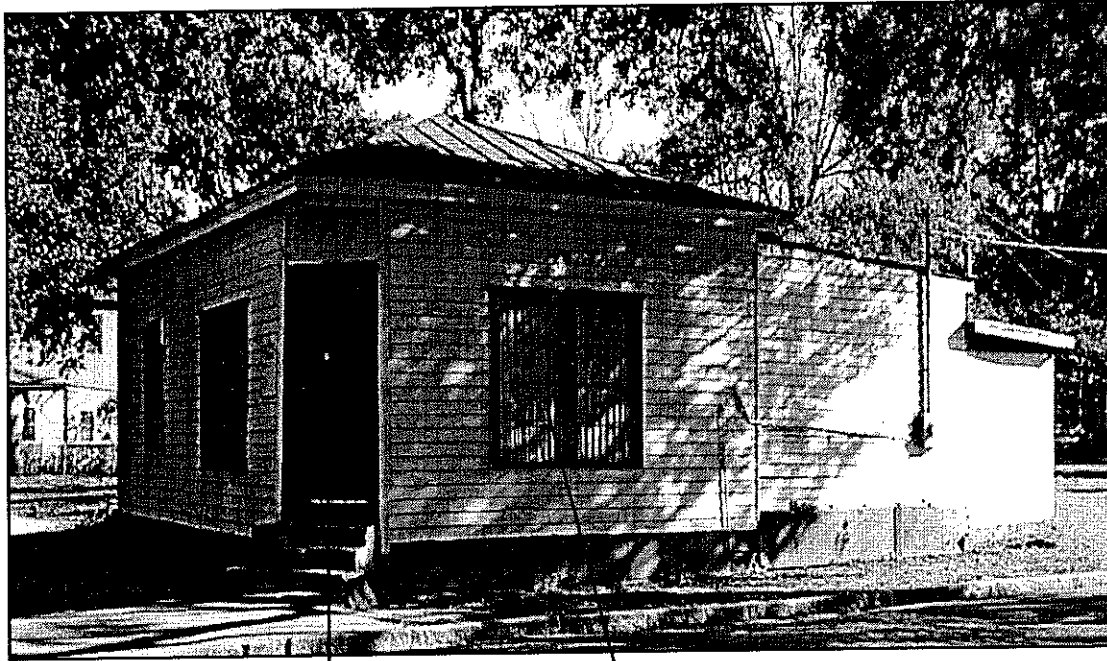
front stoop

wood clapboard siding



SAVANNAH ROWHOUSE/DUPLEX

The duplex in Cuyler-Brownsville is a vernacular rowhouse with distinguishing features such as the gabled roof, attached units, small front stoop, and simple ornamentation. Most rowhouses in Cuyler-Brownsville are single storied, with wood clapboard siding.

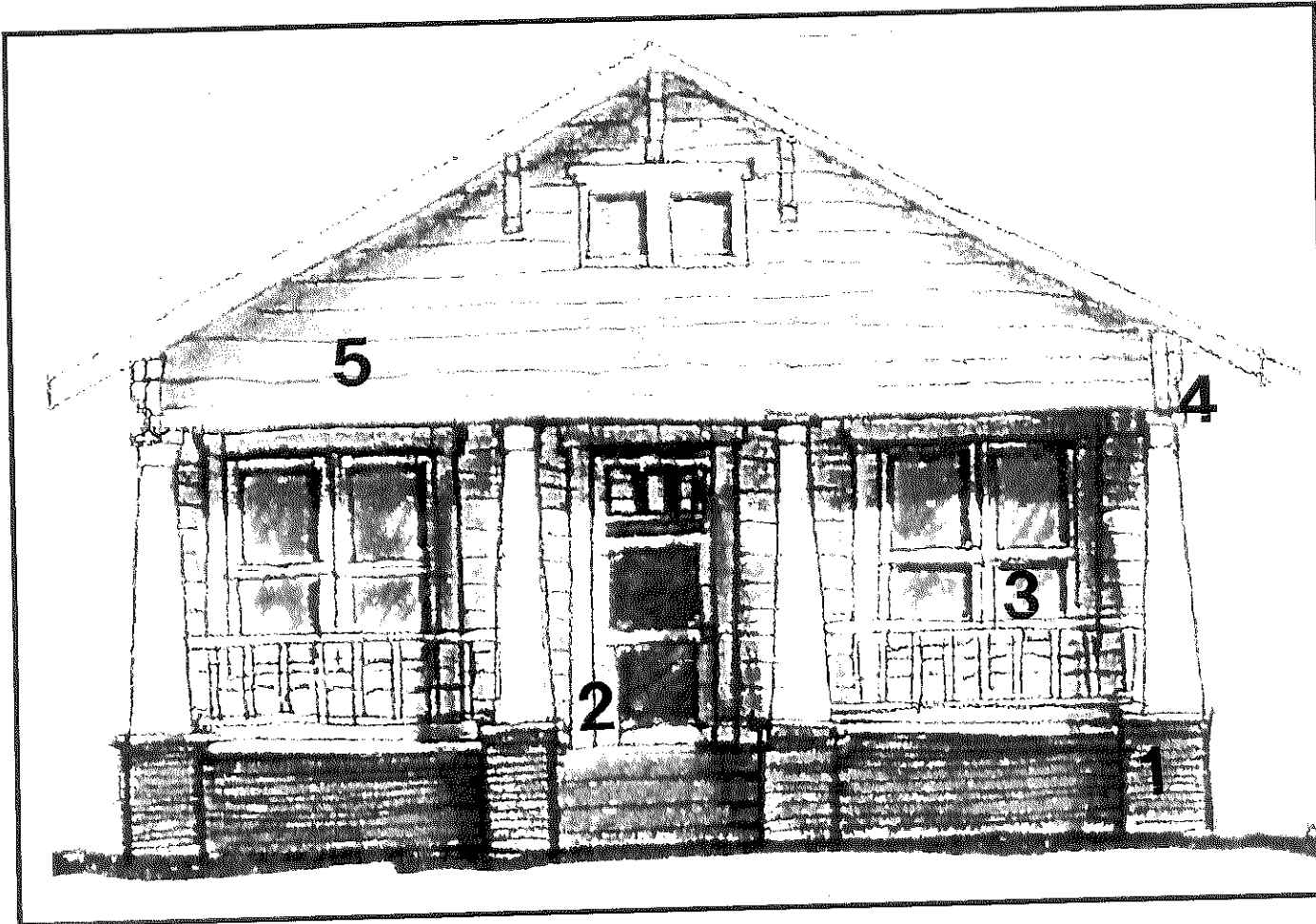


primary entrance facing the street

windows

The corner store is significant as being an architectural feature as well as a traditional gathering place and therefore part of the social fabric of the Cuyler-Brownsville community. The nomination which placed the Cuyler-Brownsville neighborhood on the National Register of Historic Places notes that some 19 corner stores exist in the neighborhood. While each one is slightly different, a few common features prevail, including a main entry facing the street and the sidewalk, as well as store windows. Most of these buildings were simple, with modest ornamentation, if any.

COMMON HOUSE FEATURES



1. RAISED FOUNDATION
2. ENTRANCE FACING THE STREET
3. DOUBLE HUNG WINDOWS
4. EAVE WITH OVERHANG
5. HORIZONTAL CLAPBOARD SIDING

Chapter 3: General Design Standards



In some cases, house form and detailing were repeated along the street. Notice the similar porch detailing and variation in roof form.

The general design standards are those that will, to a large degree, govern the overall character of new construction projects. As such, the general design criteria applies to the design of all new buildings, alterations, or additions to existing construction. These concepts are meant to ensure that the basic characteristics of new construction conform with the historic building patterns established in the neighborhood during its historic building period, which lasted from the late 1800s into the 1940s.

The following concepts are included in this section:

- Height
- Proportionality of the front facade
- Proportionality of openings
- Rhythm of buildings on the street
- Rhythm of entrance and porch projection
- Materials and texture
- Roof shapes
- Scale
- Signs
- Walls of continuity

These general concepts determine the most basic relationships of buildings and their context, in terms of site planning and building size. In order to make these concepts more understandable, they are presented in the form of sketches illustrating the points at the block level.

1 Height

- A. Maximum height shall be the average height of all similar structures for a given block face in which a structure is proposed to be constructed or relocated.
- B. The maximum height shall not exceed 35 feet.



The sketch above illustrates uniform building heights, as well as consistent rhythm of buildings (indicated by the "x").

2 Rhythm of Buildings on the Street

- A. Rhythm of buildings on the street is defined as the relationship of a structure to the open space between it and adjacent buildings. This space shall be compatible to the structures and places to which it is visually related.
- B. For a detached one or two family dwelling the *minimum* side yard setback is 5 feet. However, the neighborhood developed with a relatively high density. Therefore, setbacks should follow those seen traditionally in the neighborhood.

3 Proportion of Openings

- A. Proportion of openings is the relationship of the width of the windows to the height of the windows. This proportion shall be compatible with the structure and with places visually related to it. In short, the window proportions shall fit the size and style of the house. In general, windows shall be vertical, rather than horizontal. (See also Specific Design Standards 8 and 9 on page 30).



$$\frac{a}{b} = \frac{x}{y}$$

The proportion of the windows in the sketch above is directly related to the proportions of the house.

4 Roof Shapes

- A. Roof shape of a building shall be visually compatible with the structures to which it is visually related. Consider the size and proportion of adjacent roofs when designing a new building. (See also Specific Design Standard #7 on page 29 for a discussion of appropriate roof forms.)



As the sketch illustrates, the orientation, as well as the slope of the roof on the lower right hand corner is not in keeping with the other roofs.

5 Scale

- A. The size of a structure shall be visually compatible with the buildings and places to which it is visually related.
- B. The scale of a building is defined as the size of a building and how it relates to the size of the human body. A building that is out of human scale does not have features that make the building a pedestrian-oriented building. For instance, features such as large blank walls make a building out of scale. Features such as traditionally-sized entrances, openings, and building materials help bring the building into human scale.

6 Walls of Continuity

- A. Walls of continuity are defined as the physical features along a streetscape that form continuous enclosure along the street. For instance the combination of fences, walls, trees, and building facades may create a continuous visual backdrop along streets in Cuyler-Brownsville. These spatial relationships should be continued.
- B. An over-sized building facade or an over-sized fence or wall may interrupt the wall of continuity along the street.



The scale of the building to the right is not compatible with the other buildings, due to the size of the front facade and the lack of human-scale features. The wall of continuity is established by the fences and trees along the sidewalk.

7 Proportions of Front Facade

- A. The relationship of the width of the structure to the height of its front facade shall be visually compatible to the structures and places to which it is visually related.
- B. Consistent front facade proportions will help to keep the size and height of buildings consistent throughout the neighborhood.

8 Materials and Texture

- A. The relationship of materials and textures of the facade of a structure shall be visually compatible with the predominant materials and textures used on structures to which it is visually related.
- B. Building materials should be consistent with predominant traditional building materials, such as wood, brick, and stucco. Concrete block and over-sized brick are inappropriate. Siding such as vertical siding, pressed board (masonite), or artificial siding are also inappropriate. (See page 26)

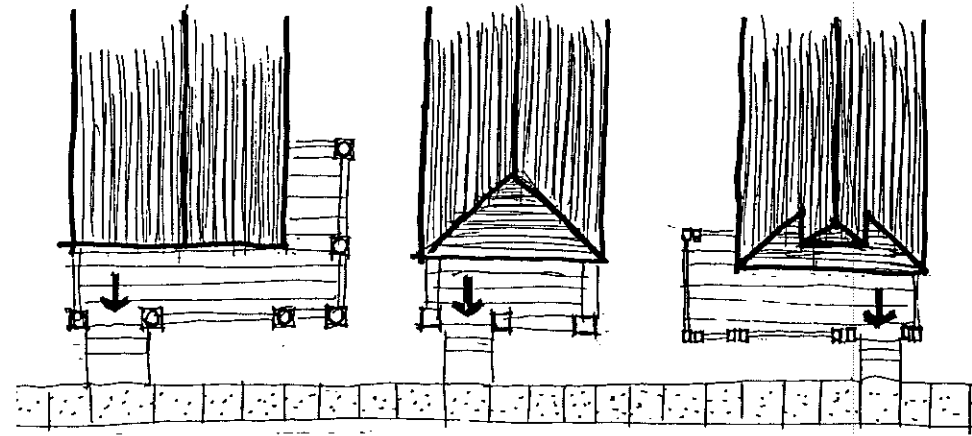


Illustration to the left: Although the front facades are different, their proportions are consistent.

9 Rhythm of Entrance and Porch Projection

Projection

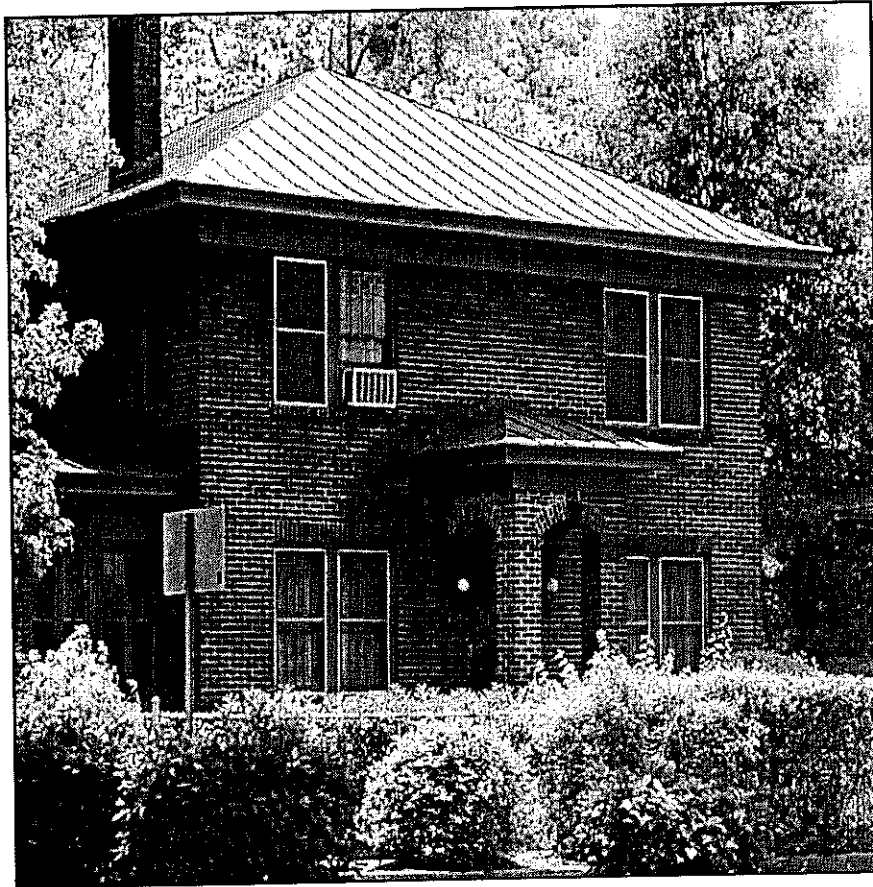
- A. The relationship of entrances and porch projections shall be visually compatible to the structures and places to which they are visually related.
- B. When constructing a new building, consider the number and pattern of entrances and porches on houses along the street and in adjacent areas.
- C. Porches should face the sidewalk, and should be sized in proportion to the building on which they are constructed.



Traditional porch patterns and orientations are favorable to the neighborhood. This concept is illustrated in the sketches to the right. The sketch above shows the plan view of three porches; the sketch below shows the same porches, as seen from the front. Notice all porches face the street.



Chapter 4: Specific Design Standards



Many dwellings in Cuyler-Brownsville, such as this one, are well-groomed, stately homes.

The Specific Design Standards address specific issues relating to individual construction rather than block and neighborhood level concepts, such as those covered in Chapter 3. Sections in this chapter often expand upon those in the General Design Standards; for instance, roofs are covered in both, with more detail provided in this chapter. In addition to the information in this chapter are the Secretary's Standards for Rehabilitation, which are nationally recognized rehabilitation guidelines that have been adopted by the United States Department of the Interior. Applicants are highly encouraged to follow these standards. These standards are mandatory if Federal grants or loans are involved in the project.

The following concepts are included in this chapter:

- Accessory Structures
- Exterior Wall Materials for Principal Structures
- Foundations
- Height
- Location of Main Entrance
- Porches
- Roofs
- Windows/Window Treatments
- Sidewalks
- Fences and Walls
- Signs

In the following pages, examples of appropriate and inappropriate design solutions are provided. The appropriate ones are indicated with a check mark (✓). Those considered inappropriate are indicated with an x mark (✗).

1 Accessory Structures

- A. Such structures, where visible from the right-of-way (not including lanes), shall complement the principal structure through the incorporation of similar exterior materials.
- B. Accessory structures shall be secondary to the main structures, particularly as seen in height and mass.
- C. Appropriate materials include traditional materials such as clapboard siding, brick, or stone. Inappropriate materials include concrete block or textured masonry surfaces.



The accessory structure above is clad with wood siding, an appropriate material.

2 Exterior Wall Materials

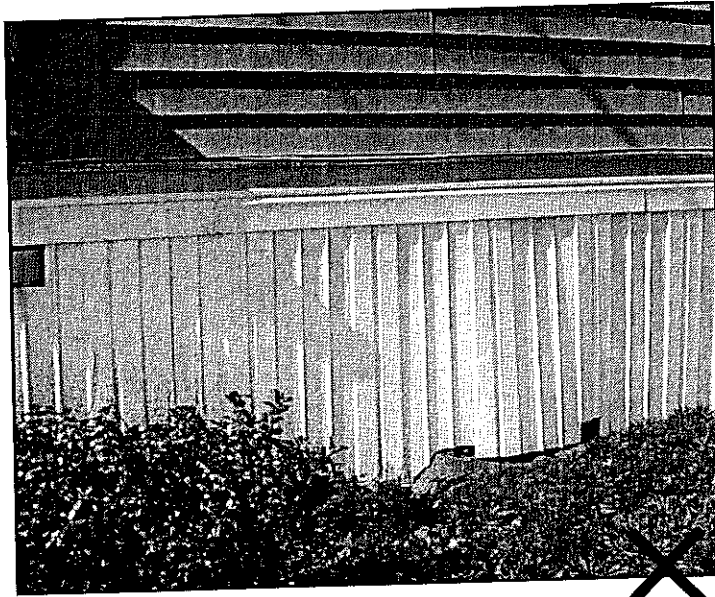
- A. New residential construction shall have finished exterior walls consisting only of wood, brick or fiber cementitious board (also referred to by the brand name Hardiplank). If fiber cementitious is used, the plain surface, rather than the raised grain surface, is recommended.
- B. New commercial construction shall have exterior finished walls consisting of wood, brick, or stone. Wood shall be applied in a horizontal clapboard pattern.



Siding should be applied in a horizontal fashion, with overlapping boards or weatherboard, as pictured above. Also, it is best to approximate the width of wood siding used traditionally in Cuyler-Brownsville.

3 Foundations

- A. For residential construction, foundations shall have a minimum finished floor area thirty (30) inches above grade, and be supported by piers that are constructed of brick, stone, or stucco over concrete foundation.
- B. The crawl space area shall be infilled by wood, lattice, brick, or stone, but shall not be obscure the piers.
- C. Slab-on-grade foundations shall be allowed where the slab has been built up to thirty inches.



This foundation has been infilled with a vinyl material, rather than those materials seen traditionally, such wood, lattice, brick or stone.

4 Height

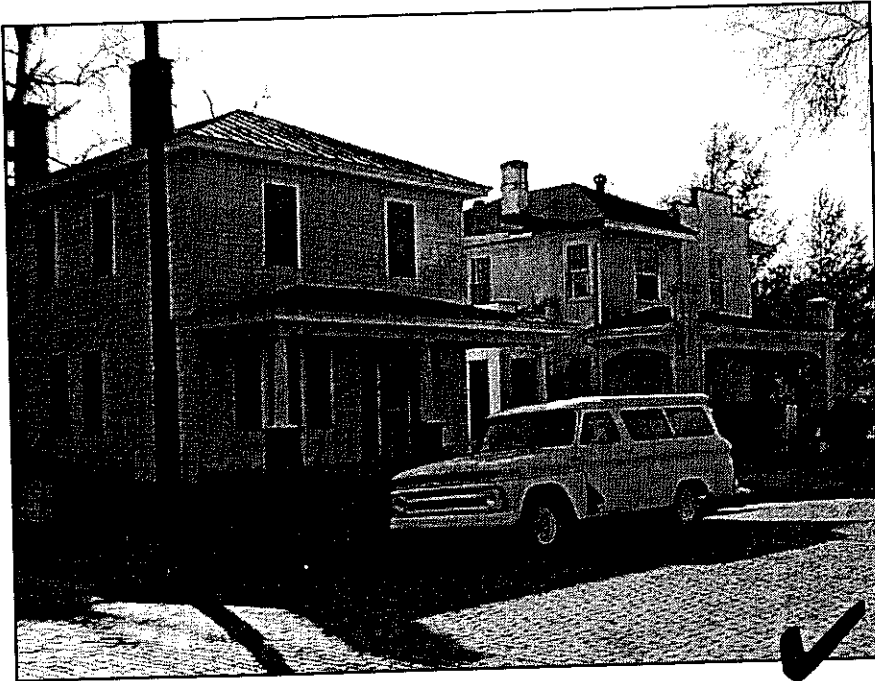
- A. The maximum height shall be the average height of all similar structures for a given block face in which a structure is proposed to be constructed or relocated, provided that the maximum height shall be no greater than thirty-five (35) feet.
- B. Architectural elements such as cupolas and spires (i.e. uninhabited portions of a structure) may extend beyond the maximum allowable height.



Only features such as spires, as on the church in this sketch, may exceed the maximum allowable height.

5 Location of Main Entrance

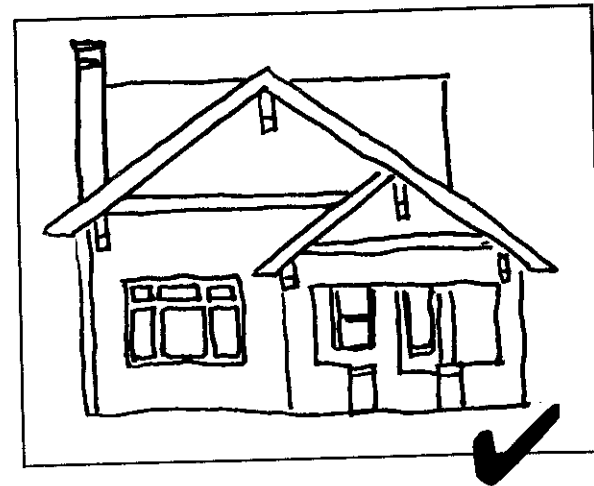
- A. The main entrance to a principle structure shall be on the front of the structure, which faces a public street. This frontage does not include lanes.



Entrances shall face the street, following the traditional orientation, as seen above.

6 Porches

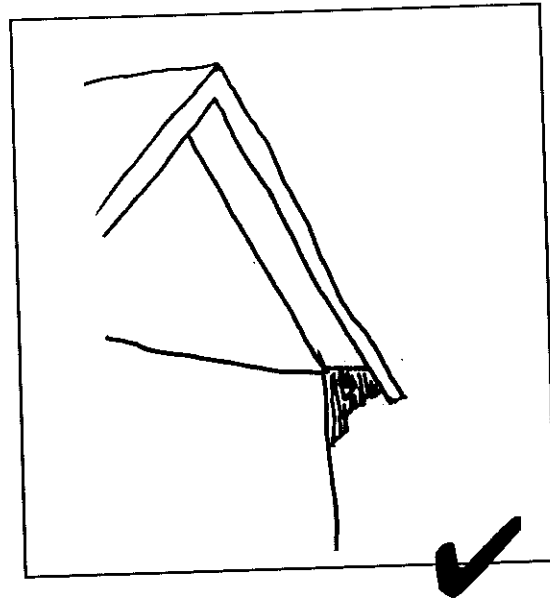
- A. New residential construction shall include a front porch that has a minimum dimension of at least eight (8) feet by five (5) feet, or as approved by the VCO. All porches shall incorporate stairs, columns, railings, posts, and stairs that are constructed of wood, brick, or stone. Cap and base molds shall also be incorporated into these features.
- B. Porches visible from a public right-of-way, not including public lanes, shall not be enclosed in any manner. (This means enclosed permanently with brick, glass, plexiglass, etc.) Screening of porches with traditional screening materials is acceptable.



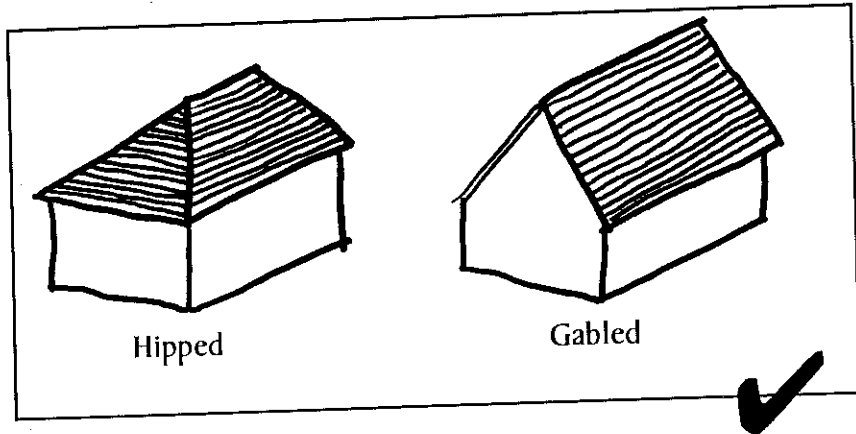
New residential construction must have porches. They should fit with the rest of the building mass, in terms of size and character, as seen above.

7 Roofs

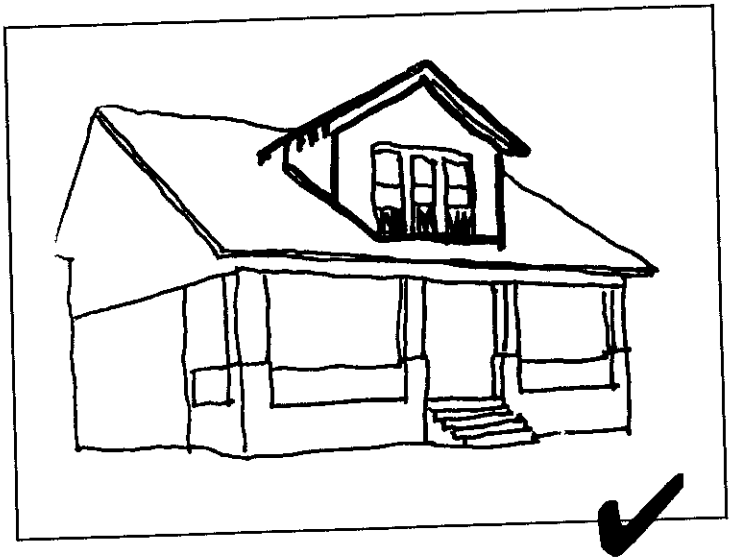
- A. Roofs shall be gabled or hipped for residential structures, with a pitch of at least 4:12 over the main structure. Mansard roofs are not allowed.
- B. Roofs shall have a minimum eave depth of at least eight (8) inches.
- C. The eave shall have bracketed or articulated eave detail whenever possible, though not required.
- D. Roofs shall have a covering of standing seam, asphalt, or cementitious shingles.
- E. Roofs shall have no skylights, roof decks or pergolas visible from a public right-of-way, not to include lanes. Dormers are allowed.



The eave depth shall be at least 8 inches, and articulated with a bracket, if possible. A pronounced eave depth is illustrated to the left.



Roofs shall be gabled or hipped. These roof forms are illustrated above.



Dormers are allowed.

8 Windows

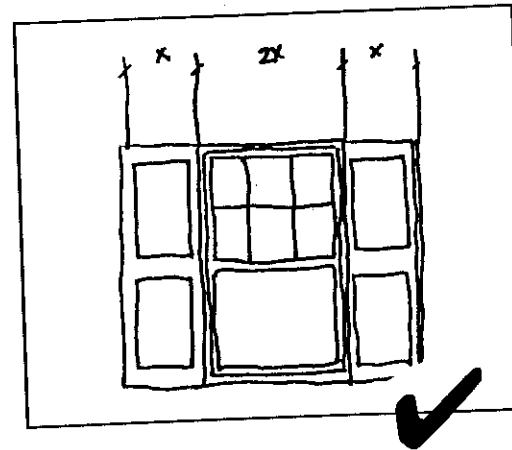
- A. Windows on new and existing non-contributing residential construction shall use double-hung sashes, be wood clad, vinyl, or metal, and possess true or simulated divided lights with spacer bars, where applicable.
- B. Windows on existing contributing construction shall be replaced by historic materials.
- C. Picture windows shall not be allowed on front facades.



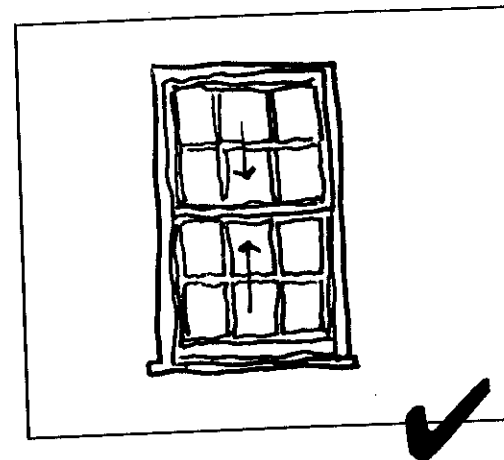
Picture windows shall not be allowed.

9 Window Treatments

- A. Where shutters are used, they shall consist of durable wood, be sized to fit window openings, and be operable (i.e. capable of being closed inward to cover the window). Metal awnings shall not be allowed on new or existing construction except where replaced or repaired in-kind.



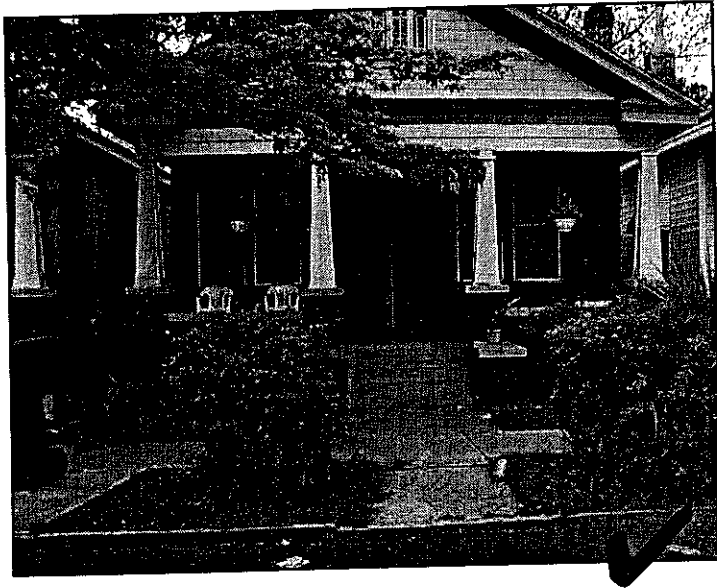
Where shutters are used, they shall be operable. This illustration shows the proportions of operable shutters.



Windows shall be double-hung windows with divided lights. This type of window is illustrated to the left.

10 Sidewalks

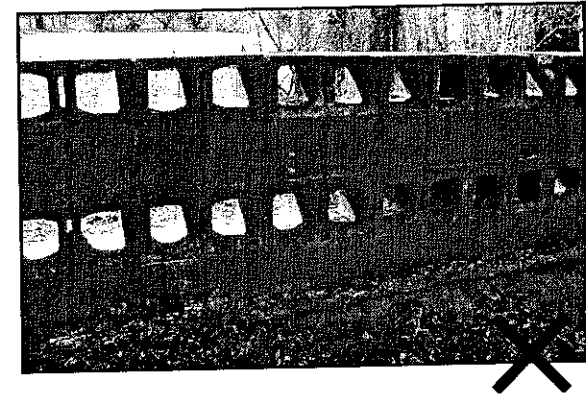
- A. New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk.
- B. Sidewalks shall be constructed only of brick, concrete, or stone. Use of permeable materials is highly encouraged.



Historically, houses in Cuyler-Brownsville had a walk connecting the porch to the sidewalk, as seen above.

11 Fences and Walls

- A. Front yard setback: fencing or walls in the front yard setback shall be constructed for decorative purposes only so as to define public and private space. Such fencing shall be no greater than three (3) feet in height.
- B. Rear and side yard setbacks: fencing and walls constructed in the rear and side yard setbacks shall be no greater than five (5) feet in height.
- C. Chain link (except within the rear and side yard), sheet metal, concrete, concrete block, wire of any type, stucco, tin or plastic are prohibited fencing materials. Stuccoed concrete block shall be allowed when the principal building is of masonry construction. Plastic or metal slats used in chain link fencing shall not be used. Wood fences shall be pressure treated, and painted or stained in a neutral color.



Concrete block fences are inappropriate.

12 Signs

- A. Signs shall be visually compatible with the historic and architectural character of the Cuyler-Brownsville Historic District.
- B. Signs shall be reviewed in accordance with the sign standards for the Victorian Planned Neighborhood Conservation District.



Signs should be visually compatible. Old signs such as the one seen on the store to the left, are encouraged to be preserved and reused.

Secretary of Interior's Standards for Rehabilitation

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the building, structure, or site and its environment, or to use the property for its originally intended use.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of history and development of a building, structure, or site and its environment.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the

new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing or architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Schedule 1: Development Standards for Phase I of the Cuyler-Brownsville P-N-C District

Type of Structure	Minimum Lot Area Per Unit by Structure Type and Zoning District (sq. ft.)	Minimum Lot Width (ft.)	Minimum Front Yard and Rear Yard Setback (ft.)	Minimum Side Yard Setback (ft.)	Maximum Building Height	Maximum Lot Area Building Coverage
A. One-Family Dwelling:			Front Yard: The front yard setback shall be the mean of the setbacks for the block face. On Bismark Street and Jaachems Street (proposed name), the front yard setback shall be 15 ft. from the property line. Rear Yard: A minimum rear yard setback of 30 feet shall be maintained. The rear 20 ft. of such area shall be utilized toward meeting the off-street parking requirements, where applicable.		The maximum building height shall be the average dwelling structure height for a given block face in which a structure is proposed to be located or constructed, provided that the maximum height shall not exceed 35 feet.	The maximum lot area building coverage shall not exceed 60% for all residential uses.
1. Attached and Semi-Detached	1,800 sq. ft.	20 ft.		0 ft. [1]		
2. Detached	3,800 sq. ft.	50 ft.		5 ft.		
B. Two-Family Dwelling						
1. Attached and Semi-Detached	2,500 sq. ft.	50 ft.		0 ft. [1]		
2. Detached	3,000 sq. ft.	60 ft.		5 ft.		
C. Multi-Family Dwelling						
1. One-Bedroom Unit	2,250 sq. ft.	60 ft.	5 ft.			
2. Two-Bedroom Unit	2,500 sq. ft.	60 ft.	5 ft.			
3. Three-Bedroom Unit	2,750 sq. ft.	60 ft.	5 ft.			
D. Non-Residential and Mixed-Use Structures	[2]	[3]	[4]	[5]		75%

Notes: [1] A zero (0) side yard setback shall be allowed only for the side of the lot where the dwelling is attached or semi-attached.

