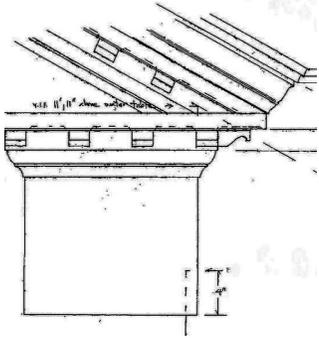


Rowley Historic Districts Guidelines

Additions

An appropriate addition should repeat or be responsive to a building's architectural features. Appropriate changes acknowledge and are sympathetic to the style of the original building and to the neighborhood in which the building is located. The scale, massing, architectural detail, fenestration and roof intersections must be considered.

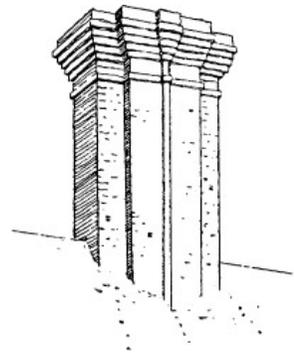


Architectural Elements and Trim

Every building has architectural features that make it look the way it does. Houses reflect the period they were built in. The removal of elements or details can significantly detract from a home or building. Features such as cornices, brackets, window moldings, entrance details, rustication or other decorative elements should be retained. Likewise, the addition of architectural elements from other architectural periods can muddle or confuse the appearance of your house.

Barns and Outbuildings

Barns are a significant artifact from Rowley's agricultural past and should be preserved. Barns or other outbuildings can be re-purposed for many contemporary uses without losing their exterior architectural significance. Generally the conversion of a barn to a home is discouraged within the historic districts.



Chimneys

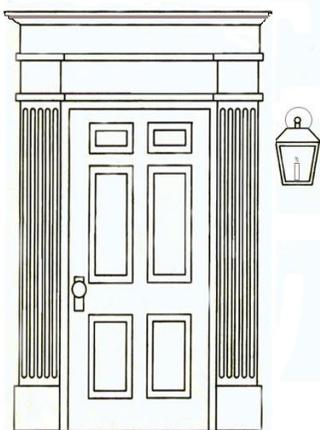
Chimneys are an important architectural feature and should not be shortened or removed. Chimneys that are rebuilt or repaired should use bricks that match the size and color of the originals. Old mortar should be duplicated in joint size, method of application and joint profile.

Decks

The siting of decks in the historic districts requires careful consideration so that they are not viewed from the street. Careful siting at the back of a house and plant screening help decks blend into the surrounding architecture.

Demolition

Removal of buildings, including outbuilding and barns, on property within the historic districts will be generally not be allowed. In all cases, a public hearing will precede any demolition of a building in the district. The significance of the structure and its condition are factors to be considered when a demolition request is reviewed by the Commission. The Commission may require that a new structure replicating the original be built in the place of the demolished structure if its value is significant to the district and the streetscape.



Doors, Doorways and Porticos

Doors, doorways and porticos are a feature element in the front façade period buildings. New England doorways and entrances, simple or refined, often showcased Classic Roman and Greek design. Repair and restoration rather than replacement should be considered when dealing with early doors and doorways and porticos.

Dormers



Dormers should be small in scale, and facades visible from the public way should not appear as though an additional story has been added. Dormers that were part of the original design should not be altered in scale or form. New dormers should match existing ones. Where no dormers presently exist, new dormers should correspond in style with the other architectural features of the building.

Shed dormers that are added to the rear roof must be set back from the gable ends of the house by at least 3'. This visually preserves the roofline of the house when viewed from the street. Shed dormers on the front elevation of a house will be discouraged in the districts.

Energy Alternatives

Alternative energy solutions need to be thoughtfully introduced to established historic districts. The Commission will engage interested homeowners in discussions about installation options that encourage sustainable energy alternatives, and also maintain the district's preservation goals. In all cases, historic structures should not undergo physical changes that alter or compromise the building's architectural details.

Exterior Equipment

Air conditioning units should be as inconspicuous as possible. HVAC units or electrical generators situated on a concrete pad adjacent to a building should not be located on primary or highly visible locations. The equipment must be screened by plantings or appropriate fencing if visibility cannot be avoided. Placement of septic system vents, satellite dishes, and solar panels should be located to draw as little attention as possible.



Fences

Fences can be erected for utilitarian and/or aesthetic reasons. Fences are significant architectural features. They were sometimes architect-designed, as those of Samuel McIntire. Architecturally important fences should be repaired or replaced, where necessary, with new materials that duplicate the old as closely as possible. Fences along the street facades of historic houses were meant to serve a decorative purpose. Such fences should not block a house's view, but complement it. They should be in scale to the property and they should be open, not solid. Narrow pickets (approximately 2 1/2 in width) are preferred to wide pickets. Design of a fence should be based on the period of the house and the use of the fence. If wood is to be used, picket, capped picket, or spindle fences are recommended.

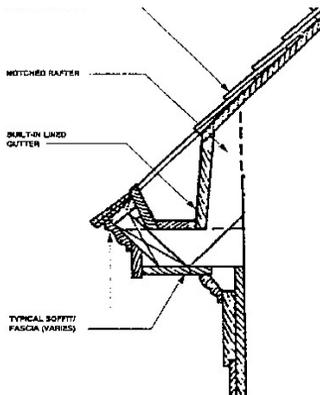
Back and side yard fences which serve a screening purpose may be higher and solid. Capped flat board fences are most appropriate for side back yards. Chain link, stockade, and wire-type fences are not appropriate in historic districts.

Foundations

New foundations should be in harmony with foundation heights of buildings in the surrounding area. Also, in new construction, foundations should be of a height consistent with the typical foundation height of the architec-



tural style of the house. The foundation height of an addition should match that of the existing structure. Foundations should be repaired with the material of the existing foundation. The exposed portion of a foundation of a new building, if concrete or concrete block, should be brick or stone-faced.

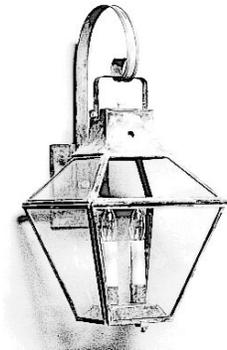


Gutters and Downspouts

Historic gutters and downspouts were typically constructed of wood or copper and should be preserved and repaired rather than replaced. Replacement gutters or downspouts should match the original in material, design and configuration, including the profile. In particular, if the original gutter was built into the eave profile, such a gutter design should be replicated. Downspouts should not obscure the corner board details. Painted aluminum or vinyl gutters may be approved for non-historic buildings or marginally visible gutters or downspouts.

Lighting

In general, exterior lighting in the District should be kept to a minimum, to respect the architecture and to convey a sense of calm and tranquility. Light levels should be adequate to ensure public safety but should not stand out or spill over onto adjacent properties. Fixtures should be appropriate to the architectural style of the structure and should not evoke either an older or a newer period.



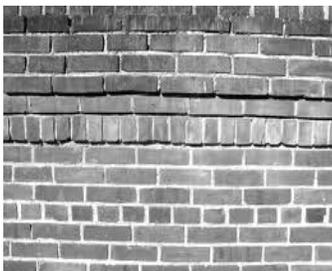
All aspects of exterior lighting in the historic district, including design, size, placement, materials, and color of fixtures, as well as the color, intensity, and directionality of the light itself, must be approved by the HDC. Fixtures should be appropriate to the architectural style of the structure and should not evoke either an older or a newer period.

Materials

The materials historically used in construction, wood, glass, brick and stone are traditional materials that would be appropriate when building or renovating in the historic districts. Many new synthetic building materials are revolutionizing the building trades. Not all new products are appropriate in an historic district. As new materials are developed that are indistinguishable from natural traditional products the Commission will consider their use on a case by case basis.

Masonry

Original masonry and mortar should be retained, whenever possible, without the application of any surface treatment. Do not apply waterproof or water repellent coatings unless required to solve a specific technical problem that has been studied and identified.



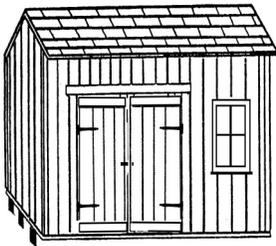
Old mortar should be duplicated in composition, color, and texture. Do not re-point with mortar of a high Portland cement content. Mortar that is harder than the material it is binding will cause masonry to deteriorate. Old mortar should be duplicated in joint size, method of application, and joint profile. Masonry should be cleaned only when it is necessary to

halt deterioration. Sandblasting which could have an abrasive reaction with masonry should not be used. Deteriorated original materials should be repaired or replaced, where necessary, with new materials that duplicate the old as closely as possible. Replacement bricks should be carefully matched in size and color to the originals.

New Construction

The style, architectural elements, and the materials of new construction should complement the historic buildings in the district, not replicate them. *(Exception in rare cases: replication of period style building after approved demolition of a significant building - see Demolition).*

Design harmony is the goal when the structure under review is not historic. Scale, massing, roof form, door and window openings, architectural details, materials, and siting of new construction should blend in well to the surrounding neighborhood. New construction should respect the existing historic streetscape and the current relationship of buildings to the street and to other properties in the district.



Outbuildings / Sheds

Changes to, or construction of outbuildings and/or barns (see barns) that are on a foundation and can be seen from the street will require design review. Garden and storage sheds that are temporary (not on a foundation) are expected to follow the general guidelines for design within the historic districts but do not require a public hearing.

The visual impact of garages in historic districts must be minimized by the design or placement of the garage.

Paint

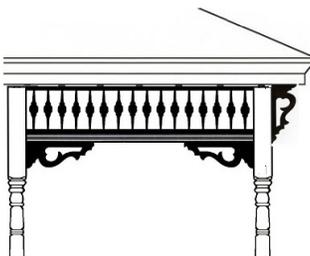
Paint color is not reviewed by the Commission. The RHDC recommends, however, that homeowners choose colors that are harmonious with the historic nature of the districts. Paint colors should be chosen with consideration for the colors of surrounding buildings and with sensitivity to the architectural period of the house. Strident colors will dominate the architectural details of a house of any age.

Parking

Parking areas should be designed or screened to minimize the impact on nearby architecture in the Historic District.

Porches

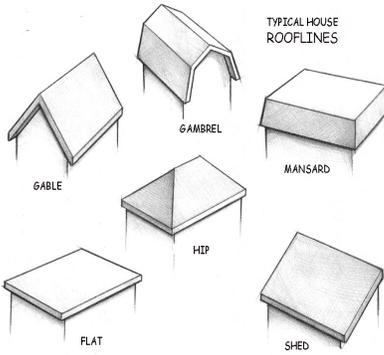
Review is required to remove, add or enclose porches. Complete elevation drawings must be submitted for porch additions, clearly detailing all design elements, including the relationship of the proposed porch to the building. Such additions must reflect the historic character, architectural detail, and materials of the house. Location, materials, and design are critical components of porch additions.



Roofing

The roof of a house is an important architectural feature and should be treated as such. Therefore, all efforts should be made to preserve the original roof shape and to properly maintain or replace roofing materials as

necessary. Roof re-placement materials on older houses should be sensitive to the original.



The RHDC recommends that asphalt shingles should be black, charcoal; or, in limited uses, dark brown. Often, a very subtle blending of lighter and darker tones is acceptable.

All architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, and weather vanes should be preserved or replaced, where necessary.

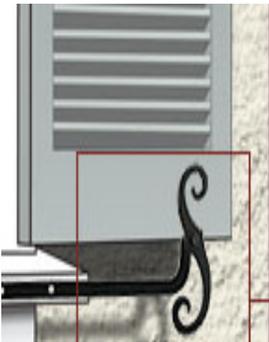
Skylights are not considered appropriate on the front roof plane of a building or, if the house is gable end to the street, on visible portions of the roof. Roof vents should be painted to match the color of the roof.

Secondary Egress

In cases where the building code requires a secondary means of egress, this egress should be installed within the building. If space constraints preclude interior installation, the secondary means of egress should be installed so as to be invisible from a public way whenever possible.

Handicapped Access

In compliance with the Americans with Disabilities Act and the Massachusetts Architectural Access Board Regulations, all public buildings must be handicapped accessible. In an historic district, care must be taken to create entrances that comply with the Act and regulations, while causing the least impact on the historic district or a historic building's character and façade.

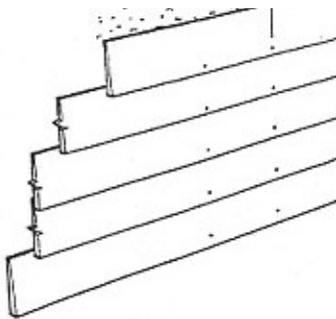


Shutters

Vinyl or aluminum shutters are not permitted. Wooden replacement shutters should reflect their original operable use; their size should be such that they would cover the entire window if closed. Shutters may not be appropriate or necessary to every architectural style and the Commission should be consulted before action is taken to remove or install them.

Siding

Wood clapboards and cedar shingles are the most common and acceptable siding materials found on New England's houses. Clapboards must be applied with 4" exposure to the weather. Clapboards applied to additions should be matched to the original building.



Vinyl or aluminum, which literally covers up the distinctive surfaces and features of older buildings, are not permitted.

Shingle siding is not appropriate for every style of house. Siding applied in unusual design patterns is discouraged in the districts. Before making any changes to the exterior siding on your house, be sure to check with the RHDC

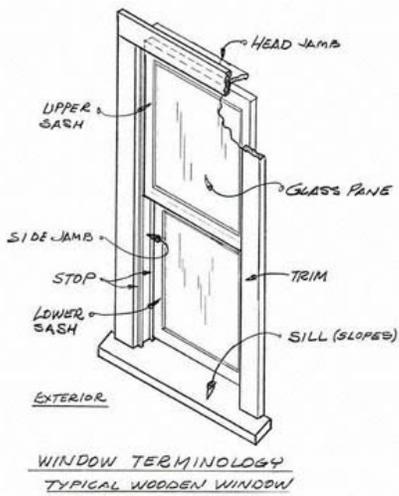
Signs

The RHDC reviews the design of signs within the districts. The Commission will look at a sign's color, type sizes, type arrangement and fonts. Materials for signs, sign posts and methods of hanging the sign are reviewed.

Storm Windows

The installation of storm windows does not require commission review. However, there are recommendations for storm windows. Exterior storms should be bought in a color that matches the building's trim or should be painted to match. If triple track storms are purchased, their aluminum mid-rails should match the meeting rails of the historic sash.

Before installing storms, consider the house's overall energy needs. An energy audit can be done before any measures are taken. Caulking and weather stripping are inexpensive do-it-yourself procedures that cut down on infiltration. Once these measures are taken, storm windows may not be necessary.



Windows

Historically appropriate window openings including window sash, glass, lintels, sills, moldings, hoods, and shutters should be retained. Window openings should not be enlarged or reduced to fit new stock window sash sizes in protected houses. New window openings in the principal elevations are rarely appropriate or permitted.

If replacement of a window is necessary, the replacement should duplicate the material and design of the historically appropriate window sash. The stylistic period or periods a building represents should be respected. If replacement of a window is necessary, the replacement should duplicate the material and design of the historically appropriate window sash.