



REHABILITATION OF HISTORIC BUILDINGS

Rehabilitation of Historic Buildings

Commercial, residential, religious and institutional buildings contribute to Easton's historic districts. So do streets, sidewalks, parking lots, driveways, walls, fences and landscaping. Collectively, they create the unique character of not only the districts, but also to a large extent, of the town.

All elements of buildings contribute to their character. The front façades of buildings are the most visible and typically are of primary concern to the Historic District Commission when changes are proposed. Side or rear façades that can be seen from a primary public right-of-way are also of a concern when changes are proposed, as are character-defining elements such as doors, windows, roofs and porches. In the commercial areas, storefronts, awnings and business signs are important to defining the character of front façades. Details and ornamentation on all types of buildings, such as brackets, cornices and belt-courses, are important defining characteristics as is the color of buildings. Finally, how a building is illuminated at night can enhance its character as well as the character of the neighborhood in which it is located.

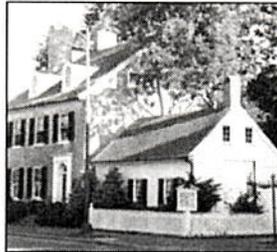
In most cases, buildings have been altered over time. In all likelihood, they will continue to be altered to meet the changing needs of owners and tenants. These guidelines and the *Secretary of the Interior's Standards for Rehabilitation* recognize this inevitability. They do not discourage change; rather they encourage appropriate changes that do not significantly alter the historic character of a building. Thus, before considering any change to a building, it is first necessary to evaluate the materials, forms, features, details and other aspects of a building that are most important to defining its character.



As noted in the Introduction to these guidelines, Easton's historic districts contain both contributing and non-contributing buildings. The Historic District Commission recognizes that the former are more important in defining the character of the districts than the latter. In fact, in some cases, the design of non-contributing buildings detracts from the overall character of a district or area. Therefore, in certain cases noted in this section, the Commission is more lenient in the types of alterations and changes that can be made to non-contributing buildings. Prior to making any changes to any building within the historic districts, owners are encouraged to contact the Historic District Commission to determine if their building is considered contributing or non-contributing, as well as to discuss those elements and features that are considered character defining.

FRONT FAÇADES

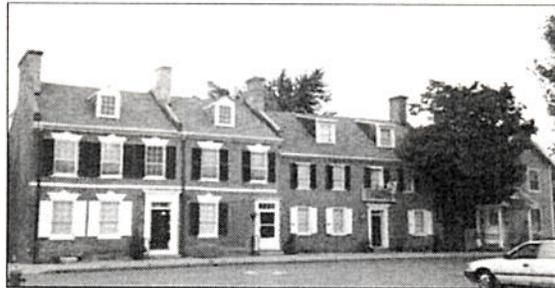
The front façades of buildings in the historic districts are among their most important character-defining elements. The design and materials of the façade, the location, proportion and scale of windows and doors, massing and rhythm of features such as bays, porches and storefronts, and the details, ornamentation and colors used all contribute to that character. Alterations, repair or replacement of elements and features of front façades must be carefully considered so the proposed changes do not detract from the building's overall character, or that of the district in which it is located.



Masonry

Brick is a common façade material for all types of buildings in Easton's historic districts. The molds used to manufacture brick give it its texture, shape and size. The type of clay and the temperature at which it is fired in the kiln gives brick its color. The way bricks are laid in the wall (called coursing) and the width and profile of the mortar joints and color of the mortar also contribute to the character of brick walls.

Prior to the 1860s, most bricks were hand-made in wood molds. Fired in kilns that used wood or charcoal as fuel, the finished product is somewhat soft and has an uneven appearance. By the 1880s most kilns used gas as fuel allowing much higher temperatures to be achieved and a harder brick to be produced. These bricks had the advantage of being non-porous and thus were usually left unpainted. However, not all bricks produced by gas-fired kilns were of the same hardness. Bricks stacked in the center of the kiln are less exposed to heat and are thus softer (more porous) than those on the outside of the stack. The bricks from the interior of the stack were frequently used for party walls, or rear walls, while the hard-fired brick was used for primary elevations.

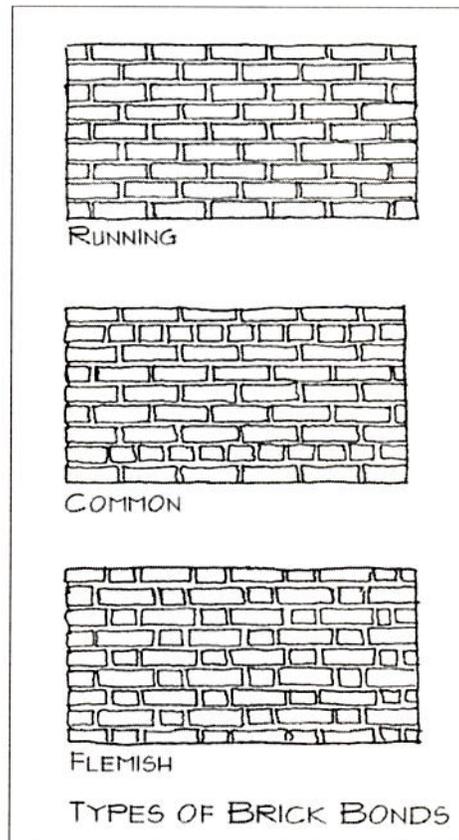


Most historic brick walls and foundations in Easton are laid in running bond. Also prevalent are common and Flemish bonds. In addition to the coursing, the width, color and profile of mortar joints contribute significantly to a wall's appearance. Most mortar joints in Easton's brick walls and foundations are 1/4" 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, concave and rope. Mortar is naturally a gray-white color, although some mortar used in historic brick walls and foundations is red or some other color, achieved by adding various coloring agents to the mix.

Stucco is a non-structural cement-based material used for exterior walls of some historic buildings in Easton. Historically stucco was applied in three coats to wood or masonry structural walls. It can be finished in various textures and colored by adding stone dust to the wet mixture or by painting after it cures.

Recommended

- Maintain and repair character-defining brick, stone, stucco and other type masonry used for front façades. If replacement is necessary, use materials that match the original in bonding, size, texture, color and other defining characteristics as closely as possible.
- If a masonry wall has historically been painted, it should continue to be painted. If a masonry wall has historically not been painted, it should not be.
- Remove modern covering materials such as metal and vinyl siding applied over original masonry. Repair or replace damaged or missing units using materials that match the original as closely as possible.



- If a masonry feature, such as a window hood or brick corbel is missing, it should be replaced based on documentary or photographic evidence. If no evidence of the design of the feature exists, a new design compatible or consistent with the overall character of the building should be used.
- Repointed mortar joints should match the original in size, depth, profile, texture, color and composition, provided that matching the original does not cause detrimental effect over the life of the building. For example, the use of rake joints in exterior applications. For buildings constructed prior to 1900, a very low Portland cement mortar mix should be used.
- If a masonry wall requires cleaning, it should be done using the gentlest effective means possible, such as low-pressure water and soft natural bristle brushes



Not Recommended

- Covering original masonry walls.
- Painting historically unpainted masonry walls.
- Sandblasting or using other inappropriate and destructive methods to clean masonry.
- Applying waterproof coatings to masonry walls that change their appearance or that cause moisture to be trapped inside of a brick or other masonry cavity.
- Repointing using inappropriate mortar mix or not matching the original joint size, depth, profile, texture and color.
- Removing original masonry features.



Wood

Wood is a very common façade material used for buildings in the historic residential areas and can be found in the historic commercial areas. Most of the wood-sided buildings in Easton use clapboards, tapered horizontal boards with four, six, and sometimes eight inches of exposure. Other types of wood siding that can be found in the districts include weatherboard, shiplap and German siding.

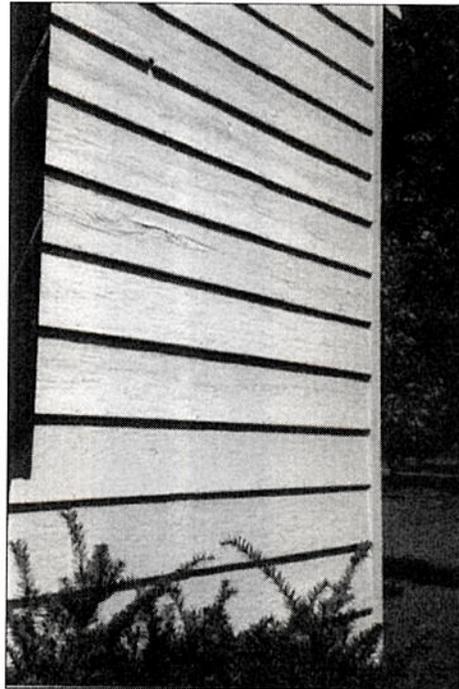
Some historic wood façades have been covered with asbestos, metal, vinyl and other inappropriate materials. They obscure the original material, often damage historic details and ornamentation, and can cause moisture to be trapped inside walls.

Recommended

- Maintain existing wood façades using appropriate paint or other protective coatings.
- Repair minor deterioration using an appropriate wood consolidant or filler. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile and texture.
- Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

Not Recommended

- Applying metal and vinyl siding, artificial brick and stone or other inappropriate materials to façades of wood buildings.
- Replacing original wood siding with a different type of wood siding; for example replacing 4-inch horizontal wood siding with wood shakes.

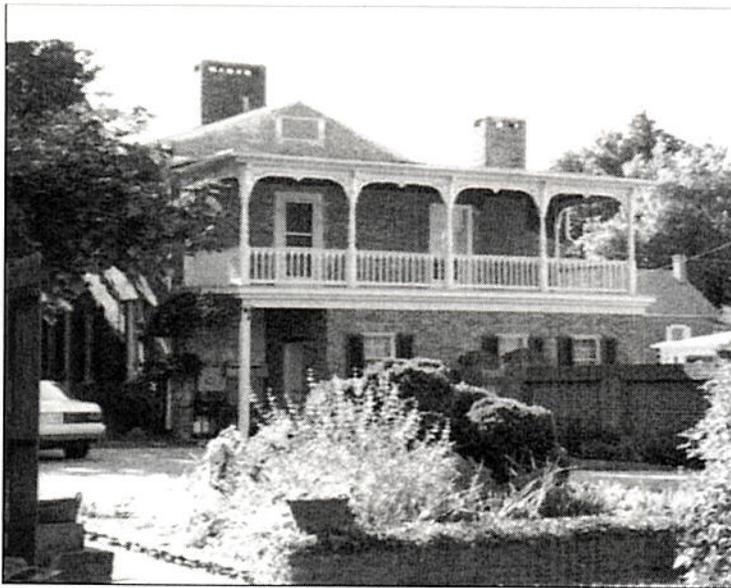


SIDE AND REAR FAÇADES

The side and rear façades of buildings visible from a primary public right-of-way are also important character defining elements in the historic districts. In the residential and commercial areas, most historic buildings employ the same materials on the side and rear façades as they do on the front façade. However, typically the side and rear façades are less elaborate than the front façade.

Recommended

- The guidelines for side and rear masonry and wood façades of contributing buildings are the same as those for front façades.
- Masonry side and rear façades of non-contributing buildings, visible from a primary public right-of-way, may substitute an appropriate replacement masonry material that is compatible in design, scale, proportion, texture and other defining characteristics with the overall character of the façade and is approved by the Historic District Commission.
- Masonry side and rear façades of non-contributing buildings, not visible from a primary public right-of-way, may use, or be covered in, appropriate replacement material approved by the Historic District Commission. The material should be applied in such a manner that other defining characteristics and features of the façade are preserved.



Not Recommended

- Wood side and rear façades of non-contributing buildings, visible from a primary public right-of-way, may use replacement material that is similar in design, scale, proportion, texture and other characteristics of the original and is approved by the Historic District Commission. The material should be applied so that the other defining characteristics and features of the façade are preserved.
- Wood side and rear façades of non-contributing listed buildings, not visible from a primary public right-of-way may use replacement or covering material approved by the Historic District Commission. The material should be applied in such a manner that other defining characteristics and features of the façade are preserved.
- Covering historic masonry or wood with a material that changes the essential character of a side or rear façade on contributing and non-contributing buildings visible from a primary public right-of-way.
- Applying replacement material so that it damages or destroys other important character-defining elements of a side or rear façade on contributing and non-contributing buildings visible from a primary right-of-way.
- Applying replacement material that will damage underlying materials, trap moisture within cavities or compromise the structural capacity of a side or rear façade.



DOORS AND WINDOWS

The design, location and materials of doors and windows significantly contribute to the character of buildings in the historic districts. Typically doors and windows are symmetrically arranged on front façades. In some cases, such as Victorian residential buildings, doors and windows may be asymmetrically arranged on the front façade. Windows and doors located on side or rear façades of both residential and commercial buildings are often informally arranged.

Doors

Main entry doors, typically located on the front façade, are usually designed to symbolically greet a customer, client or visitor. Main entry doors of residential buildings usually have a warm, welcoming appearance, while those on commercial buildings may indicate the prominence of the business. On the other hand, side and rear doors of both residential and commercial buildings are usually more utilitarian in design.

Historically, residential doors were made of wood with raised or recessed panels. Those located on front façades may incorporate plain, colored, stained, beveled or even etched glass panels. Fanlights and sidelights may also be incorporated in entry doors. Wood screen doors on residential buildings constructed after World War I sometimes had screens that could be replaced with storm windows.



The main entries of commercial buildings were historically constructed of a large pane of glass surrounded by wood. A transom window, often operable, is typically located above the doors. Main entry doors designed as part of a storefront were often recessed to provide protection from the weather.

Recommended

- Maintain and repair in their original location and design, frames, sills, hardware, transom, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.
- If repair is not possible, replacement doors and surrounds on front, side and rear façades of a contributing building visible from the primary public right-of-way should be designed to duplicate the original as closely as possible. Replacement doors not visible from the public right-of-way should be compatible with the overall character of the façade in which they are located.
- If repair is not possible, replacement doors and surrounds on all façades of non-contributing buildings should be compatible with the overall character of the façade in which they are located.
- An inappropriately designed, non-original door or surround on a contributing building should be replaced with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be compatible with the character of the façade in which it is located.

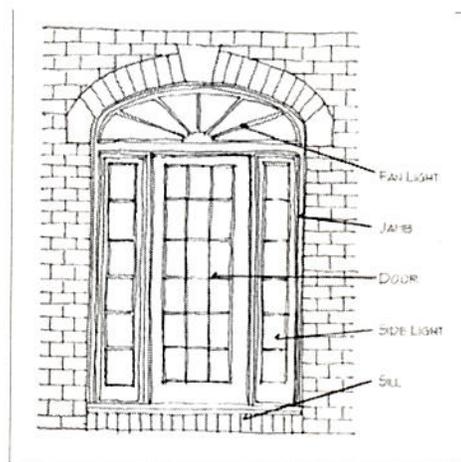


- Screen doors are usually appropriate on residential but not commercial buildings. On front façades, screen doors should be constructed of wood and designed to be compatible with the design of the door. On side and rear façades, painted metal screen/storm doors, painted to match the existing surround and door, may be used. Existing original screen doors should be maintained.



Not Recommended

- Changing the location or size of doors, openings, transom windows or sidelights particularly those located on front façades.
- Adding a new door to a front façade.
- Using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building.
- Adding details, surrounds, canopies and ornamentation that have no historical basis and are not in keeping with the character of the original door.

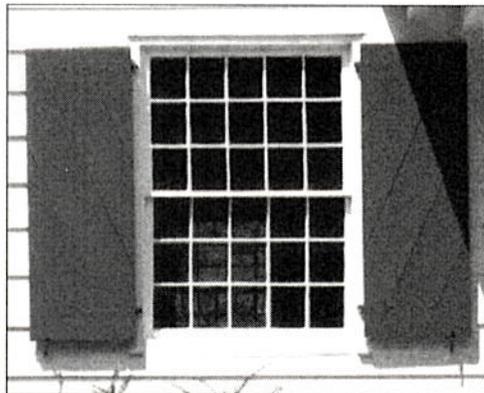


Windows

A window is composed of a number of elements, each of which is important to its character. Until the late nineteenth century, window surrounds in residential and commercial buildings were almost always made of wood or brick with little detail or ornamentation. In the latter part of that century, elaborate surrounds of scrolled wood, pressed metal and patterned brick were found on many residential and the front façades of commercial buildings. In the nineteenth century, the upper floor windows of commercial buildings were normally double-hung with the sash sometimes subdivided into 2, 4 or even 6 lights (panes of glass) each. In residential buildings, sash with 9 or even 12 lights was also common.

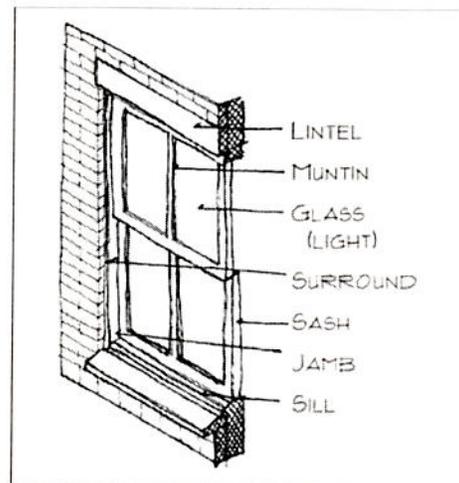
In the twentieth century, other types of windows were also used in residential buildings and in the upper façades of commercial buildings. Casement windows, re-introduced at the very end of the nineteenth century in residential buildings, are mounted on vertical hinges and open outward. They can be found individually, in pairs, or in rows. The sash may consist of a single pane, or be subdivided horizontally, vertically, or in a diamond pattern. Casement windows may be constructed of wood or metal.

In the mid-twentieth century, awning windows consisting of a single pane of glass in a metal or wood sash, hinged at the top, began to be popular in residential buildings. Decorative windows of various shapes were also popular in residential buildings. Bullseye windows, usually constructed of wood, are often located above a main entrance or at the top of a gable-end wall. Oval windows, usually divided into multiple lights are similarly located. Other popular shapes for residential buildings are half-circular, quarter-circular, and hexagonal.

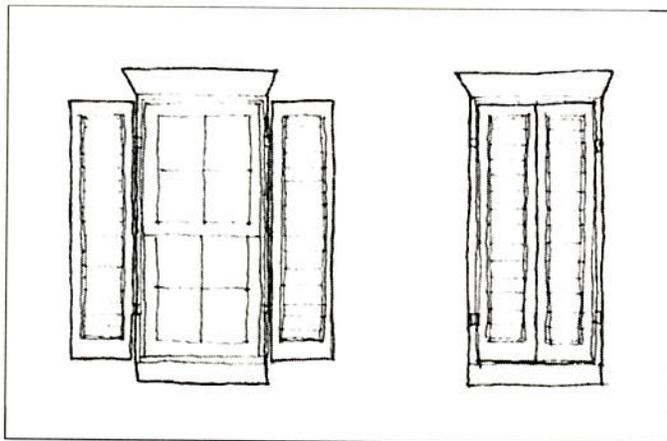


Recommended

- Maintain and repair in their original location and design, sash, light-configuration and other important character-defining elements of windows of contributing buildings located on front, side and rear façades.
- If repair is not possible due to advanced deterioration, replacement windows, on front, side and rear façades of contributing buildings should duplicate the original in design, material, sash and light configuration as closely as possible. Replacement windows not visible from the public right-of-way may use a compatible substitute material.
- If repair is not possible, replacement windows on all façades of non-contributing buildings should be compatible with the overall character of the façade in which they are located.
- Divided light replacement windows of contributing buildings located so they are visible from a primary public right-of-way should have true divided lights. Divided light replacement windows of contributing buildings not visible from a primary public right-of-way may use permanently affixed simulated divided light windows. The size, profile and depth of the non-true dividers (muntins) should match the original true dividers as closely as possible.
- Divided light replacement windows of non-contributing buildings should use permanently affixed simulated divided lite windows.

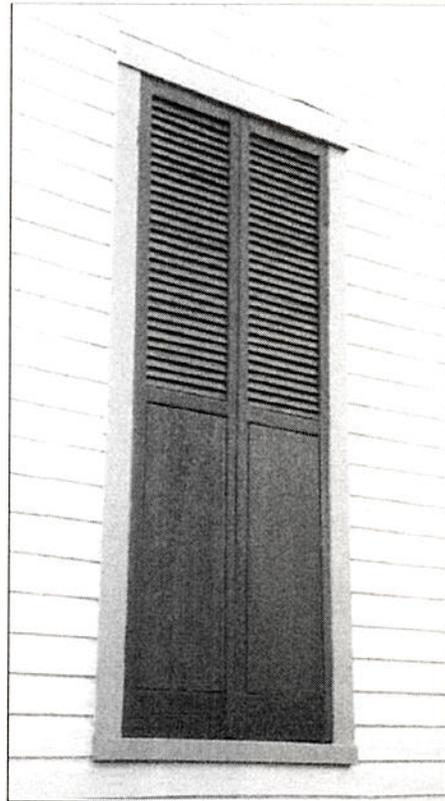


- Inappropriately designed, non-original windows of contributing buildings should be replaced with appropriately designed ones based on documentary or photographic evidence. If no such evidence exists, the design of the replacement should be compatible with the character of the façade in which it is located.
- Shutters are appropriate for windows on residential buildings. If original shutters are missing or need to be replaced, their design and material should be based on documentary or photographic evidence. Even if the shutters are not operable, they should be sized to appear to cover the window if closed. Shutters are usually not appropriate on commercial buildings unless clear documentary or photographic evidence of their use exists.
- Detachable wood screens and storm windows were often used in residential and upper floor commercial windows through the first half of the twentieth century. New storm windows and screens on contributing buildings should match as closely as possible the historic windows in size, profiles of sash and frame, color and other character-defining features. Clear glass only should be used.



Not Recommended

- Changing the location or size of windows and window openings, particularly those located on front façades.
- Replacing original wood windows that can be repaired and thermally upgraded with appropriately designed storm windows.
- Using metal or vinyl-clad windows to replace wood windows on the front façade or side and rear façades visible from a primary public right-of-way.
- Using replacement windows that do not completely fill original openings or that do not match the originals in shape or light configuration.
- Adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.



- Through-window air conditioning units are not appropriate on front façades. If they must be used, they should only be located on side and rear façades, preferably ones that are not visible from a primary public right-of-way.

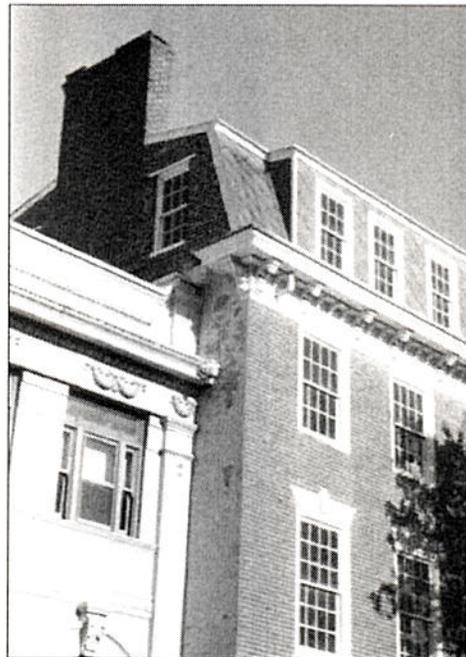
ROOFS

Roofs are one of the most important character-defining elements of buildings in the historic districts. Commercial buildings typically have flat roofs hidden from view by a cornice and parapet. Sloped roofs typical of residential buildings in the historic district include gable, cross-gable, gambrel, mansard, hipped and shed.

The roofs of a number of the residential buildings in the historic district also contain character-defining features such as dormer windows, towers, chimneys, finials and cresting. The shape, size and materials of gutters and downspouts also contribute to the character of a roof. On sloped roofs, half-round galvanized gutters and round galvanized downspouts are typical features of buildings in Easton's historic district.

In addition to shape and features, the material used to cover sloping roofs also contributes to their character. Copper, lead and terne plate were common metal roof materials in the nineteenth century. In the early twentieth century, zinc and galvanized tin were also used to cover sloped roofs.

The character of a metal roof is derived from the type of metal used, how it is finished and the method by which sections are joined together and attached to the roof's substructure. Copper, which weathers to a green patina, and lead, which weathers to a warm gray, is usually left unpainted. All other types of metal roofs should be painted to protect them from corrosion.



Slate was a common roof material for substantial residential buildings in the nineteenth and early twentieth centuries. It comes in many shapes, with rectangular, diamond, and hexagonal the most popular. Although predominantly gray in color, slate roofs may also be red or green.

In the late nineteenth century, asphalt shingles were introduced as an inexpensive roofing material. By the mid-twentieth century, asphalt shingles had become the most common material for sloped roofs. The predominate color for asphalt shingles is gray, although red, green, and black shingles were also used.

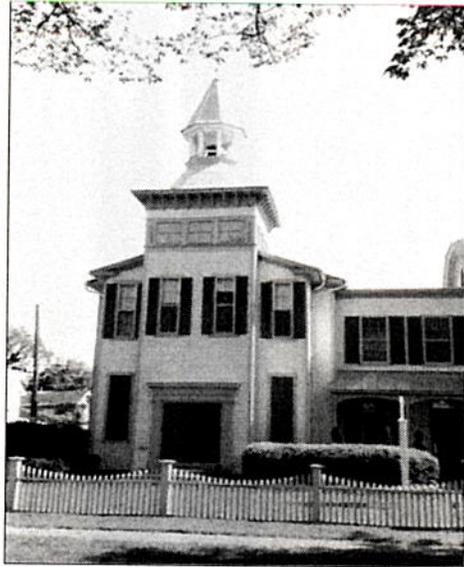
Other common roof materials include wood shakes and shingles. Wood shakes are hand split and have a rough appearance, while wood shingles are machine cut and have a smoother appearance. Typically left unpainted, they weather to silver-gray.

Recommended

- Original roof shape, details, ornamentation and other character-defining elements should be maintained.
- Maintain and repair original materials on sloped roofs of contributing buildings. If the severity of deterioration requires that the material be replaced, the replacement material should match the existing in size, orientation, color, reflectivity and other defining characteristics.
- On roofs not visible from a primary public right-of-way, if using the same materials is not possible for technical or economic reasons, then a replacement material that resembles the existing in size, orientation, color, reflectivity and other defining characteristics may be used.



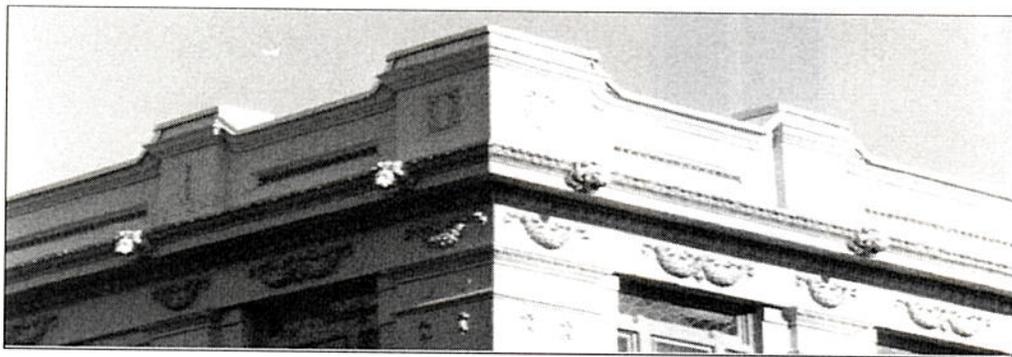
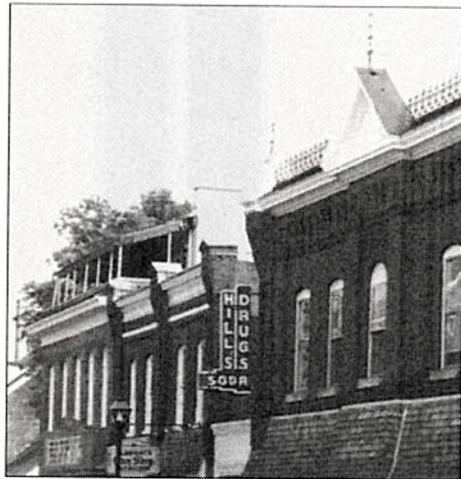
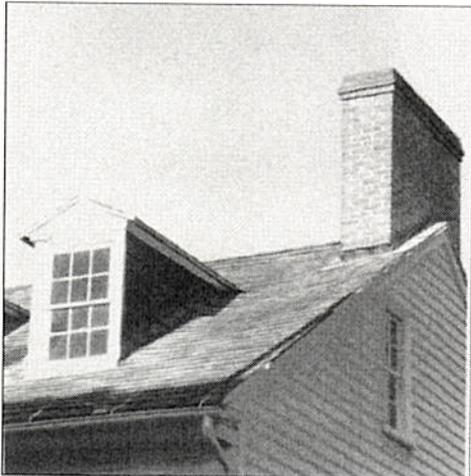
- If the severity of deterioration of a sloped roof material on non-contributing buildings requires that it be replaced, and using the same material is not possible for technical or economic reasons, than a replacement material that resembles the existing in size, orientation, color, reflectivity and other defining characteristics may be used.
- Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character-defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.
- New skylights, vents, chimneys or other projections should be located so that they are not visible from a primary public right-of-way. If this is not possible, they should be designed to be in character with the overall appearance of the roof.



- Roof-mounted air conditioning units should be located so they are not visible from a primary public right-of-way. If this is not possible, they should be screened from view. The design of the screen should be compatible with the character of the roof and building.

Not Recommended

- Changing the shape or slope of a roof.
- Locating solar panels, satellite dishes or antenna on roofs so that they are visible from a primary public right-of-way.
- Removing character-defining elements such as cresting, finials, or chimneys from contributing buildings.
- Locating or designing new skylights, dormer windows, vents and the like so they detract from the appearance of the roof.
- Replacing sloping roof materials with materials that significantly alter the appearance of the roof.



PORCHES

Historic photographs show that many of the residential buildings in Easton had front and often secondary porches. Some have been removed, others enclosed. Still others have had their character-defining elements such as railings and columns altered. Fortunately, in many cases the original, unaltered porch still exists.

Recommended

- Maintain and repair original existing porches, including their character-defining elements such as steps, flooring, ceiling, columns, roof, details and ornamentation.
- If materials or elements are too severely deteriorated to repair they should be replaced with new ones that closely resemble the original in material, size, shape, color and other distinguishing features.
- Missing features should be replaced based on documentary or photographic evidence. If none exists, the replacement feature should be designed to be compatible with the overall character of the façade on which the porch is located.



Not Recommended

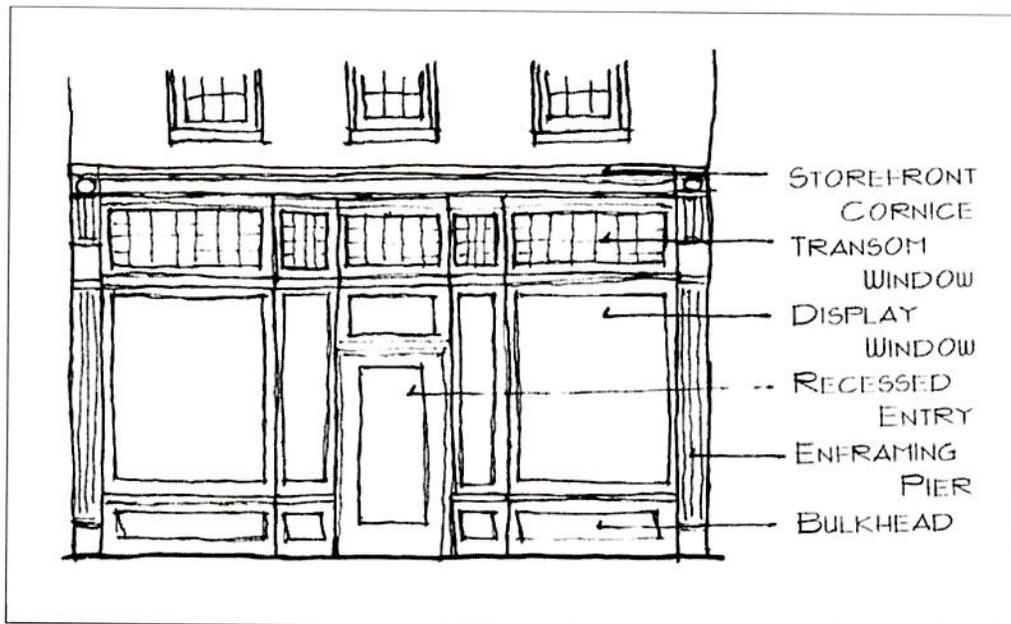
- Removing an original porch or any of its character-defining elements such as steps, flooring, ceiling, columns, roof, details and ornamentation.
- Enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch.
- Adding a new porch to the front façade of a contributing building. A new porch may be added to a side or rear façade if it is designed to be compatible with the overall character of the building.



COMMERCIAL STOREFRONTS

Storefronts are one of the most important elements of the front façades of commercial buildings in Easton. They help attract customers and clients to a business by providing an inviting appearance and allowing views into the ground floor. Traditional storefronts are composed of a storefront cornice, signboard area, display windows and enframing elements consisting of storefront piers, base and entry. In many cases, traditional storefronts were also designed to have transom windows and canvas awnings.

The storefront design has evolved over the past 150 years to reflect changes in how retail businesses are operated and the evolution of construction materials and methods. In the mid-nineteenth century, cast iron, steel, plate glass and pressed metal were introduced as storefront materials. Mass produced cast iron elements for storefront cornices, piers and bases, produced in Baltimore and elsewhere, were available via the railroad. Display windows became larger as glass manufacturing improved. Transom windows, typically containing prism or colored glass, allowed diffused sunlight deep into the store. Often transom windows were operable to allow natural ventilation. Awnings were used to protect window displays from sunlight, as well as pedestrians from rain and light snow. Storefront entries were typically recessed to provide further protection from inclement weather as well as to allow window displays to be viewed from more than one side.



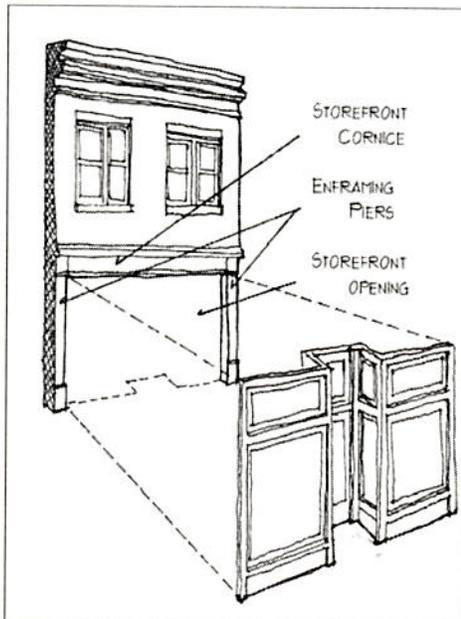
Recommended

- Maintain and repair original existing storefronts. If repair or replacement is necessary, use the same material designed to resemble the original element as closely as possible in size, shape, profile, color and other defining characteristics.
- If using the original material is not economically or technically feasible, a replacement material that resembles the original in size, shape, profile, color and other characteristics may be used.
- Missing storefront elements should be replaced. The design of the replacement should be based on documentary or photographic evidence. If none exists, the replacement element should be designed to be compatible in size, shape, profile, color and character of the storefront.
- A new storefront should be designed to fit within the enframing storefront piers and cornice line. It should not be recessed behind the enframing elements. It should be designed to be compatible in scale, proportion and details with the overall character of the front façade, or may be the restoration of the original storefront based on documentary evidence. Entrances in new storefronts should usually be recessed.
- If the use of the ground floor requires more privacy than allowed by the display windows, install privacy curtains or blinds.
- If storefront security systems are to be added, preference is given to electronic systems that do not alter the appearance of the storefront.



Not Recommended

- Removing or inappropriately altering an original existing storefront or its materials and elements.
- Blocking-down or covering over storefronts, storefront openings or display windows.
- Adding a new storefront that is not compatible with the overall character of the front façade.



- Adding a new storefront that is recessed behind the plane of the enframing elements.
- Using inappropriate materials such as vinyl and aluminum siding, bare anodized aluminum, mirrored or tinted glass, artificial stone, and the like for a new storefront.
- Adding details and ornamentation to existing storefronts that creates a false sense of history, or is incompatible with the overall design of the storefront

AWNINGS

Historically, awnings were found on storefronts and sometimes on the upper floor front façade windows of commercial buildings. They were rarely used on residential buildings. They provided shelter from the sun, rain and snow, and helped to improve the thermal efficiency of windows exposed to direct sunlight in summer. Many historic awnings were operable so they could be retracted at night as well as to allow sunlight to enter the building during the winter. The slope, returns and valance of storefront awnings were also often used for business signs.

Awnings were historically made of steel frames and canvas duck. Today the frames are made of aluminum, covered with a wide variety of materials, the most popular are vinyl as well as canvas duck. Almost all awning fabric is treated with a fire retardant.

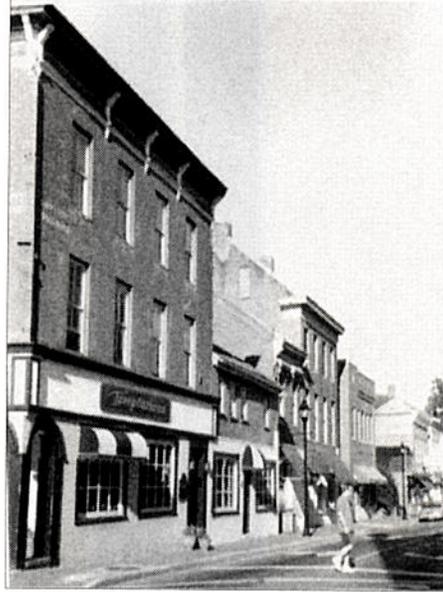
Recommended

- Awning frames should fit within the storefront or window opening to which it is attached. The shape of the awning (round, sloped, square, bull nose, and the like) should complement the design of storefront or window to which it is attached.
- Storefront and other ground floor awnings should have a minimum clearance of 8' – 0" above the sidewalk. The valance should be a minimum of 1' – 0" behind the plane of the street curb.
- Awnings are sometimes appropriate for upper floor windows on commercial buildings. If they are appropriate, they should be fitted to conform to the size and shape of the window head and upper surround.
- Awning colors should complement those of the façade to which it is attached. No more than two colors should be used. If a sign is included on the awning, no more than three colors should be used.
- Using canvas duck or matt-finished vinyl as the awning material.



Not Recommended

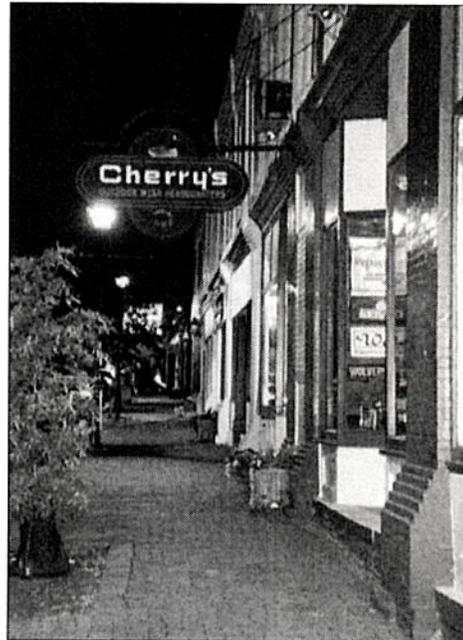
- Awnings and frames that do not fit within the storefront or window opening to which they are attached.



- Awnings that do not complement the design of the storefront or window to which they are attached.
- Using metal, wood, fiberglass, plastic or other inappropriate materials for awnings.
- Installing an awning in such a manner that it destroys architectural details or ornamentation.

BUSINESS SIGNS

Business signs are important elements of commercial buildings in Easton's historic districts. Well-designed business signs contribute to the appearance of a building as well as attract customers and clients. Business signs that are poorly designed, on the other hand, detract from the appearance of a building as well as the image of a business. Common problems with poorly designed business signs include excessive size, illegible graphics and typeface, poor color selection and improper location. The most common types of business signs are signboard signs, wall signs, hanging signs, display window and entry signs, awning signs, directory signs and sandwich board signs.



Signboard Signs

Signboard signs are located on the signboard area of a storefront. They may be painted, or constructed of wood, metal or other appropriate material. If illuminated, signboard signs should be lighted from above.

Recommended

- Signboard signs should be mounted flush on the signboard. They may be centered over the entry to the business or center in the signboard area.
- Signboard signs should contain only the name of the business and its logo or symbol if appropriate.
- No more than 75% of the signboard area should be devoted to the sign. Lettering and logos should be a minimum of 8" and a maximum of 18" high, and fit within the signboard area.

Not Recommended

- Signboard signs that project more than 3" from the face of the signboard.
- Signboard signs that extend outside the signboard area.
- National or regionally distributed signs that are not in keeping with the character of the building.
- Vacuum-formed signs
- Internally lighted signs, or flashing or moving illumination should not be used.

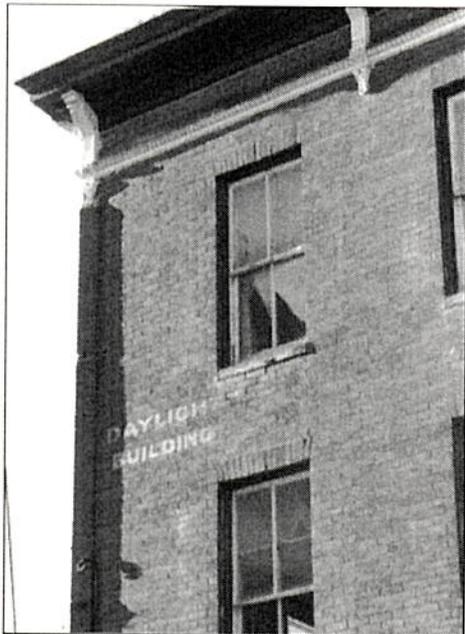


Wall Signs

Wall signs are located on the front, side or rear walls of a building. They may be painted on the wall surface, or made of metal, wood or other appropriate materials and attached to the wall.

Recommended

- Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice nor project above it.
- Wall signs should be scale to the wall to which they are attached.
- Historic painted wall signs (ghost signs) should be preserved, but not repainted.



Not Recommended

- Covering windows, doors, cornices, decorative surfaces or other character defining elements of walls with wall signs.
- Wall signs that are not in scale with the wall to which they are attached.
- Illuminating wall signs.



Hanging Signs

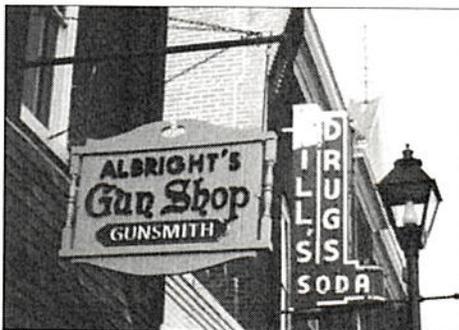
Small hanging signs, located above the entry to ground or upper floor businesses, are an effective means of communicating to pedestrians. They may be constructed of wood, metal or other appropriate material. For legibility, hanging signs should be located at least 25 feet apart.

Recommended

- Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.
- Hanging signs should have a maximum area of 8 square feet per face.

Not Recommended

- Nationally or regionally distributed signs, or vacuum-formed signs that are not in keeping with the character of the building.
- Internally lighted signs, or those that use flashing or moving illumination
- Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare.



Display Window and Entry Signs

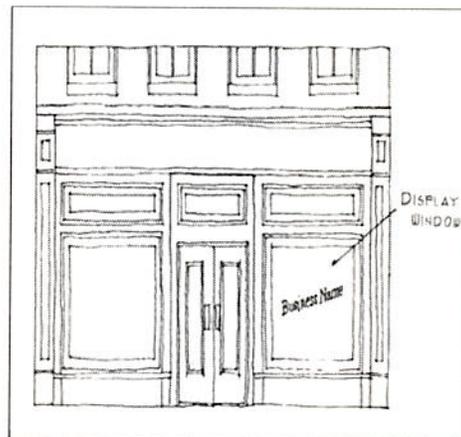
Display windows and glass entry doors are often used as locations for permanent business signs. Display windows are also typically used for temporary signs announcing sales or other special events.

Recommended

- Signs on display windows and entry doors should be located and designed so they do not obscure visibility into the ground floor.
- Permanent signs on display windows should occupy no more than 15% of the total glass area to which they are displayed. Temporary signs on display windows should occupy no more than 10% of the glass area.
- Permanent business signs on glass entry doors should occupy no more than 10% of the total glass area to which they are displayed. Temporary signs should not be displayed in entry doors.
- Permanent display window and entry door signs may be painted, of gold leaf or of computer-directed laser-cut letters. They may also be attached to Plexiglas, glass or other transparent material and hung inside the display window.

Not Recommended

- Nationally or regionally distributed signs that are not in keeping with the character of the building.
- Vacuum-formed signs.
- Internally lighted signs, or flashing or moving illumination.
- Stock adhesive letters applied to windows or on non-transparent material hung inside windows.



Awning Signs

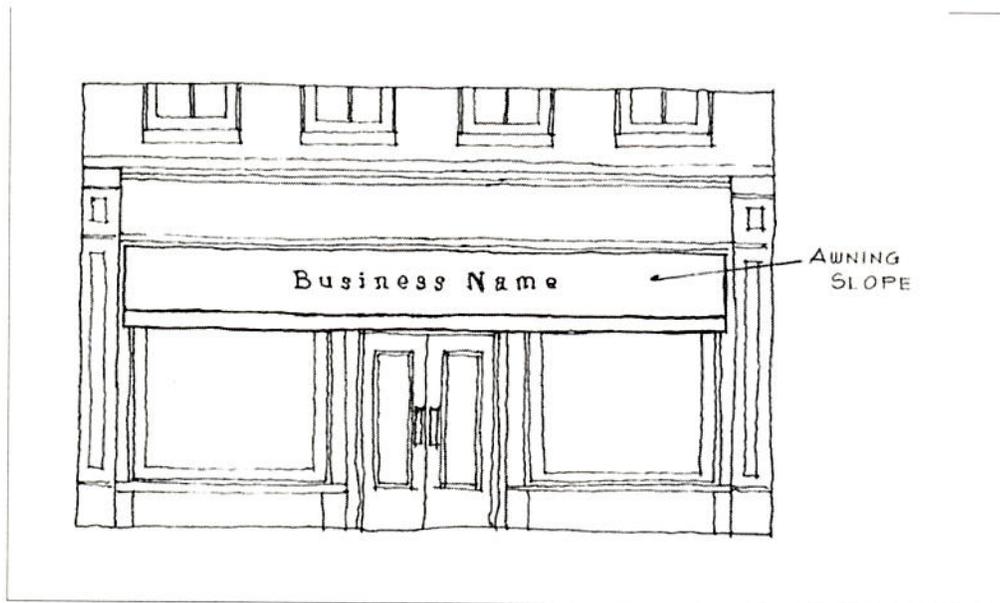
Business names and logos may also be located on the slopes, returns and valances of awnings. To be legible, the sign or logo should be in a color contrasting to the background or be outlined in a contrasting color. Awning signs may be silk-screened or sewn onto the awning material.

Recommended

- Awning signs should occupy no more than 30% of the slope or 65% of the return or valance.
- Lettering and logos on returns and valance should be a minimum of 6" and a maximum of 10" high. Lettering and logos on slopes should be a minimum of 12" and a maximum of 18" high.

Not Recommended

- Backlighting awning signs.



Directory Signs

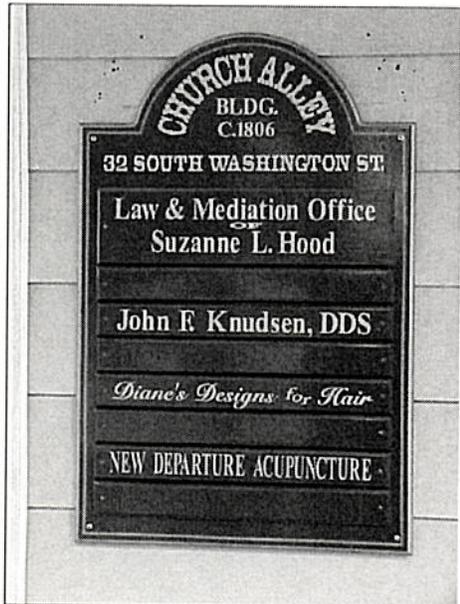
Directory signs give the names and locations of multiple tenants in a building. They are usually located near the front entry and within the lobby.

Recommended

- Directory signs should be attached flush to the building in such a manner so as not to cover or destroy character defining elements.
- Directory signs should be designed to complement the design of the entry and façade to which they are attached.
- Directory signs should be no larger than 10 square feet.

Not Recommended

- Attaching directory signs in such a manner as to destroy or cover character-defining elements of an entry or façade.



Sandwich Board Signs

Freestanding sandwich board signs can be an effective means of communicating to customers and potential customers. They may be made of wood or metal and contain both permanent information such as the name of a business, and changeable information, such as the daily menu of a restaurant.

Recommended

- Sandwich board signs should be designed to be compatible with the design of the storefront and front façade of the building.
- Sandwich board signs should be no more than 10 square feet per face, not including sign legs, nor more than five feet high.
- Sandwich board signs should be designed to withstand wind, be light enough to be removed at night.
- Sandwich board signs should be located so as not to impede pedestrian traffic.
- If the sign contains changeable information, the changeable portion should be securely attached to the sandwich board and be weather proof.

Not Recommended

- Designing sandwich board signs that are larger than 20 square feet per face, more than five feet high or that are incompatible with the design of the storefront and front façade.
- Using thumbtacks, or tape to temporarily attaching changeable information to a sandwich board sign.
- Locating a sandwich board sign so that it impedes pedestrians or is a traffic hazard.
- Internal or external illumination of sandwich board signs.



DETAILS AND ORNAMENTATION

Most of the historic commercial buildings in Easton have character-defining details and ornamentation on their front façades. Historic residential, institutional, religious and governmental buildings often have elaborate details and ornamentation on all four elevations, and sometimes on sloping roofs. Details and ornamentation on Easton's historic buildings are constructed of a wide range of materials, including wood, brick, stone, terra cotta and metal.

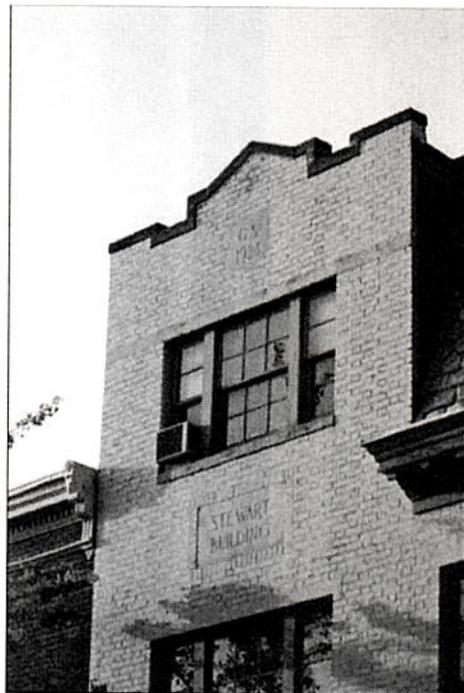
Recommended

- Deteriorated details and ornamentation should be repaired and maintained if possible. If replacement is necessary, the deteriorated portions only should be replaced. They should match the original in material size, profile, texture and other defining characteristics as closely as possible. If a substitute material is used, it should be visually, physically and chemically compatible with surrounding original material.
- Missing details and ornamentation should be replaced. Their design should be based on documentary evidence.
- Numerous coats of paint that obscure details and ornamentation should be removed prior to repainting.



Not Recommended

- Removing details or ornamentation.
- Covering details and ornamentation.
- Adding historically incorrect details or ornamentation to a building.



COLOR

Some of the construction materials used for the buildings in Easton have colors that are integral to their manufacture including brick, stone, cast stone, concrete, copper, and bronze. Other materials are painted or finished with other types of applied architectural coatings. They include wood, tin, zinc and stucco. The paint or other architectural coatings applied to the latter materials protect them from the weather as well as contribute to the character of a building.

In selecting a color scheme for a building, it is always best to begin with the palette presented by the internally colored materials, selecting complementary paint and other architectural coating colors. In addition, when selecting the applied colors for a building, the colors of adjacent buildings should be considered. Inappropriately intense or overly vibrant color schemes are not recommended. Residents, property owners, contractors or other building professionals are encouraged to consider the Historic District Commission a resource for assistance with appropriate color or material selections especially during the planning process. Finally, buildings in Easton's historic districts should contain no more than three basic colors, and no more than two additional colors to accent details, ornamentation, awnings, windows, doors and cornices.



Recommended

- Applied colors used on side and rear elevations should be compatible with those used on the front façade. Complementary colors should be used on all elevations.
- If the building is listed in the National Register, a paint analysis to determine historic colors and paint composition is recommended. Strong consideration should be given to repainting using the historic color scheme.
- Paint applied to buildings built prior to 1978 should be tested for lead. If found, appropriate abatement or encapsulation should be undertaken.
- Historically unpainted materials should not be painted.

Not Recommended

- Materials with integral colors should not be covered with paint or other architectural coatings, unless they have historically been covered.
- Using sandblasting or other abrasive methods to strip paint from wood, masonry, tin or zinc.
- Using flame or heating iron to remove paint from wood surfaces.

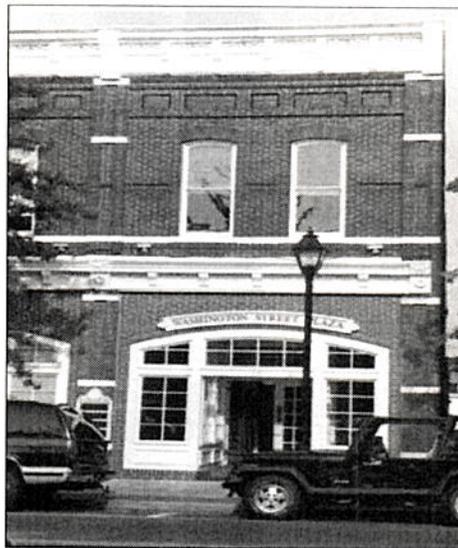


ILLUMINATION OF BUILDINGS

Illuminating historic commercial buildings can help to draw attention to businesses as well as create a more inviting environment after dark. Historically, lighting was confined to business signs, entries and, sometimes, architectural features such as cornices. Public, religious and institutional buildings were often fully illuminated, confirming their importance to the entire community. Exterior illumination on historic residential buildings was typically confined to porch lights, entry lights, and sometimes lighting at driveway and sidewalk entries.

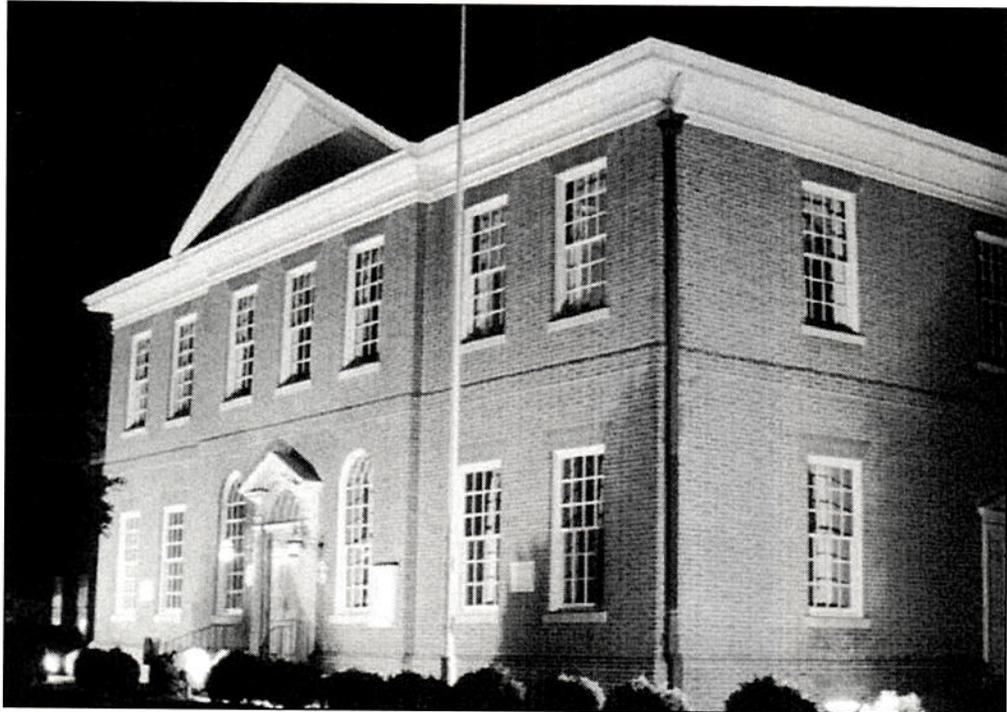
Recommended

- External illumination of business signs in such a manner so that pedestrians and motorists are shielded from glare.
- If appropriate, illuminating significant features and details such as cornices on commercial buildings.
- If appropriate, illuminating public, institutional and religious buildings in such a manner so that their façades and features are highlighted.
- Illuminating recessed entries of commercial buildings using recessed ceiling fixtures.



Not Recommended

- Locating external illumination on residential buildings at doors, on porch ceilings, and entries to driveways and sidewalks.
- The design, scale and materials of external fixtures should complement the design of the façade that they are illuminating.
- Using only true color rendition luminaries for all external lighting.
- Using unshielded floodlights to illuminate a building façade.
- Using internally lighted signs, or moving or flashing illumination.
- Using color luminaries or luminaries that do not give true color rendition.
- Illuminating the entire façades of residential or commercial buildings.



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