Guidelines

(Adapted from Baltimore City Historic Preservation Procedures and Design Guidelines. Dickeyville-specific items are noted in ***bold italics***)

Paint and Color

- ***Note: Exterior painting projects in Dickeyville require review and approval by DAC and a Notice to Proceed from C.H.A.P. Submittals shall include a detailed description of the features to be painted and paint chip(s) of proposed colors. Most residential painting projects do not require a permit.***
- Lead paint is a common hazard associated with historic buildings. The removal, handling and disposal of any lead paint must comply with all local, state and federal laws.
- ***Residents should seek painters licensed in lead paint removal and abatement for exterior paint removal and replacement.***
- Do not paint any building element if historical evidence shows that it was never painted
- Do not strip historically painted architectural features to bare wood unless there is clear evidence that the wood was not painted
- ***Note: There are paint colors in Dickeyville that have been applied without approval from D.A.C or C.H.AP. Do not assume that paint colors are approved without submittal.***

Paint Color Guide (*paint colors current as of 1/1/2013. Paint chip samples may be obtained from the DAC)*

Material/ Element	Clapboard and Shingle	Masonry (Stone and Brick)
Main Body	White Current color	Unpainted White (if currently white)
Trim	White	White Tan (if main body is unpainted) • Ben Moore: HC-34 Wilmington Tan • Sherwin Williams: SW 6106 Kilim Beige • Valspar: 3007-8B Baked Scone
Shutters	Black Dark or Mid Green • Ben Moore: HC-134 Tarrytown Green • Sherwin Williams: SW6467 Kendal Green • Behr: 700F-7 Evergreen Bough • Valspar: 5011-1 Nocturnal Green • Valspar: 5006-4C Cliveden Forest	Black Redish Brown • Ben Moore: 2173-10 Earthly Russet • Sherwin Williams: SW6341 Red Cent • Behr: S-H-160 Sly Fox • Valspar: 2003-5A Tropical Nut Tan • Ben Moore: HC-34 Wilmington Tan • Sherwin Williams: SW 6106 Kilim Beige • Valspar: 3007-8B Baked Scone
Doors	Black Red • Ben Moore: Heritage Red • Behr: S-H-180 Awning Red • Valspar: 1010-3 Heirloom Red Yellow • Ben Moore: 2022-10 Yellow • Sherwin Williams: SW2865 Classical Yellow • Valspar: 3005-3A Buttered Toffee	Black Redish Brown: • Ben Moore: 2173-10 Earthly Russet • Sherwin Williams: SW6341 Red Cent • Behr: S-H-160 Sly Fox • Valspar: 2003-5A Tropical Nut Tan: • Ben Moore: HC-34 Wilmington Tan • Sherwin Williams: SW 6106 Kilim Beige • Valspar: 3007-8B Baked Scone

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Masonry

- Cleaning
  - Clean masonry only when heavy soiling causes deterioration
  - Use gentlest means possible (100-400psi)
- Mortar
  - Replace mortar only if deteriorated
  - Replacement mortar must match historic mortar joints in color, texture, joint size, profile and hardness. Do not use synthetic caulking compounds as alternative to mortar.
- Brick
  - Repoint open and deteriorated mortar joints in brick masonry to match existing.
  - When repairing a section of a brick wall, match the existing brick in color, size, and texture; and the existing wall in pattern and profile. Tooth new masonry into existing.
- Stone
  - Only remove or rebuild substantial portions of stone masonry walls for structural integrity reasons
  - If necessary replace with new to match existing in color, size, texture, coursing and pattern.

Wood

- Only replace wood features that are deteriorated beyond repair. Replace with exterior grade wood species that match the deteriorated features being replaced.
- Photograph architectural features that are slated for replacement prior to their removal.
- Use historic documentation, physical evidence including comparable examples in the neighborhood or photographs to accurately replicate missing features. If such documentation is not available use a contemporary design compatible with the size, scale and material of the historic building.
- ***Note: While CHAP allows synthetic material for occasions when in kind replacement is not possible, Dickeyville does not allow the use of synthetic materials.***
- Retain or replace original wood siding in kind. Vinyl, aluminum or other synthetic siding is not permitted. ***Note: CHAP allows alternate materials on "elevations that are not visible from a public way" Dickeyville does not allow alternate materials on any elevation.***

Metals

- When in kind replacement is not possible, a compatible substitute may be used. Replicate existing features in size, form, shape texture and appearance. Do not replace deteriorated metal features with material that do not have the same visual integrity.

Doors

- Storm doors must match the shape of the opening, have a narrow-frame design that enables the inner door to be seen and have a finish that matches the inner door. Reflective coatings on storm doors are not allowed. Wood storm doors are preferred. Aluminum storm doors may be considered.
- Never replace a door if repair and maintenance can improve its performance and preserve its physical and historical integrity.
- Do not use steel-covered hollow core doors in historic doorways.

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Porches and steps

- ***Porches are important to the integrity of numerous Dickeyville buildings. Retain the original materials and the architectural features such as handrails, columns, balusters, brackets, and porch roof materials and decoration. If they must be replaced the new material should match the old as much as possible.***
- ***New porches and decks (floors with no roofs) should be designed with great care. Deck floors and railings can look especially contemporary. On porch and deck additions, the details where the additions meet the older structure require skillful attention.***

Windows

- Repair deteriorated window components whenever possible. Do not replace historic windows unless they are deteriorated beyond repair. ***Note: Dickeyville allows only wood windows (true divided light or simulated divided light) to replace wood windows. Exterior aluminum clad wood windows are not allowed.***
- If window replacement is thought to be necessary, obtain the input of a professional experienced in historic preservation. Windows that appear to be in poor condition may be repairable.
- Where windows are deteriorated beyond repair replacement windows shall match the historic windows in size, type, configuration and detail.
- Where sashes are deteriorated beyond repair, repair the frames and install new sash within them.
- Where both window sash and frames are being replaced, pre-manufactured windows of the required size and configuration may be permitted. Match size and configuration, material, form and overall appearance of original windows including frames, sash and muntins. While simulated divided light (SDL) muntins (also known as grilles) are allowed snap-on muntins in lieu of true divided lights are not acceptable.
- ***You may submit storm windows if they are visually unobtrusive, and can be removed without damaging the existing window or door frame. Storm windows should match the trim color. Wood and aluminum storm windows may be considered.***

Shutters

- ***Shutters are essential to the character of Dickeyville. If you have the original wood shutters next to your windows maintain them as well as possible. If they must be replaced, or if there are missing shutters, install new wood shutters that are the correct proportion and size for your windows. Non wood shutters are not allowed.***

Roofing and Roof Drainage Systems

- Replace historic roofing materials with materials that match the existing roofing whenever possible
- When in kind replacement is not feasible, install substitute materials that are visually, physically and chemically compatible with the historic roof materials. New materials must match historic materials in color, texture, size, shape, profile and general appearance.
- Selectively repair deteriorated sections of historic roofing material rather than completely replacing the roof whenever possible. ***The D.A.C. can supply names of roofing contractors who specialize in slate roof repairs.***
- CHIMNEYS: See Masonry section for repair. Retain all details of chimney in repair; If chimney replacement is required, document the chimney with photographs before dismantling it. Dismantle and salvage existing materials if possible. Reconstruct the chimney to match the original,

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- GUTTERS AND DOWNSPOUTS: New gutters and downspouts, when required, must match existing historic gutters and downspouts in profile, color and finish.
  - ***There are two types of gutters: half rounds and "ogee," which are squarish. The half round is more historic. Avoid PVC gutters, and remember that if the gutters are of galvanized metal they must be specially prepared for paint to adhere.***
- ***ROOFTOP ELEMENTS: Skylights, satellite dishes, new dormers, solar panels, antennae and vents will be evaluated on a case-by-case basis based upon location, design and impact on existing historic elements and view corridors.***

Fences and Railings

- ***Fences in Dickeyville are traditionally of picket design, and should be painted white. They must be of wood, preferably ¾" thick. Plastic fences are not allowed.***
- ***Some homes have split rail fences. These should be left to weather naturally.***
- ***Wrought Iron fences and railings should be maintained per the "Metals" section and C.H.A.P guidelines. Maintain wrought iron to prevent rust. Wrought iron is typically painted glossy black. If iron fence or railing is anchored in masonry joints inspect the joints regularly and repoint as required to prevent freezing and loosening of railing.***
- ***To contain pets, owners may wish to add a wire mesh behind their fences. Such additions must obtain the approval of the Architectural Committee, and will be evaluated on a case-by-case basis.***

Site Elements and Auxiliary Buildings (Retaining walls, sheds, garages, sidewalks, patios, etc.)

- ***Existing site features such as retaining walls should be carefully maintained and repaired with care per the guidelines previously mentioned for stone and brick structures. Note that improved drainage behind site retaining walls may extend the life of the wall.***
- ***New site features such as patios, walkways and driveways are reviewed on a case-by-case basis. Generally when considering new paving materials historic context should be considered. Brick and stone closely matching those used on existing historic structures are encouraged. Poured concrete or concrete pavers or pre manufactured retaining systems have a particularly contemporary aesthetic and generally will not be approved.***
- ***When adding impervious surfaces drainage should be carefully considered as it may have impact on both yours and your neighbor's property. Submittals for new site elements should consider drainage impact and demonstrate how it will be addressed.***
- ***New auxiliary buildings will need to consider historic context, scale, materials, visual impact (for adjacent neighbors and for the village), and site location.***

Lighting

- Preserve, protect and retain historic light fixtures
- Select new fixtures that are compatible with the period and design of the building and will not rust and stain the building.

Signage and Awnings

- See C.H.A.P. Guidelines and submit a proposal to the D.A.C.

Mechanical, Electrical and Plumbing Systems

- ***When you add modern mechanical services such as air conditioning, a satellite dish, or a propane tank, these should be installed in spaces that require the least possible alteration to the physical appearance of your house and property, and be as inconspicuous as possible.***

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- ***HVAC systems and oil storage tanks are a challenge to an historic district. You should take care to evaluate your options, and minimize the visual and audio impact on your neighbors and the community. A few guides:***
  - ***Do not install an air conditioning unit in any window in the front of your house.***
  - ***If you install a central air conditioning condenser unit, you must locate it at the side or rear of your house unless a completely hidden location is possible at the front. We encourage you to screen the unit with plantings, noting that condenser units require certain clearances for adequate ventilation.***
  - ***Locate your oil tank, if possible, inside the house. If the tank must be outside, place it at the side or rear of your house, and screen it with plants if you can.***

Accessibility

- Design barrier-free access to be compatible with the historic character of the building in materials, proportions, and detailing.

Sustainability

- Rehabilitation of historic structures is a sustainable building practice that reduces consumption of building resources and production of construction waste.
- Retain elements of the original energy efficient design including porches, recessed entryways, operable windows and louvered blinds
- Compare the building's energy performance to itself not to a new facility
- Consider life-cycle value of historic materials compared to new materials. Historic materials are often easily repaired, while many new materials and components must be replaced in entirely.
- ***Each Dickeyville property and project is unique and homeowners are invited to submit ideas including the use of new technology. Every project will be reviewed on a case by case basis.***

Alterations and Additions

- Inappropriate alterations and additions can diminish the integrity of a historic building; however, carefully designed alterations and additions that are sensitive to historic character and building fabric are encouraged by both C.H.A.P and the Dickeyville Architectural Committee.
- Retain historic character defining features when planning alterations and additions to a historic building.
- ***Because of the complexity of building additions and the design and construction challenges that they pose it is recommended that the home owner seek the assistance of design and construction professionals for such projects. These projects will require permits and professional design and construction drawings.***

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