

An Explanation of Design Guidelines and How They are Used in Historic Districts

Intent

The intent of the proposed Central Street Local Historic District is to **preserve and enhance the unique character** of Central Street through a bylaw that is **helpful, collaborative, reasonable and balanced**. The aim of this document is to provide clear and practical guidance that supports property owners in maintaining the historic integrity of the area without undue burdens.

Design Guidelines: What Are They?

An historic district is a collection of buildings, sites, and settings that share a common history, appearance and special meaning in time and place. If the Central Street Local Historic District bylaw is approved at Andover’s Town Meeting, one of the next steps will be to form the Central Street Historic District Commission. This commission will develop and draft “Design Guidelines.”

Design Guidelines are helpful, interpretive, explanatory recommendations. When a Central Street resident decides to make a building alteration reviewed under the bylaw, the commission will use guidelines as a roadmap to ensure continuity of the district. Guidelines consist of written and graphic

information and are key support materials for administering design review. These guidelines may be used by the community, commission, and applicants alike in the review process.¹ Through pragmatic collaboration between the commission and applicants, changes within the district requiring review can will be in harmony with the district’s historic character, making Central Street a special place for generations to come.

The chart on the next page delineates in general what Design Guidelines, and a commission, can and cannot review.

¹ Adapted from the NPS “Creating and Using Design Guidelines.”

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Note: This document is meant for informational and educational purposes only.

Summary of Reviewed and Exempt Activities

Element	Reviewed (if viewed from the public way)	Exempt from Review
Additions	Yes	
Alterations—Examples Include: Changes to exterior features Roof materials (not color) Siding and Trim Windows and Doors	Yes	
Demolition	Yes	
New Construction	Yes	
Relocation	Yes	
Stone Walls	Yes	
Paint Color and Type		Exempt
Temporary Buildings, Structures, Signs		Exempt
Permanent signs for Residential Office and for Nonresidential Office		Exempt
Terraces, Driveways, Sidewalks, and other structures at grade level		Exempt
Storm Doors and Windows, Screen Doors and Windows, Window AC Units		Exempt
Exterior Lighting Fixtures		Exempt
Satellite Dishes		Exempt
Roofing Material Color		Exempt
Reconstruction of buildings substantially similar in exterior design, damaged by fire or storm		Exempt
Solar Panels		Exempt
Fences		Exempt

Exclusions and Exemptions Explained

In the Central Street Historic District, exclusions and exemptions refer to certain changes that are not subject to review by the commission. These exclusions and exemptions help balance preservation efforts with the practical needs of property owners, allowing for necessary updates and personal preferences while still maintaining the district’s overall historic character.

Exclusions:

- Interior changes
- Routine maintenance
- Landscaping
- Alterations to exterior features not visible from a public way or that preserve the status quo (whether historic or not)

Exemptions:

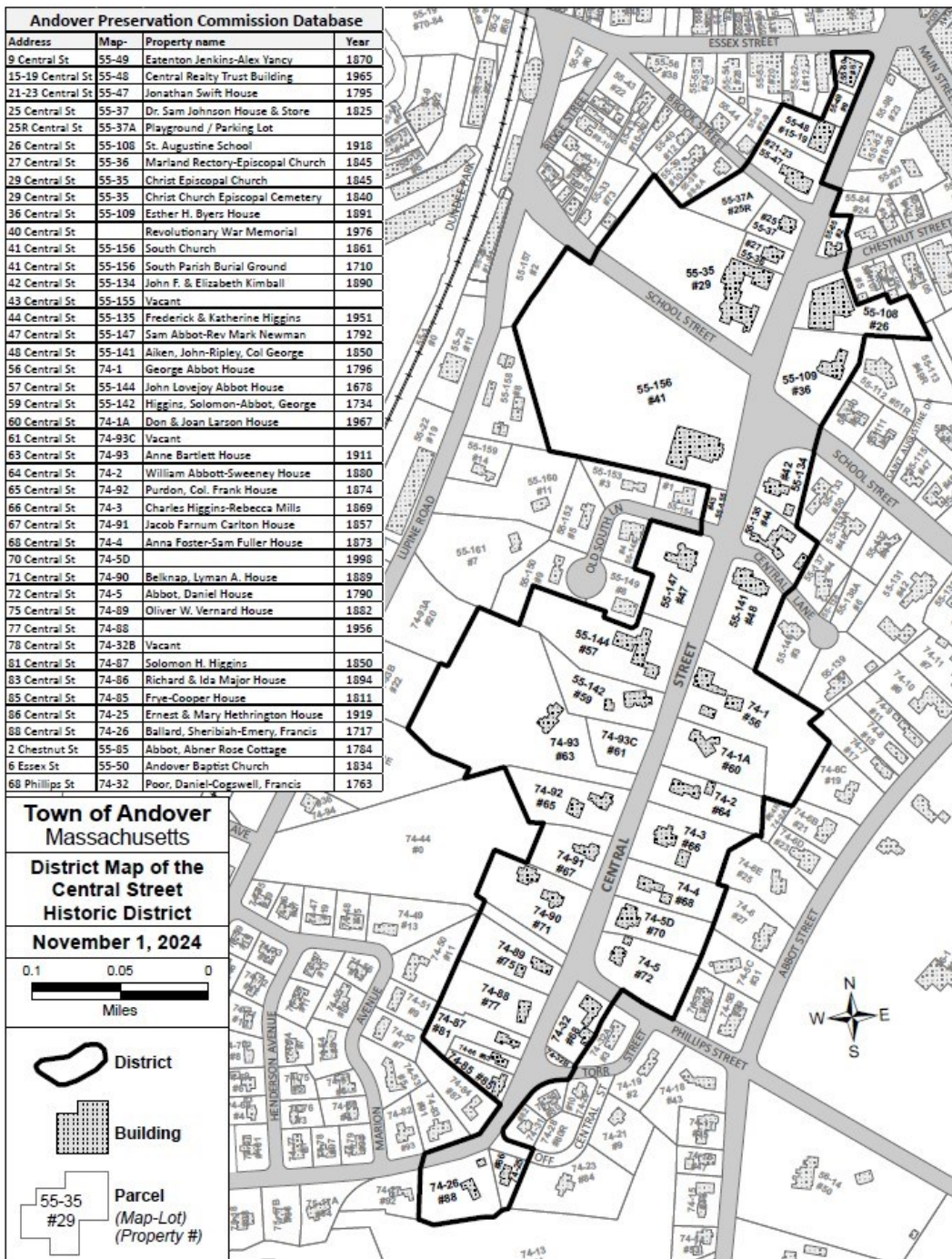
The exemptions are listed in the chart above. Exemptions are elements that are not included in the proposed Central Street Historic District bylaw, and therefore are not subject to review.

Proposed Central Street Local Historic District Map

Only the properties that are located within the clearly defined boundaries of the district, as illustrated in the map below, are subject to the Central Street Historic District bylaw.

The district boundaries encompass buildings along a part of Central Street, extending from Main Street to the bend in the street down the hill near Torr Street.

Design guidelines are created to preserve the architectural integrity, cultural significance, and historical value of the properties within the district. As a result, qualifying alterations, renovations, demolitions, or new constructions within these boundaries should consider the district's design guidelines.



Design Principles

Principles of design excellence include:

Contextual Integration: New designs should respect and complement the historical context within the district. New designs do not have to be a replica of current buildings. It is important that new designs maintain the scale, proportion, and quality of materials.

Character: The unique architectural features and historic elements of buildings should be preserved and restored whenever possible. This includes original facades, windows, doors and decorative details.

Visual Harmony: Ensures that new construction or alterations, visually harmonize with the historic environment. Visual Harmony includes:

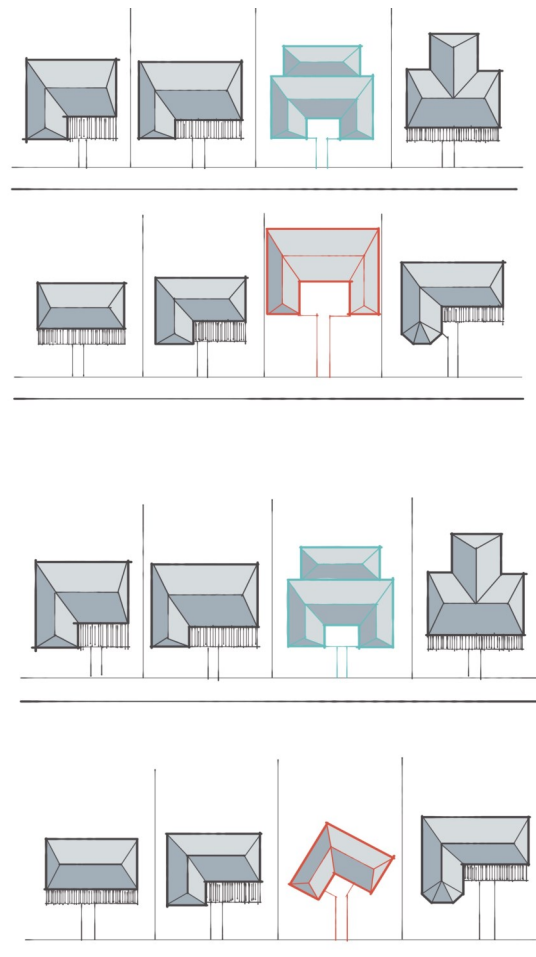
- ◇ **Setback and Orientation from the street**
- ◇ **Proportion**
- ◇ **Rhythm**
- ◇ **Massing**
- ◇ **Scale**
- ◇ **Height**

Design Principles Explained

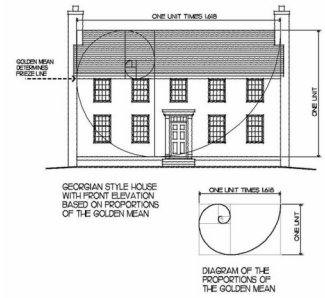
The primary goal of **design principles** is to maintain the historical and architectural character of a district. Design principles in historic districts are typically consistent, following guidance from the United States Secretary of the Interior's Standards for the treatment of historic properties. This guidance is then adapted to meet the needs of each community.

In general, design principles help to ensure that any architectural work within historic districts respects the historical and cultural significance of the area. Design Guidelines help architects design new buildings, additions, or renovations that contribute to the district's unique character while accommodating modern needs.

- ◇ **Setback and Orientation from the Street** involves respecting the alignment of facades visible from the street:



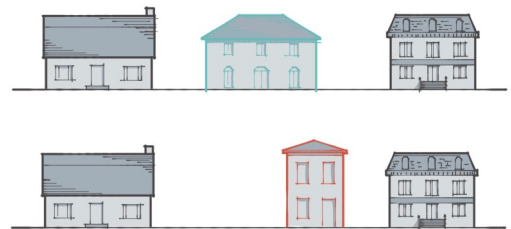
- ◇ **Proportion** is the relationship between building elements, such as windows and doors, to each other and to the elevation. Proportions are often expressed in mathematical ratios and are sometimes referenced as the Golden Ratio, or the Golden Proportion. Many elements in nature consist of this special ratio (1:1.1618). The Golden Ratio exists in nature, from the shape of the universe to the shape of the human body. It is used in architecture because it has the capability to make elements look balanced and attractive.



- ◇ **Rhythm** is the spacing of repetitive façade elements, like projecting bays, windows, and doors that give an elevation its rhythm.



- ◇ **Massing** is the general shape and size of a building. A building's massing contributes to the character of a street. As a result, new construction should respect the massing of existing neighborhood buildings.



- ◇ **Scale** is the size of a building or its elements in relation to a standard reference, such as the human body or surrounding structures. It involves creating a sense of proportion and harmony, ensuring that buildings feel appropriate and balanced within their context.



- ◇ **Height** is the height of walls, cornices, roofs, bays, chimneys, and towers, all of which contribute to the character of a building and the neighborhood. New buildings should be designed to respect existing building heights, although they do not necessarily need to be the same height. A good example of this is a church steeple.



General Design Guidance for Historic Districts

New Construction and Additions:

- Location and placement of new buildings should be situated in a way that respects the existing streetscape and does not obscure or damage historic structures.
- The design, materials, and architectural features of new construction should be compatible in terms of size, scale, proportion, and massing, not necessarily built to look “historic.”
- While new construction should harmonize with the historic context, it should also be distinguishable from the old to avoid creating a false sense of historical development.
- New construction should not alter or destroy character-defining features of historic buildings or the overall site.

Alterations: changes to exterior features or any modifications that alter the outward appearance of a building or structure, including:

Roof materials: when replacements are necessary, use materials that match the original in design, size, shape and texture. However, if a slate roof has *already* been replaced with an asphalt roof, the replacement does not have to revert to the slate used in the past.

Siding and Trim: original siding materials, such as wood clapboard, shingles, or brick, are preferred. Trim elements, including cornices, brackets, and window and door surrounds, should be preserved or replicated accurately.

Windows and Doors: original windows and doors are preferred. If windows and doors are beyond repair, replacement should match the original in design, size, shape and material.

- Original windows and doors, including their trim and detailing, should be preserved whenever possible.
- When repairs are needed, it is important to use materials and techniques that match the original whenever possible.
- If windows or doors are beyond repair, replacements should match the original in design, size, shape, and material. For example, wooden windows and doors are often preferred over modern materials like vinyl or aluminum.
- The placement, size, and style of windows and doors should be consistent with the building's historical and architectural context.
- Features such as stained glass, transoms, and decorative trim should be preserved or accurately replicated whenever possible.

Common Building Vocabulary



HOW TO READ A BUILDING



Appendix

Examples of Architectural Styles in Andover

Pages 9—13

Architectural styles from the 1700s through the 1900s reflect the evolving cultural, technological, and social changes of those centuries. Here are some reasons why these styles evolved, along with information on specific styles from each period.

First Period (1600-1700): This style is characterized by steeply pitched roofs, large central chimneys, and small windows. It reflects the early colonial settlers' need for practical and sturdy homes in the New World.

Georgian (1700-1780): Influenced by the classical architecture of ancient Greece and Rome, Georgian architecture features symmetry, proportion, and decorative elements like pediments and columns. This style reflects the Enlightenment ideals of order and rationality.

Federal (1780-1830): Following the American Revolution, the Federal style emerged, characterized by its elegant and refined appearance. It features slender columns, elliptical fanlights, and decorative motifs like swags and urns, reflecting the new nation's aspirations for sophistication and democracy.

Greek Revival (1825-1860): Inspired by the ancient Greek democracy, this style features tall columns, pediments, and heavy cornices. It became popular in the United States as a symbol of the country's democratic ideals and cultural aspirations.

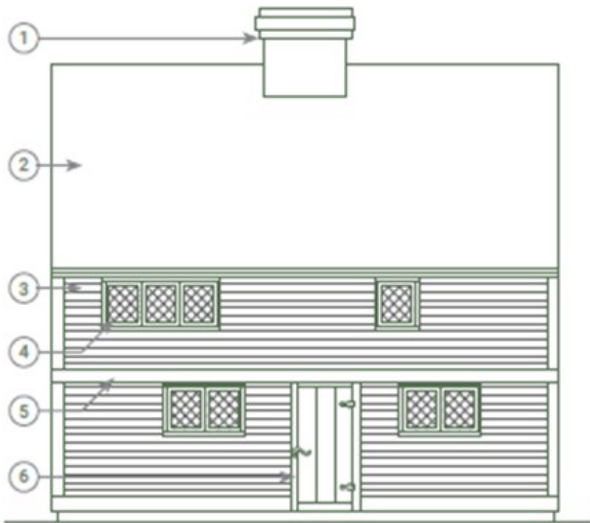
Italianate (1840-1885): This style draws inspiration from Italian Renaissance architecture, featuring low-pitched roofs, tall windows, and ornate cornices. It reflects the romanticism and eclecticism of the mid-19th century, as well as the influence of European travel and culture.

Second Empire (1855-1885): Originating in France during the reign of Napoleon III, the Second Empire style is characterized by its mansard roofs, dormer windows, and elaborate ornamentation. It reflects the opulence and grandeur of the period, as well as the influence of French culture.

Shingle Style (1880-1900): This style is known for its asymmetrical facades, extensive use of shingles on walls and roofs, decorative gables, and multi-textured surfaces. It emphasizes large porches, a blend of natural materials, and creating a relaxed and informal aesthetic.

These architectural styles not only reflect the technological and artistic advancements of their time but also provide insight into the historical and cultural contexts in which they were developed. Each style tells a story about the people and societies that created them, offering a glimpse into their values, aspirations, and way of life.

FIRST PERIOD (1630 - 1730)



Late-seventeenth and early-eighteenth century architecture is characterized by reflecting the additions that the building underwent over time. Initially, construction of this period was one room that was later complemented with a second-story overhanging on the front or with a rear addition on the ground floor.

Usually, timber frame construction includes a prominent central brick chimney on a gabled roof. Typically, the exterior is narrow clapboards with minimal to no decorative treatments. A clear example of this is 9 Andover Street, Andover, MA (not within the proposed local historic district). Another example is 57 Central Street, Andover, MA that has been restored several times as well as moved and therefore has some Georgian elements as well.

Character-defining features

- ① Prominent central brick chimney, often with corbelled courses
- ② Steeply pitched, side gable roof
- ③ Unpainted clapboards and trim
- ④ Diamond-paned casement windows
- ⑤ Overhanging second-story
- ⑥ Board & batten door

GEORGIAN (1725 - 1780)



Georgian architecture has its emphasis on heavy classical details and ornate richness. It is common for this style to maintain a symmetrical layout with a central hall flanked by one or two rooms. Entrances are centered and usually capped by an elaborate decorative crown supported by decorative pilasters. It is common to have paneled door with lights, either located in the actual door or transom. Windows are usually double-hung sash and in a symmetrical placement. The roof is usually a gambrel or gable shape, but hip roof became popular in 1770. Building materials include cornices with decorative moldings or plain eaves in the case of less sophisticated constructions. An example is 56 Central Street, Andover, MA

Character-defining features

- ① Gable, gambrel, or hipped roof
- ② Classical cornice; second story windows positioned tightly under roof eaves
- ③ Double-hung windows
- ④ Clapboards or flat board siding
- ⑤ Pedimented entry and transom, columns, attached to facade
- ⑥ Sill board or water table above exposed foundation

FEDERAL (1780 - 1825)



Federal style architecture has its emphasis on the central hall plan and five bay façade arrangement, retaining the symmetry of the Georgian style. Entrances frequently include semi-circular or rectangular porticos and are decorated by pilasters or columns with a flat entablature. Buildings can be two or three stories. At the ends of the building, there are usually tall and slender chimneys. Building materials typically include wood or brick, simple in detail and refined classical decoration. An example is 72 Central Street, Andover, MA.

Character-defining features

- ① Prominent end chimneys
- ② Hipped roof
- ③ Corner boards
- ④ 6/6 or 12/12 lite/light windows
- ⑤ Portico, side lights & fan light
- ⑥ Blinds/shutters
- ⑦ Wood or brick construction

GREEK REVIVAL (1830 - 1850)



In contrast to earlier American styles influenced by English building fashions, the Greek Revival style arose from the nation's desire to identify with the democratic ideals and architecture of ancient Greece.

The style's focus shifted from the long side of the house to the short-gabled end. A three-bay façade and side hall plan differed from the symmetrical Federal style. Roofs are usually gable of medium pitch, sometimes with a low, triangular pediment, and chimneys are modest. It also has a recessed and off-centered doorway framed by narrow floor-length sidelights and a transom flanked by pilasters. Typically, exterior finishes are clapboards or matched flat boards designed to resemble stone. There is an emphasis on simple lines, pilasters, and columns. An example is 75 Central Street, Andover, MA.

Character-defining features

- ① Pediment (Entablature)
- ② Gable end to the street
- ③ Blinds
- ④ 6/6 Sash
- ⑤ Paneled pilasters or wide corner boards
- ⑥ Clapboards or flatboards
- ⑦ Off-center entry with flat pilasters, entablature, side, transom lights & 4-panel door

GOTHIC REVIVAL (1840 - 1870)



Gothic Revival style is marked by asymmetry, peaked roofs, and “gingerbread” trims. The notable proliferation of carved wood ornament implemented in this style reflects the increasing mechanization in the building industry.

Character-defining features in the Gothic Revival style include steeply pitched roofs, usually with steep cross gables and gables with decorated decorative trim. Typically, wall surfaces extend into gables without breaking their materials. Windows frequently have a pointed arch shape. An example is 41 Central Street, Andover, MA.

Character-defining features

- ① Finial
- ② Steeply pitched roof usually with steep cross gables
- ③ Gables commonly with decorated vergeboards
- ④ Wall surface extending into gable without break
- ⑤ One-story entry or full-width porch commonly with flattened pointed arches

ITALIANATE (1860 - 1890)



The Italianate style is inspired by the vernacular farmhouse architecture of the Italian country villas. Typical characteristics include an asymmetrical massing that reflects the interior floor plan. The use of wings, towers, and bay windows is particularly common. The roof usually has a slight pitch, and it can be gabled, hipped, or a combination of both. Entrances include heavily molded doors, often double and asymmetrical placement with heavy wooden bracketing. Windows are tall and slender, often two-over-two with the presence of paired arched windows. An example is 65 Central Street, Andover, MA.

Character-defining features

- ① Towers or cupolas
- ② Wing or ell volumes, irregular plan
- ③ Shallow roof pitch
- ④ Brackets, either single or double.
- ⑤ Paired windows & 2/2 sash

SECOND EMPIRE (1860 - 1880)



The main characteristics of Second Empire are the high mansard roof, often with dormers enclosing the top floor on all sides, a central hall plan with a three- or five- bay façade with a central entrance. Over time, some of these buildings became asymmetrical because of the addition of rooms and porches. The windows are usually slender and elongated. Mainly, dormer windows appear in a variety of shapes and were decorated with pediments and brackets. Building materials include wood or brick commonly finished with flat boards. An example is 68 Central Street, Andover, MA.

Character-defining features

- ① Mansard roof
- ② Decorative slate roofing
- ③ Deep bracketed eaves
- ④ Bracketed window hoods
- ⑤ Projecting portico
- ⑥ Corner boards
- ⑦ Paired doors & windows
- ⑧ Sill board
- ⑨ High foundation

SHINGLE STYLE (1880-1890)



Shingle Style was used to describe a mutation of the American Queen Anne style that greatly increased the openness and flow of interior space. Gambrel roofs with short upper slopes are more prevalent. There tended to be large wrap around porches, shingles surfaces and complex asymmetrical forms. An example is 71 Central Street, Andover, MA.

Character-defining features

- Tall chimneys
- Shingle siding
- Large porches and bays

COLONIAL REVIVAL (1870 - 1945)



The Colonial Revival style was popularized nationally by reflecting America's Colonial past. It includes exaggerated antique styles in its architecture.

Most construction that follows the Colonial Revival style usually accent the front door, either with a decorative pediment supported by pilasters or by projecting it forward, supporting it by slender columns to form an entry porch. Commonly, doors include overhead fanlights or sidelights. The overall façade shows symmetrically balanced windows and center doors. Windows are generally double hung in adjacent pairs, usually with multi-pane glazing in one or both sashes. An example is 44 Central Street, Andover, MA.

Character-defining features

- ① Windows with double-hung sashes. Usually with multi-pane glazing
- ② Windows frequently in adjacent pairs
- ③ Accentuated front door, normally supported by pilasters

GEORGIAN REVIVAL (1895 - 1930)



Georgian Revival style returned to the simplicity of Georgian architecture. The plan is rectangular and symmetrical. The roof can be hipped, double-pitched, or gambrel, detailed with a classical cornice, and usually includes chimneys. The doorways typically have very elaborate fanlights and sidelights with or without supporting pilasters. The slightly projected central doorway of the facade is usually crowned with a pediment. Windows are rectangular with a double-hung sash. An example is 63 Central Street, Andover, MA.

Character-defining features

- ① End chimneys
- ② Dormers
- ③ 6/6 Sash
- ④ Classical cornice
- ⑤ Quoins
- ⑥ Blinds
- ⑦ Classical entrance