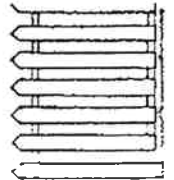
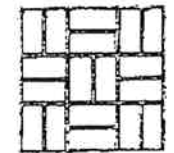
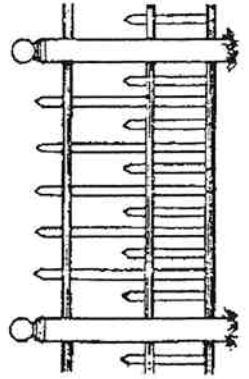
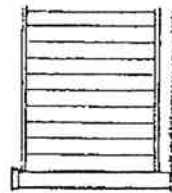
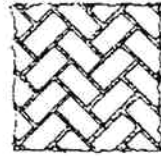
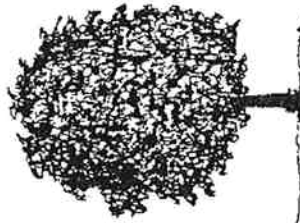
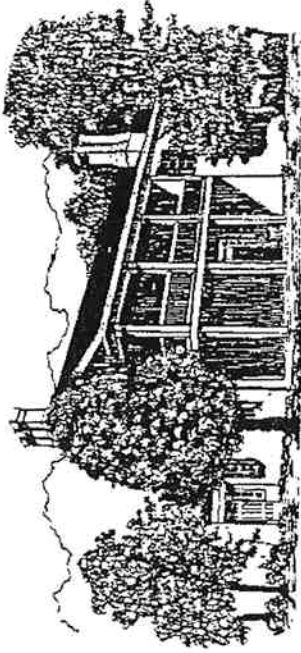


LANDSCAPING



LAWNS AND GARDENS



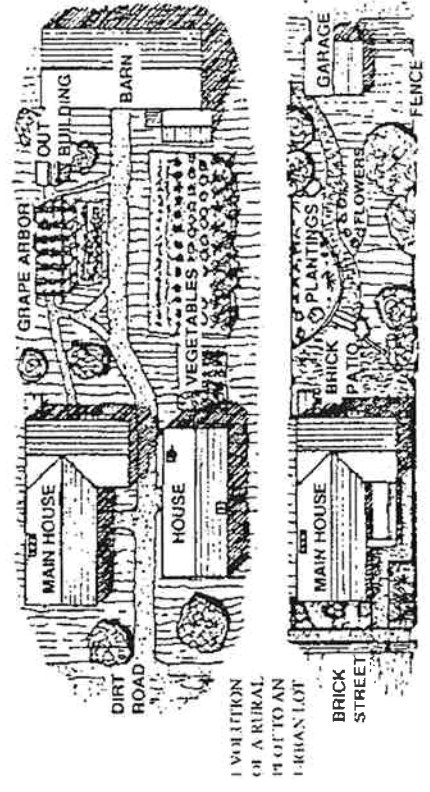
Historically, a yard was the portion of the property where chores were performed or animals were kept. Vegetable gardens and fruit trees were located in the yard as were barns, sheds, and other outbuildings.

A garden included plantings and a lawn or grass area which served primarily a decorative purpose. This area featured fountains, urns, statues, and gazebos. It was planted by a colorful variety of plants and shrubs.

Adaptation of this rural setting to an urban neighborhood with buildings in close proximity eliminated most of the

need for the yard area and scaled down the garden space. The site continued to be organized according to function, with an additional requirement of privacy. Consequently, public, private, and utility areas occupied neighborhood landscapes.

The specific components of these landscape areas corresponded to the building style dominating the site. Symmetry and regularity found in early and mid-nineteenth century Greek Revival and Italianate styled buildings required formal, stately gardens featuring one or two brilliantly colored plants. These included fuchsia, red



because of the invention of the lawn-mower. Foundation plantings were also used.

Prairie style houses utilized willow, cottonwood, and elm trees to enhance their horizontal, flowing designs. Trees assumed a more prominent role in a landscape plan while annuals received minimal consideration. Also planting boxes became an integral part of the structure and emphasized the horizontal lines of the structure.

New landscaping in keeping with the size, scale, and design of the primary structure on the property is welcomed. In the case of a vacant lot or parking areas, concentrations of canopy trees are effective in increasing the vertical appearance of the lot.

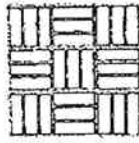
Plants used in the nineteenth and early twentieth centuries, such as those mentioned earlier in this section, are recommended. Ornamentation—statuary, foundations, etc.—is welcomed, also. However, trees other than ornamental are not permitted to be planted around the foundation of a structure due to potential conflicts between a tree's root system and the foundation. Also, ivy growing on a foundation or wall can deteriorate mortar or paint and therefore is prohibited.

Rough or cut limestone—in pieces or slabs—and paving brick are ideal walk materials, unlike dirt, wood, or asphalt which are not appropriate to urban settings. Paving brick should be laid in a herring bone, basketweave, or running bond pattern. Street pavers—larger and heavier than paving brick—and concrete sections are appropriate as well. Rear yard walks may use limestone or gravel chips.

BRICK PAVING PATTERNS



BASKET WEAVE
FLAT



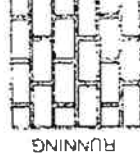
ON EDGE



HERRING BONE
FLAT



ON EDGE



RUNNING
FLAT (OR EDGE)



CROSS
FLAT (OR EDGE)

growing on a foundation or wall can deteriorate mortar or paint and therefore is prohibited.

Dirt, wood, or asphalt walkways are prohibited.

Vegetable gardens are recommended to be located in the rear yard.

FOR MORE INFORMATION

Hartford Architecture Conservancy, "Landscaping the Old House," Spring 1979.

Goode, Stacy, Jackson, "Building an Old Fashioned Garden," The Old House Journal, February 1978.

Jeanloz, Donna, "Victorian Landscaping," The Old House Journal, April 1977.

Gerhardt, Tom, "Victorian Cast Iron Fountains and Urns," The Old House Journal, June and July 1977.

Pilling, Ron, "Brick Walks," The Old House Journal, July 1980.

geranium, mock-orange, hlae, lobelia, and salvia.

The Gothic style originated in a secluded, woody atmosphere which characterized the transplant of the style and its landscape to urban areas. Thick growths of trees providing heavy shade and rusticity surrounded the building. During this time, vines such as honeysuckle were twined on wires around porches, up downspouts, and around bay windows. This enhanced the wild, natural setting.

The late nineteenth century witnessed the heyday of architectural imagination. Queen Anne styled buildings, thriving on their irregularity of design and attention to detail, demanded a companion setting of considerable intricacy. Geometric flowerbeds—best appreciated from upper-story windows—were ablaze with colorful flowers and shrubs. American elms, European beeches, and silver maples encircled many a Queen Anne's towers and turrets. Further ornamentation was provided by the use of statuary, arbors, and gazebos.

Plants popularized during the mid- and late nineteenth century include Japanese yew, viburnum, weigelia, Japanese barberry, quince, hydrangea, and Boston ivy. Also, flowers such as perenniums, coleus, nasturtiums, alyssums, and zinnias were developed.

The turn of the twentieth century experienced a freedom in building styles and a relaxed landscape plan. Colonial Revivals and Foursquares depended upon perennials planted in gently curving groupings framing the focal point of the landscape—the lawn. A large expanse of manicured grass became practical during this time

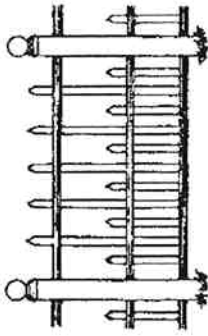
Driveway or parking pad standards are the same as those for walks but include asphalt.

Decks are permitted when they are constructed of wood with beveled rails and inset spindles. Designs must be appropriate and compatible with the main structure and design elements already existing. Any new design elements (i.e. lattice) must conform with the stipulations covered in this manual.

PROHIBITIONS

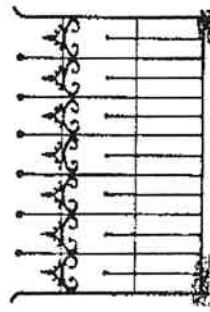
Trees, other than ornamental, are not permitted to be planted around the foundation of a structure due to the potential conflicts between a tree's root system and the foundation. Also, ivy

FENCES & GATES



Fences and gates originally were physical barriers or property dividers. Initially, they served functional purposes only and were constructed of simple materials. Since they marked boundary lines which could be changed, they were designed to be easily dismantled.

Beginning in the eighteenth century, fences and gates served as decorative elements enhancing individual buildings. They were incorporated into the design scheme for the site and reflected the size and style of the adjacent building. Fences and gates, particularly wrought and cast iron, provided an opportunity for the exhibition of fine craftsmanship in a highly visible location. Rows of glossy black iron provided visual interest along a streetscape.



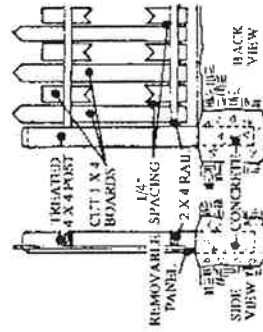
Rear yard fences provided private space to enjoy the outdoors. Frequently, they ranged from four to six feet in height and were constructed of wood. Again, their designs complemented the primary building on the site; however, they were most often simple in style compared to the more public front yard fence.

Wood fences were used around both front and rear yards with the same stylistic standards applicable to iron. Simple picket fences popular during early years of development matured into the intricate and flamboyant designs of the Victorian era.

In the late nineteenth century and early twentieth century with the birth of suburbs, large and expansive front lawns devoid of fences became the standard. Many properties included deed restrictions to prevent front yard fences and to maintain the harmony of the streetscape.

Like other elements exposed to the weather, both cast and wrought iron will rust. Ordinarily, this will occur along joints where pieces have been welded or at weak spots where damage has occurred. Repair can be made by rewelding or by bolting pieces together followed by sanding and painting with a metal primer and paint.

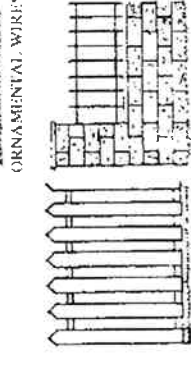
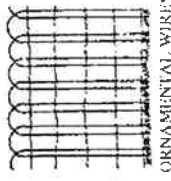
BUILDING A PICKET FENCE



Wood fences can have pieces or sections replaced or repaired. If the area is small, grafting a new piece to an existing member is satisfactory. Paint each piece prior to attachment and use aluminum or galvanized nails to avoid rusting. Horizontal supports must be on the owner's side for aesthetic and security reasons.

Nearly any design can be executed in wood or iron but, due to varying complexity, can be expensive. Simple designs are stocked by distributors and are readily available. Antique iron fencing can be obtained through antique dealers or from demolition contractors.

APPROPRIATE FENCE PRODUCTS



*For side and rear yards only

Fences which are in keeping with the design and period of the building or site which they border make an important contribution to the environment of that historic property. Wood and iron fences and brick and stone walls help define and complement the scale of surrounding buildings.

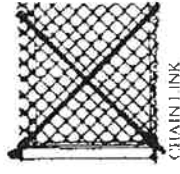
PROHIBITIONS

Specifically prohibited are chain link, expanded metal, and horse wire metal fencing. These fence types were used historically in industrial or rural areas

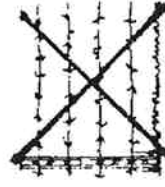
for functional reasons and are inappropriate in urban historic neighborhoods. Also not permitted are split rail and basketweave wood fences. Both are out of character with urban nineteenth and twentieth century streetscapes and are appropriate for primitive, rural, or suburban settings.

Select a fence and gate type which complements the site on which it is to be located. Notice the size, style, and materials of any structure on the property when selecting a fence and gate type, and erect one which will unify the whole rather than one which detracts from the character of the property and streetscape.

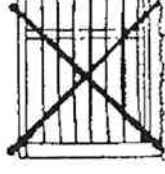
PROHIBITED FENCING



CHAIN LINK



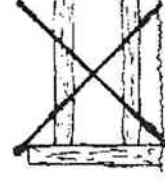
HORSE WIRE



BASKETWEAVE



BARBED WIRE

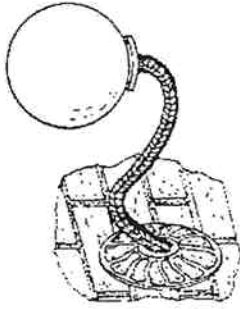


SPLIT RAIL

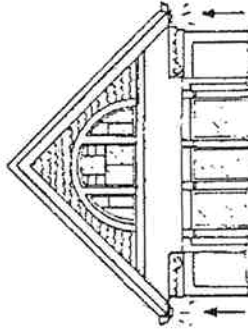
FOR MORE INFORMATION

Herman, Frederick, AIA, "Fences, Part I, II, III," The Old-House Journal Vol. VII, Nos. 2,3,4, February, March, April 1979.

LIGHTING



Outdoor lighting for a building or its grounds is encouraged. Decorative fixtures mounted on building facades or in a porch area enhance a building's style in addition to being functional. This lighting should reflect the design of the building, if highly visible.



FLOOD LIGHTS SHOULD BE LOCATED UNDER EAVES

Flood lighting is permitted; however, the location of the fixture should not detract from the building to which the fixture is attached. For example, a wide cave would conceal a flood lamp and provide excellent light to the surrounding grounds.

Yard lighting can be in the form of iron, wood, or decorative aluminum based pole lamps or small decorative walk and garden lights. The size of the yard, particularly the prominent front facade, constitutes the major factor in selecting outdoor lighting.

PROHIBITIONS

Lighting which is not of a decorative nature appropriate to the design of the primary structure and its site is not permitted; neither are plain aluminum pole lamps and large flood lights as they are inappropriate.

