



# Otterbein Homestead Area

Guidelines  
For Exterior  
Restoration

**Client:**

Charles Center Inner Harbor Management, Inc.  
Department of Housing and Community Development  
City of Baltimore  
William Donald Schaefer, Mayor

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# **Otterbein Homestead Area**

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For Exterior  
Restoration**

WILLIAM DONALD SCHAEFER, Mayor  
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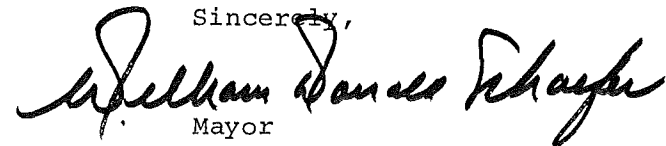
To Whom It May Concern:

It has been acknowledged that Baltimore offers some of the more distinctive architectural examples of rowhousing in the United States.

2 One strategy employed by Baltimore City to save our architectural heritage and to retain the existing housing stock is the urban homesteading program. The Otterbein Homesteading project is indeed one of Baltimore's more notable and ambitious undertakings as a comprehensive homesteading effort.

Although the concept of homesteading is fairly simple, the execution of a successful project such as Otterbein is quite complex. A successful transformation of the neighborhood will require careful and sensitive rehabilitation efforts by both the City and the residents. It is intended that the publication of this report will communicate clear, informative, and useful guidance to the residents of Otterbein and add another measure of direction in the City's program to establish meaningful guidelines for physical development.

Sincerely,

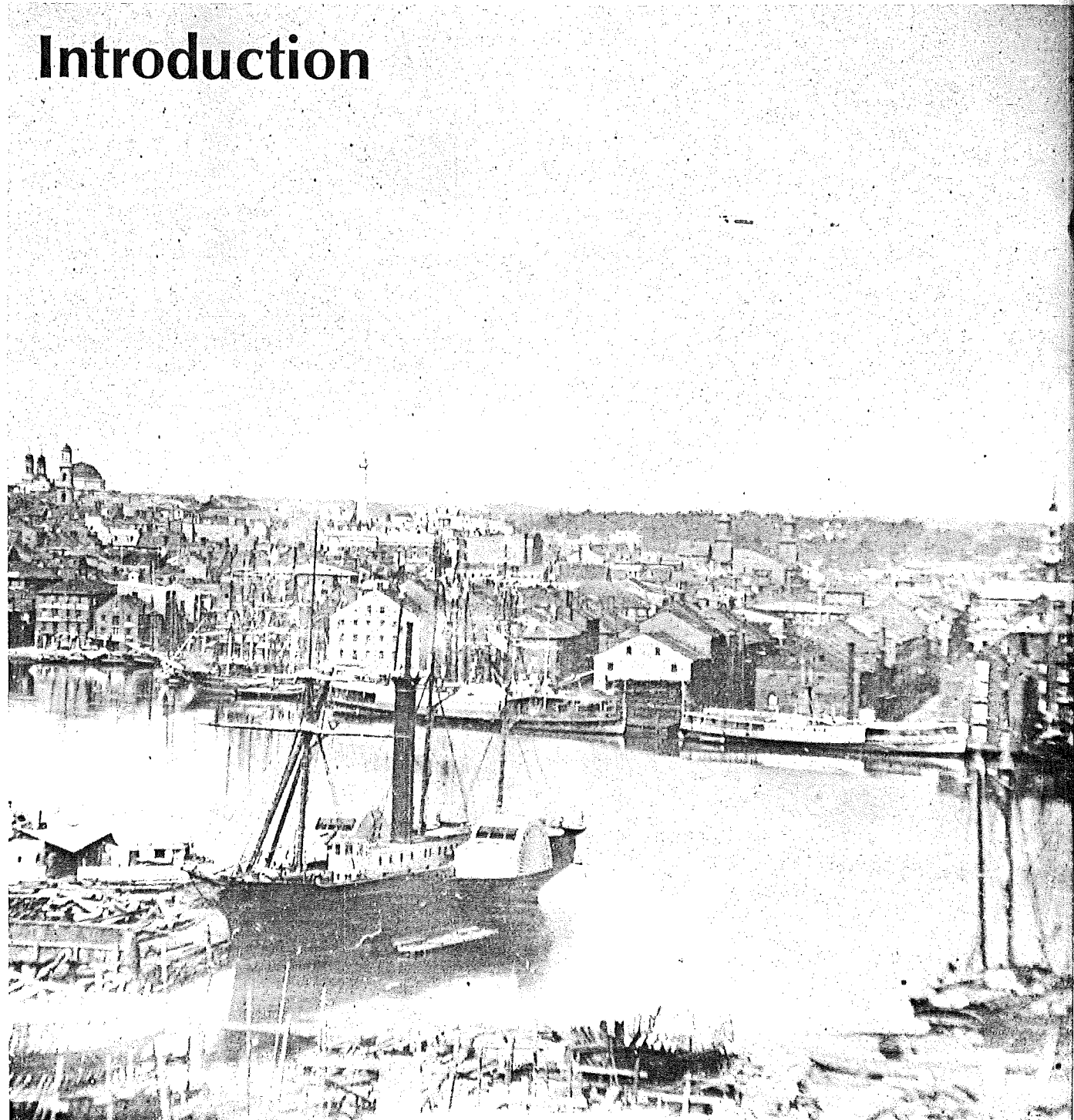
  
Mayor

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# Introduction

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Baltimore about 1851 from Federal Hill looking across the inner harbor

Courtesy Peale Museum

## Area History

In 1785, the existing Old Otterbein Church was built. It later was named for its first pastor Rev. Philip Wilhelm Otterbein.

The area around the church, now called Old Otterbein, was the site of homes owned by some of Baltimore's renowned merchants such as Moses Sheppard and Enoch Pratt, men whose substantial fortunes elevated the City to the status of a world port. Several generals of the War of 1812 also lived on South Charles Street near the Otterbein neighborhood.

Here, close by the once bustling Light and Pratt Street wharves, the commission merchants and bankers lived, keeping an eye on their inventories of tobacco, spices, teas, coffees, sugar, molasses, dry goods, lumber and fruits. They built simple, wide and substantial brick houses, designed as cleanly as were the lines of their sailing ships. Here lived the middlemen; the traders and capitalists who stood between Fells Point's mariners and the American South and West where Baltimore sold her goods.

Otterbein was also home to the merchants' employees and tradespeople, those who kept the ledgers, loomed the wool, brewed the beer and laid the bricks during Baltimore's early growth years.

The homes, shops and workrooms of the tradespeople were built in the same blocks as those of the merchants. Tucked away in little back and side alleys, like Welcome, Homespun and Honey, other dwellings bespeak a time when the City was not economically segregated. During the first half of the 19th century, freed blacks lived alongside whites, in a city loosely segregated by occupation rather than economic station or race. Today, there are magnificent homes scattered throughout the Old Otterbein neighborhood. Many seem to have once had side gardens. The homes opened on large, common squares, backyard breathing spaces that contained an amazing collection of walls and servant quarters.

In the same neighborhood is the Old Marburg Tobacco Company building, at Charles and Camden Street. This 1887 structure, designed by architect Charles Carson has granite swirling detail work, archways and windows decorated in the Adler-Sullivan Chicago style of architecture. Farther west is Camden Station, the 1857 depot that was once the main Baltimore terminal for the B & O railroad. Though modified over the years, it remains a handsome brick building with a golden oak interior.

The Old Otterbein neighborhood's unique role in the economic and social history of Baltimore, its relationship to the Inner Harbor and downtown, and the existing qualities of the homes themselves and the surrounding historic buildings are some of the characteristics making the area worthy of preservation and restoration. Although the Otterbein Homestead Area is not the first concentrated homesteading area in Baltimore, it is certainly the most notable and unique.

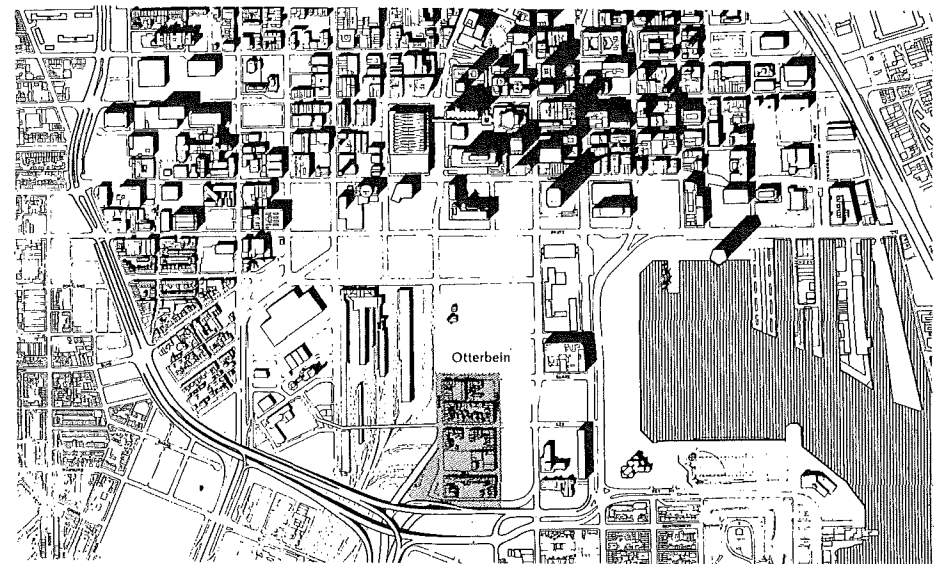
## Project Location

The Otterbein Homestead site is a 2½ city block area approximately 4 blocks

from downtown Baltimore, bordered by Barre Street on the north, Hanover Street on the east, Hughes Street on the south and Sharp Street on the west. The site is east of the Camden Railroad yards, west of Inner Harbor Project I and a part of the Inner Harbor West Residential Development Plan.

Originally, the 130 structures were to be torn down to make way for more modern residential units. However, the intense public interest in the homesteading program, and the historical significance of the Otterbein neighborhood, persuaded the City to modify the master plan to include the homesteading approach.

The Otterbein Homesteading Area is the largest homesteading area in Baltimore. Within the site are approximately 105 houses which have been designated for single family occupancy. In addition, approximately 20 other buildings are planned for multi-family development or other uses. There are also parcels of cleared land designated for some form of future development. The diversity of unit types and future development potential makes this project unique.



Area Map

# Homesteading

The concept of homesteading was used over 100 years ago as a means of promoting the development of the Western United States. Under the Federal Homestead and Extension Law of 1862, a citizen could obtain up to 160 acres of public land by paying a nominal registration fee. Under this law, millions of acres of land were given to settlers who lived on the land and cultivated it for five years.

The original concept has been modified today to promote the rehabilitation of vacant and neglected houses in urban areas. Baltimore was one of the first cities in the country to use homesteading to revitalize declining neighborhoods. The first property under the Baltimore Homesteading Program was awarded in 1974. Since that time, over one hundred dwellings have been rehabilitated through homesteading.

- 6 Properties are selected for homesteading by the Department of Housing and Community Development from among those acquired by the city. The public is notified of the availability of properties and can apply to the Department of Housing and Community Development for a specific property. One applicant is selected for each property either by a committee or through a lottery as was the case with the Otterbein project.

A cost estimate for the revitalization of the property is obtained and the homesteader has the opportunity to borrow money from the City at a less than market interest rate for the rehabilitation work required.

The homesteader must satisfy certain fire and safety requirements and agree to move into the property within 6 months after rehabilitation work starts.

Within two years from the signing of the homestead agreement, the property must be certified as meeting all applicable code standards. The homesteader then obtains title to the property from the City.

The homesteading program requires a commitment both by the City and by the homesteader in order to be successful. The program, however, provides benefits not only to the City and homesteader, but also to the surrounding community as well. Some of the specific benefits of the homesteading program are:

1. It recycles a neglected segment of the available housing in the community and puts abandoned dwellings back into use and on the tax rolls.
2. It contributes to the revitalization of declining neighborhoods by encouraging improvements to both the immediate residential area and the surrounding community.

3. It increases the opportunity for home ownership to families and individuals who otherwise might not be eligible.
4. It provides residential neighborhoods convenient to downtown cultural facilities and places of work.
5. It makes available older houses with varied architectural details and lower square foot costs than many new houses.

## Project Objectives

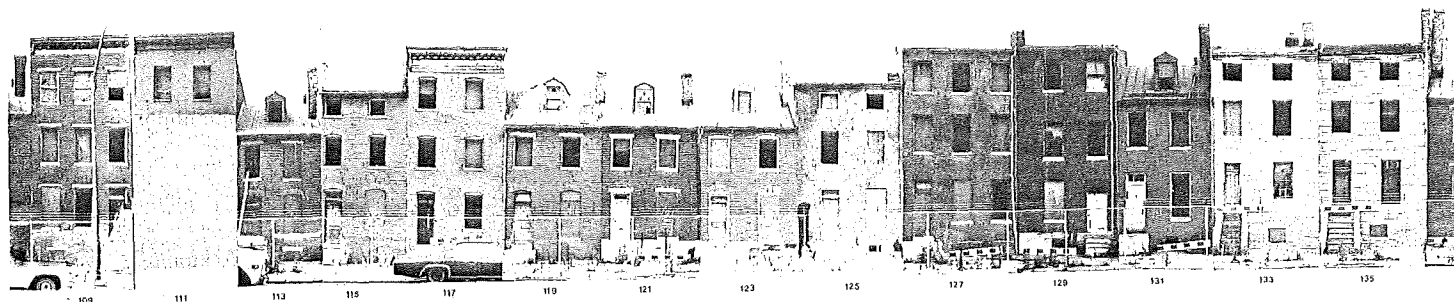
The objective of this project is to create a viable urban residential neighborhood which will preserve and enhance its positive qualities and at the same time function as an integral part of the Inner Harbor West Development Area. This is to be accomplished through the development of neighborhood plans for the restoration of public areas and through the development of exterior restoration guidelines for the buildings.

Although the Otterbein Homestead Area contains the essential elements necessary for a successful revitalization, a thoughtful, comprehensive, and cooperative planning effort is necessary in order to achieve this end. The comprehensive planning effort is intended to:

1. develop and reconstruct Otterbein
2. develop that a frame for the
3. develop guide and in a manner
4. develop exterior rather
5. provide the future Home ment line f
6. create assist comm holdi the C

## Plann Imple

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Front elevation south side Hill Street



1. develop a master plan and site development plans for the renewal and revitalization of the existing structures and public spaces of Otterbein.
2. develop plans for this historic area that are consistent with the larger framework of the total community plan for the Inner Harbor West Area.
3. develop a system of exterior design guidelines that are clear, educative and informative in nature rather than a mandatory list of requirements.
4. develop a system which deals with all exterior elements of the buildings rather than just street front facades.
5. provide for the direct participation by the future residents of the Otterbein Homesteading Area in the site development planning and the exterior guideline formation.
6. create a system of guidelines that will assist the residents' architectural review committee in monitoring and upholding the environmental quality of the Otterbein Homesteading Area.

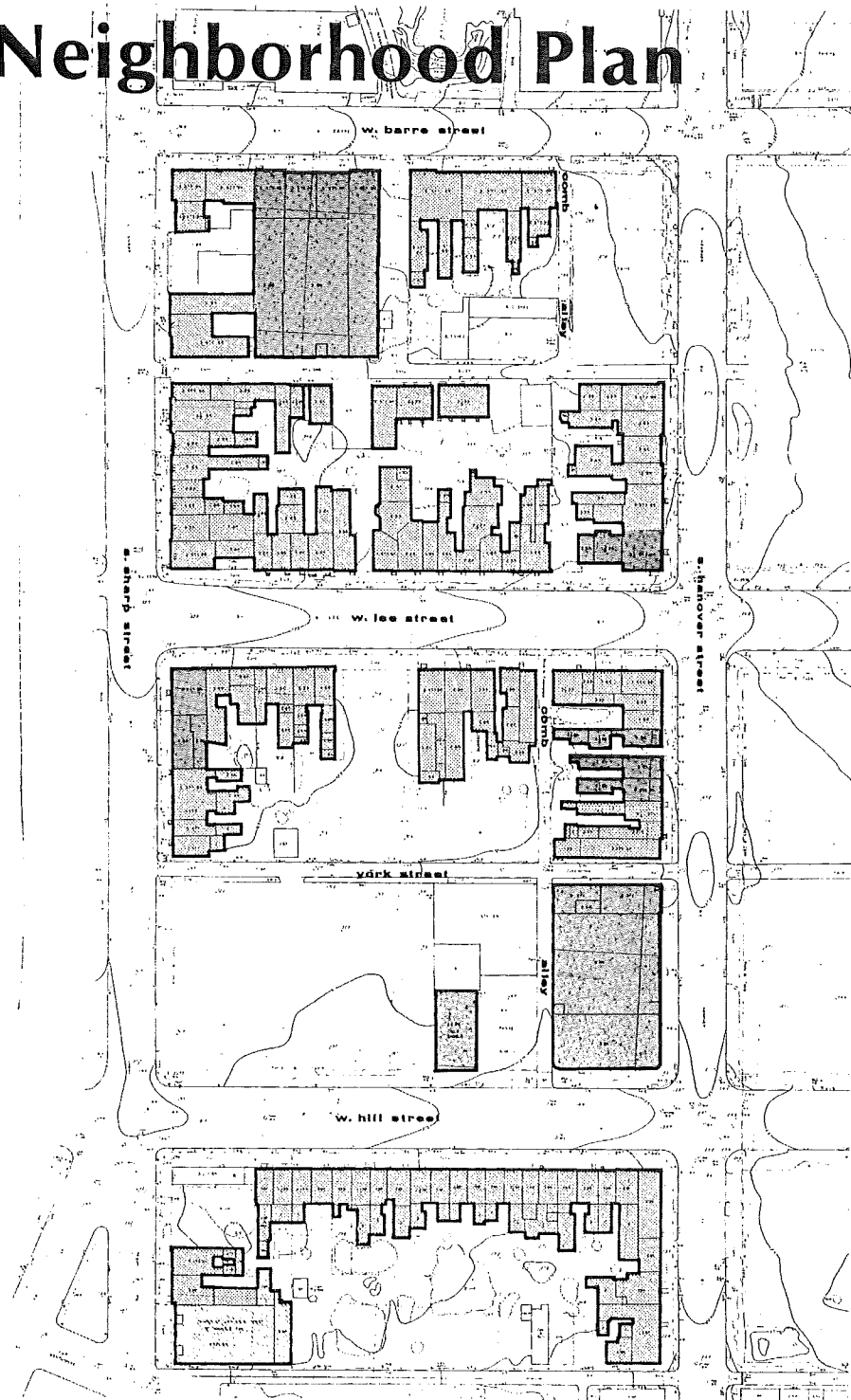
## Planning and Implementation

Although the concept of homesteading is fairly simple, the execution of a successful project such as Otterbein is quite complex. A successful transformation of the neighborhood will require careful and sensitive rehabilitation efforts by both the City and the residents. Because of the need for direct resident involvement and the complexity of the project, the City encouraged resident participation in the planning process. This participation has been beneficial since it has made the residents more aware of the need for standards and guidelines. The following chart describes the planning and implementation process and the interaction among the City of Baltimore, the planning consultants — Land Design/Research and the Otterbein residents.

### Planning and Implementation Process

DATE	RESPONSIBLE PARTY	ACTION
Early 1975	Baltimore City	1. Identified Otterbein as a homesteading area and established scope of the project
May 1975		2. Accepted applications for homesteading properties.
July 1975		3. Selected planning consultant and finalized scope of planning work: a) prepare overall site development plan b) prepare exterior design guidelines for restoration c) coordinate the development plan and guidelines with the City, various agencies and the residents
	Land Design/Research	4. Prepared area evaluations, site analysis and architectural evaluations
August 1975		5. Presented site analysis and development alternatives to the City
	Baltimore City	6. Otterbein residents chosen by lottery
September 1975		7. Final site development alternative selected
	Land Design/Research	8. Presented illustrative site plan to Otterbein residents
October 1975	Otterbein Residents	9. Formed a Residents Steering Committee composed of one resident from each of seven geographic districts
	Land Design/Research	10. Presented outline of architectural guidelines through: a) general meetings with all residents b) meetings with Steering Committee c) meetings with residents from each district
	Otterbein residents	11. Provided the consultant with input regarding the overall site plan and guidelines.
November 1975	Land Design/Research	12. Presentation of recommended guidelines to residents.
	Otterbein Residents	13. Approval of each guideline by vote of 75% of residents.
		14. Formation of Resident Architectural Committee.
January 1976	Land Design/Research	15. Publication of guidelines for exterior restoration for single family structures
		16. Final input from the City and the residents and subsequent completion of site development plan
		17. Report of recommendations for multi-family housing infill structures presented to City and residents
Early 1976	Otterbein Residents	18. Completion of design work for single family properties
		19. Sign Homestead agreement and begin unit construction
Summer 1976	Baltimore City	20. Completion of final design and begin public improvements.

# Neighborhood Plan



Existing conditions

The development intent of the Otterbein Homestead Area has been to integrate the existing structures and vacant lands into a contiguous and unified neighborhood.

From a physical point of view a neighborhood is an area which takes advantage of its location and relationship with the rest of the City and its activities while at the same time maintaining a separate identity. This definition of the neighborhood has two aspects. First, there is the external aspect which relates it to the rest of the city. Secondly, there is the internal aspect in which it maintains a separate identity.

## External Considerations

The external considerations are those aspects which relate or link Otterbein to the Inner Harbor Area and the rest of the city. The external considerations important to Otterbein may be listed under the following headings: vehicular access; pedestrian linkages; views/vistas; and adjacent development.

### Vehicular Access

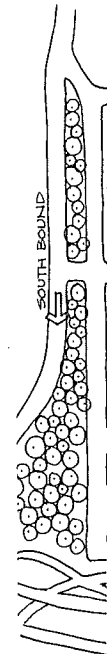
The Otterbein Homestead Area lies in the southwest corner of the Inner Harbor West plan. Present planning calls for vehicular access on the north at Barre Street and on the east at Hanover Street. The proposed Interstate 395 and City Boulevard will make access to the west and to the south less direct.

Direct egress from Otterbein to the Interstate system and to the south will be limited to one point at the northwest corner of the site at the intersection of Barre and Sharp Street. Vehicular access to downtown Baltimore and to the north will be through the Inner Harbor West development.

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### Pedestri

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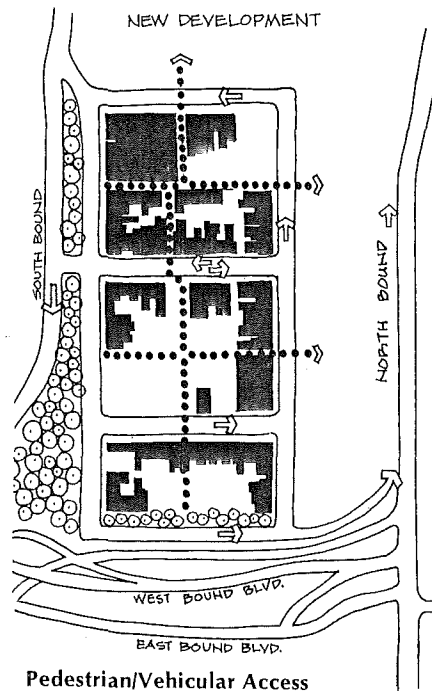


Pedestr

Although the proposed Interstate 395 to the west and the south will edge the project, it has been proposed that the alignment be shifted in order to allow for a minimum of 60 to 70 feet of landscaped buffer between the existing edges of Sharp and Hughes Street and the highway system. Such a buffer will not only help provide a visual and sound barrier for Otterbein, but will also create a meaningful landscaped edge to the homestead area.

### Pedestrian Linkages

The major pedestrian movement from Otterbein will be north to the northern portion of the Inner Harbor West development area and downtown Baltimore, and east to the Inner Harbor. The proposed plan allows for pedestrian linkage to the north to be provided along Hanover Street.



Two traffic lanes will remain open with 18 — 20' wide sidewalks and plantings on both edges. Direct pedestrian linkage to the east and the Harbor will be provided along the existing alignment of Hill Street. Hill Street will be closed to vehicular traffic and will be paved and planted as a major pedestrian walkway.

### Views/Vistas

The east-west streets through Otterbein are oriented to allow views toward the harbor. As the land slopes gradually towards the water, some interesting vistas currently exist along W. Hill, W. Lee and W. Barre Streets. It is hoped that the future development to the east of Otterbein will be so designed and located to maintain these existing views of the harbor area.

### Adjacent Development

In order to create a gradual transition in architectural style and to relate in scale to the restored units of Otterbein, it has been suggested that future development to the east be a maximum of three stories in height. It has also been proposed that the future units to the east and north of Otterbein be compatible in terms of scale, materials, color, detailing, and density to conform to the overall character of the Otterbein Homestead Area. This is especially important for new development facing onto S. Hanover Street and W. Barre Street.



Vista — Toward the Inner Harbor

# Internal Considerations

The internal considerations are those aspects which affect Otterbein within the project boundaries. Such internal considerations are vehicular circulation, parking, pedestrian circulation, property ownership, multi-family/community facilities and infill development.

## Vehicular Circulation

Although the Otterbein neighborhood is being planned with emphasis on the pedestrian, the automobile must be recognized as an important part of modern life. If the vehicular circulation scheme is properly designed, the automobile can have a positive impact on an urban residential neighborhood. Many existing neighborhoods within Baltimore can be used as a model to illustrate this fact.

In order to minimize traffic flow within the homestead area and discourage through traffic from surrounding areas, a one-way traffic system has been developed.

The one-way system will allow for adequate internal circulation on streets of appropriate width and scale. The one-way roads also allow for the existing sidewalks to be widened and enable easier pedestrian circulation.

## Parking

The alternatives of on-street parking and off-street parking were explored. On-street parking provides for the dual use of existing streets as both a thoroughfare and a parking area. This alternative was selected because it allowed utilization of existing street patterns and eliminated the need to create large internal parking lots.

The proposed plan indicates that the majority of parking will be on-street and supplemented by minimal internal parking along the mid-block alleyways in the higher density zones. Those alleyways will be retained as internal emergency and service access areas. By providing a parking ratio of 1 to 1.3 spaces per unit, the plan allows for the majority of the spaces to be provided in the public right of ways rather than utilizing valuable,

internal land for parking. This enables the internal vacant land to be utilized for community use or new infill development.

## Property Ownership

The allocation of property ownership is a significant factor in structuring the neighborhood plan. Various alternatives for ownership exist ranging from all land outside of building walls being quasi-public or in community ownership to the total land being divided into individual lots and held in private ownership. Obviously, there are benefits and also disadvantages associated with each extreme.

If all land outside of building walls was held in common ownership, there would be no immediate private areas outside the home, no pride of ownership or sense of responsibility for the areas adjacent to one's home. There would also be no transition between the privacy inside one's home and the more public areas immediately outside. On the other hand, if all the land within the project were carved up by private ownership, it would create an inequitable distribution of land among

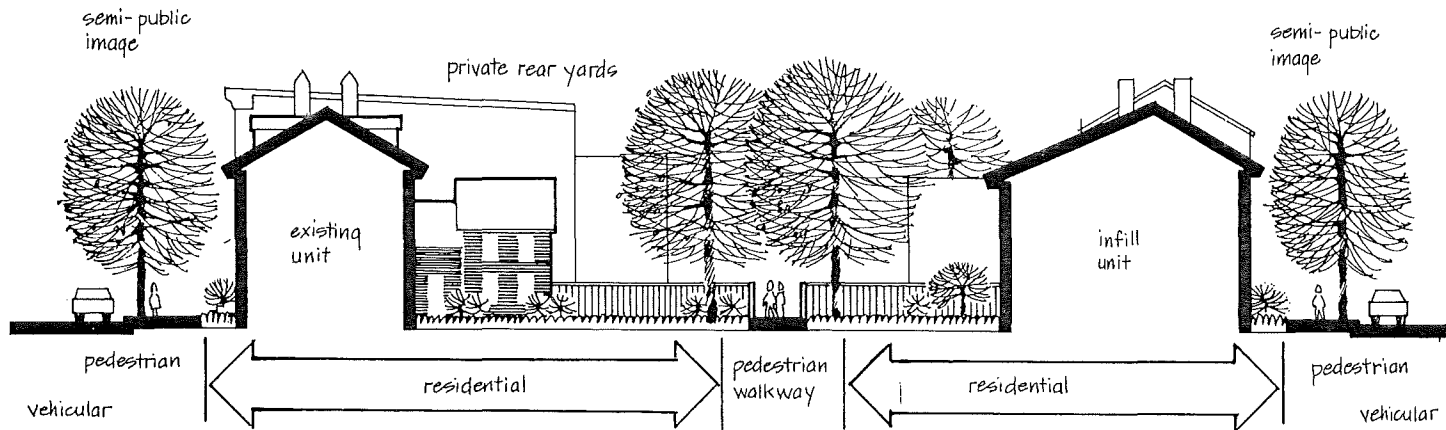
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## Infill De

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Typical Property Distribution

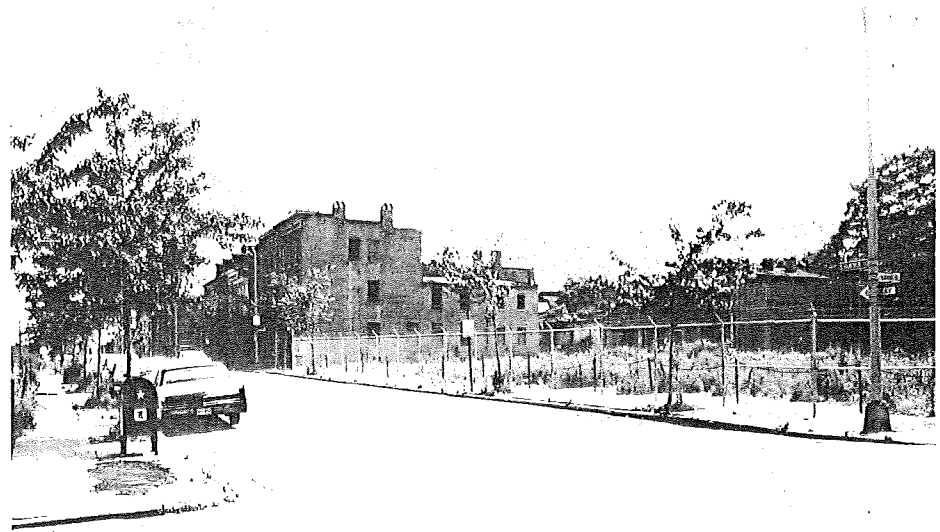
homesteaders. It would also be an inappropriate use of valuable, urban land eliminating the possibility of any community space.

The general objective in allocating ownership was to provide for an equitable distribution of property, one that satisfies not only individual homeowner's needs for private outdoor areas, but also satisfies the neighborhood's needs for circulation space, community activity space, and appropriate infill development.

### **Infill Development**

A key concept of the plan is to utilize much of the existing vacant lands for infill residential development compatible with the restored units. The vacant land, particularly those parcels at the edges of the blocks, create a feeling of an unstable or changing neighborhood. It also conveys the image of piecemeal development. The infilling of the block spaces will not only unify the individual blocks, but also recognizes the City's desire to create new housing opportunities in the inner city on valuable urban land. The plan also proposes some minimal infill development on the internal portions of the blocks, particularly in the mid and south block. These units are to be of consistent character and scale with the existing internal units on Welcome Alley.

Any newly constructed residential units should be compatible with the restored units, in order to create a consistency throughout the Otterbein neighborhood.



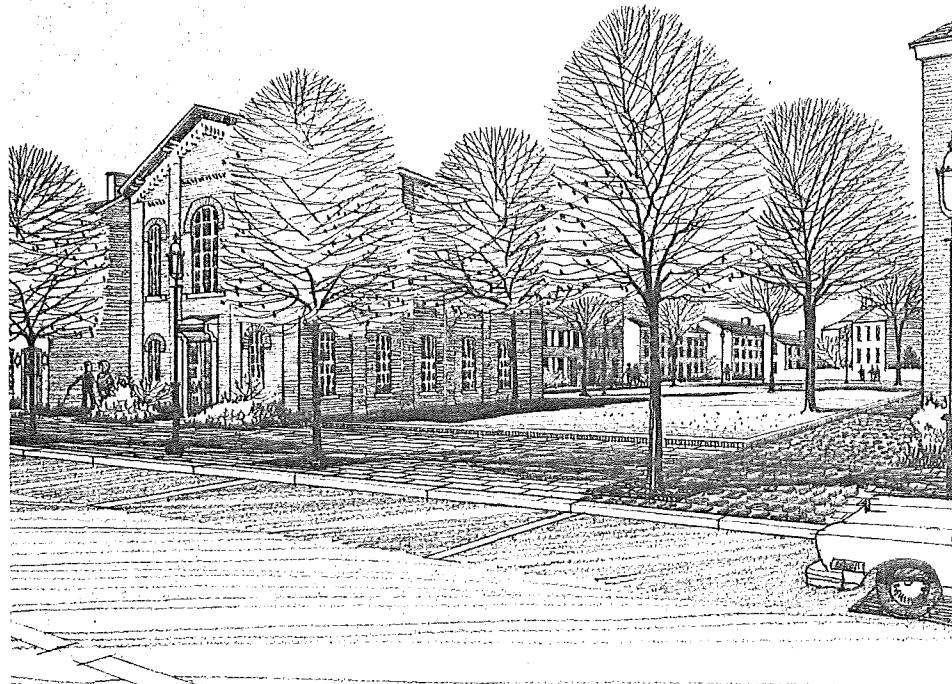
Existing vacant lot, corner Barre Street and Hanover Street



Proposed infill architecture, corner Barre Street and Hanover Street



Existing church building Hill Street



Proposed community building and recreation space

## Pedestrian Circulation

In an urban neighborhood such as Otterbein major emphasis should be placed on pedestrian circulation and activity. The narrowing of existing streets as proposed will enable sidewalks to be widened and allow for planting to provide a more attractive pedestrian environment. This will make the area more conducive to walking, and biking. It is also recommended that pedestrian crossing areas be enlarged to encourage ease of movement and create a safer pedestrian environment. These enlarged crossing areas will be provided at points where the internal pathway crosses a street and also at the corners of blocks. At the corners the enlargements also serve to create a more enclosed or private entry feeling to the street.

The creation of internal pedestrian walkways linking all elements of the neighborhood is another major factor in creating a desirable pedestrian environment. The concept for the design of the pedestrian walkway system is to provide ease of access from the homes to the community open space, to allow rear yard service and provide for emergency needs. The plan proposes utilization of existing alleyways such as Welcome, York and Comb, as major pedestrian linkages and service ways. New pedestrian walkways will be provided from the alleyways to the rear of the residential units.

## Multi-Family/Community Facilities

The proposed site development plan recognizes the potential of both those units allocated for multi-family development as well as those unallocated structures. One of the unallocated structures, the church on Hill Street, is currently being used as a tire sales facility. It has been designated as a potential community facility.

It is also the recommendation that all multi-family structures as well as any proposed new residential units be subjected to rigorous design guidelines that will ensure their compatibility with the restored single family units.

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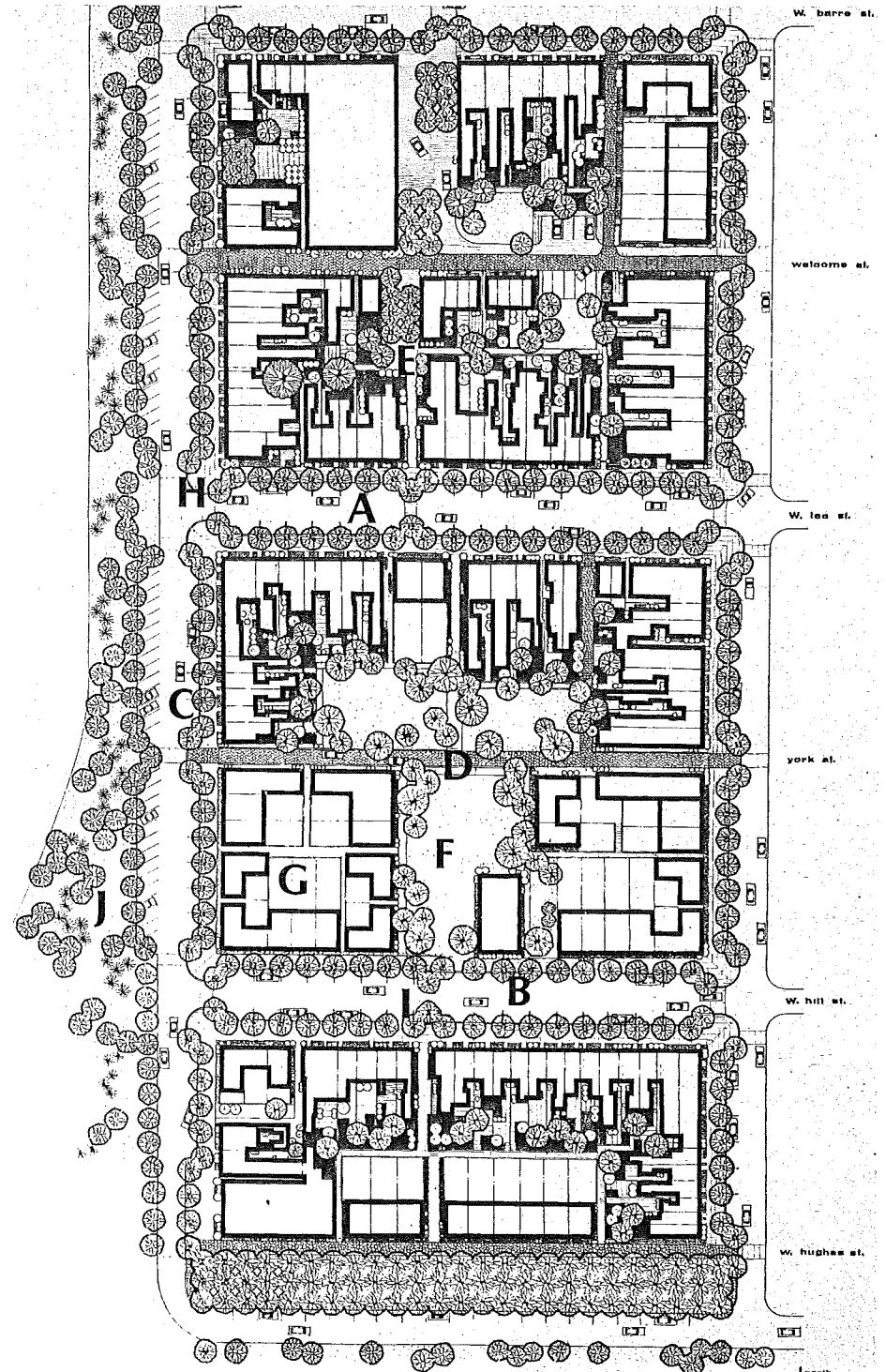
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## Summary of the Plan

The proposed neighborhood plan is intended to create an urban residential neighborhood that generates pride and care from its inhabitants, is contiguous in character, is primarily pedestrian oriented, has limited vehicular traffic and creates a high-quality environment through comprehensive landscape design.

The specific elements of the plan are as follows:

- A. Narrowing of the existing streets and the widening of sidewalks.
- B. Introduction of street trees and other planting throughout the neighborhood.
- C. Parking to be primarily accommodated on-street.
- D. Existing alleyways with their granite block surfaces to be retained as pedestrian walkways allowing for emergency vehicle and service access.
- E. Small pedestrian walkways to connect units to the major pedestrian ways and to provide rear yard access for service.
- F. Internal landscaped open space for active and passive use.
- G. Infill development for new single family rowhouses in most vacant areas to complement the existing character of the restored units.
- H. New sidewalks with consistent site detailing and furnishings.
- I. Sidewalks widened at points of pedestrian crossing.
- J. Landscape buffer zones to be provided along west and south edges of the neighborhood.



Neighborhood development plan

# Architectural Considerations



14

The architectural character of the Otterbein Homestead Area is determined by:

1. the interrelationship of architectural elements that make up the individual units and
2. the units themselves in combination with one another that create the overall block character.

It is essential to understand these relationships in order to provide the basis from which residents can proceed with their own individual analyses and subsequent restorations.

The approach followed in the creation of architectural guidelines was first to inventory the indigenous architectural elements that form the character of Otterbein, analyze those characteristics and prepare guidelines that are sensitive to their restoration. The following process was utilized:

## I. DETERMINE AND INVENTORY THE EXISTING ARCHITECTURAL CHARACTERISTICS

This was accomplished by various site visits, photographic evaluation of all block faces within the project, and architectural and historical research to determine the various architectural styles.

## II. ANALYZE THE CHARACTERISTICS

This was accomplished by a block-by-block architectural evaluation, individual unit evaluations, and visits to other historic revitalization projects.

## III. PREPARE GUIDELINES FOR RESTORATION

This was accomplished by preparing draft guidelines, meeting with residents and the City, and compiling the final publication.

## Block C

The architect is generally responsible for how buildings are through form or materials.

Most building proportion, variations do bein rowhous two to three dicularly to t sides, aligned and crowned flat cornice.

It is important specific living larger buildir overall design essential in complementi

Visual continuity elements is in neighborhood the art of arc a sensitivity element and be units. Architects are not accord or mandatory standing of tl determine th each block.

### Forms

A typical blo viewed as on of abutting b

The block far front of simil to three story Those rectan slightly varyi wall joints, ra and random



## Block Considerations

The architecture of the Otterbein district is generally restrained and dignified. Few buildings are visually prominent either through flamboyance of style, irregularity of form or marked differentiation of materials.

Most buildings are of similar form, scale, proportion, color and texture. Although variations do exist, the traditional Otterbein rowhouse is constructed of brick, two to three stories high, placed perpendicularly to the street, attached on both sides, aligned at the front property line and crowned with either a pitched roof or flat cornice.

It is important to emphasize that each specific living unit is a part of a larger building group. A sensitivity to the overall design of that building group is essential in restoring each unit as a complementary part of a larger whole.

Visual continuity through consistent design elements is important to the block and neighborhood image and can reintroduce the art of architectural courtesy; that is, a sensitivity of how one unit can complement and be complemented by adjacent units. Architectural courtesy and sensitivity are not accomplished by mere restrictive or mandatory statements but by an understanding of the elements which help determine the character and quality of each block.

### Forms

A typical block of Otterbein may be viewed as one solid building or a series of abutting buildings.

The block face is formed by an aligned front of similar rectangular forms of two to three story and 10—24' wide rectangles. Those rectangles are differentiated by slightly varying color in brick, abutting wall joints, random termination of heights, and random levels of window groupings.

A major element of the forms is the triangular shape of pitched roofs, the intense articulation of the cornices and fascias and the commercial fronts which are applied to the buildings. In some instances, the stoop and entrance areas also provide some relief from the flat quality of the block face.

### Roofscape

The roofscape is composed of the chimneys, dormers, cornices, pitched roofs, and the skyline. It is a collection of rectangular, sharp edged and pitched roof forms and dark colors and random patterns. The randomness and variety is an obvious relief to the more evenly aligned front facades, and provide a variety not normally found in contiguous units of rowhouses.

### Texture

Texture may be defined as the arrangement, size and quantity of repeated elements of the block facades of Otterbein. (More repeated elements equals greater sense of texture).

The texture of a block is created by the uniform and numerous bricks, the random placement of window groupings, rectilinear and vertical in emphasis, the rhythmic series of doors and stoops, the scattered pattern of lintels and sills, and the cornices.

### Function

It is important to understand how the block as a unit and the individual buildings were originally used and how that use reflected the traditional daily activity.

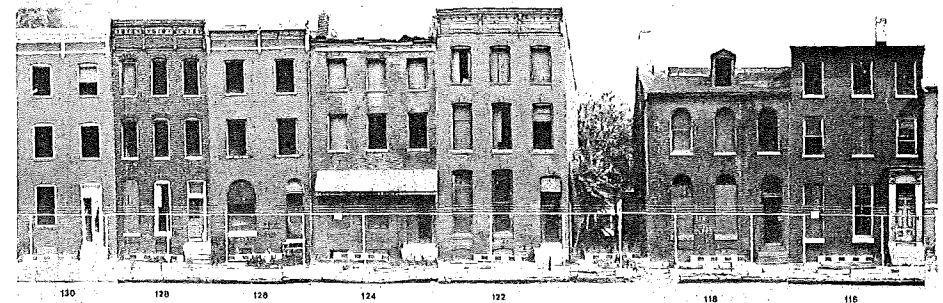
Units were oriented towards the street with the public facade and main entrance on the street. Private areas were in the rear with service access from alleyways. Major light sources were in the front and rear of the units and partial basements were often created, thus requiring stairs to enter on the first floor. Shutters and blinds were often employed for ventilation and security.

### Open Spaces

The city blocks of Otterbein do not present a solid, unending veneer of architecture. The blocks are interrupted by alleyways, streets and occasional units with side yards.

The alleyways and small streets provide access to the rears and also expose side and rear elevations of the end units.

In addition to the alleyways, some large areas today lie vacant and unused, symbolizing contemporary characteristics of neighborhood deterioration and resultant demolition. These vacant areas segment the continuous flow of architectural block faces.



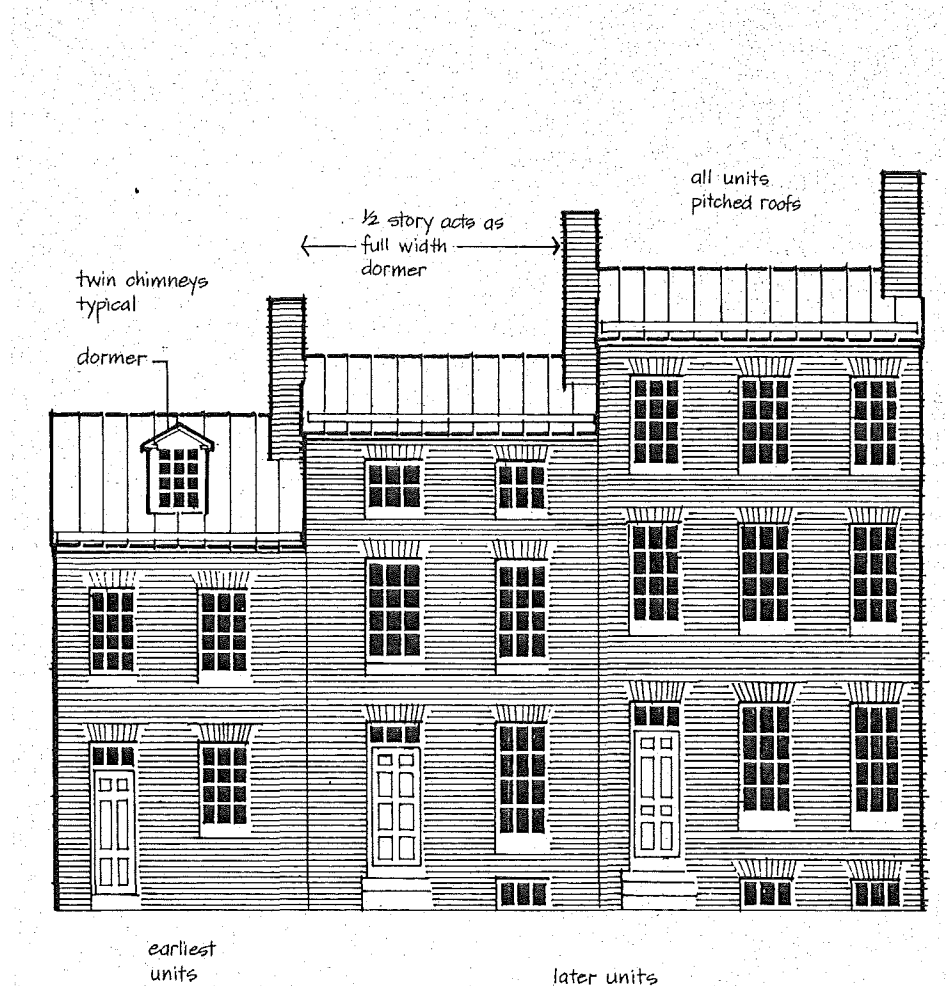
Front elevation Lee Street

# Unit Considerations

The Otterbein rowhouse is generally designed as a narrow, 10—24' wide rectangular form with flat facades, minimally interrupted by stoops, entrance ways and area ways. Long narrow facade openings for windows and doors are typically arranged in strict gridlike rows. Entrances and accompanying stoops are set up above a low basement or placed at grade level. Ornamental architectural detailing is minimal. In the process of inventorying the Otterbein area, it was necessary to designate categories of unit types for the purpose of determining original architectural appointments and the origins of those designs. Research indicated two major groupings: Federal Row style, and Greek Revival style, with a few units of no particular style.

Although the units were generally built to reflect a particular building style, construction dates have varied and over time some modifications to the original design intent have been made. It is also apparent that although many of the units were faithful to the period style, they were often produced by builders who were interested in ease of construction and economy and not necessarily designed by architects. Consequently, some of the elements of decoration, particularly in the Federal Row structures, were sparingly used.

One purpose of this study is to point out the original design intent of the period style, as both a guide to their analysis and as a basis for rehabilitation and restoration.



Otterbein—Federal Period Units

Otter

## Federal Row

The federal period of architecture evolved after the Revolutionary War. The units began to appear in the Otterbein area in the early 1800's. The major design elements are aimed at simplicity and symmetry. Brick construction of a flat, planar facade with little ornamentation, is predominant.

Roofs are pitched with single dormers on the center line of the front facade with double chimneys. The height varies from 2

to 2½ or 3 stories and windows are generally 6 over 6 style, double hung sash. Entranceways are simple doors of wood paneled construction with a three-light transom over the door.

The proportions of the roof and wall area complement and balance each other. The window design and color in both flat facade and roof dormers tie together, and the brick, walls, and chimney are the same.

## Greek

This pe time w from cl Greek cornice overall are ver genera design elabora details



Otterbein—Greek Revival Units

### Greek Revival

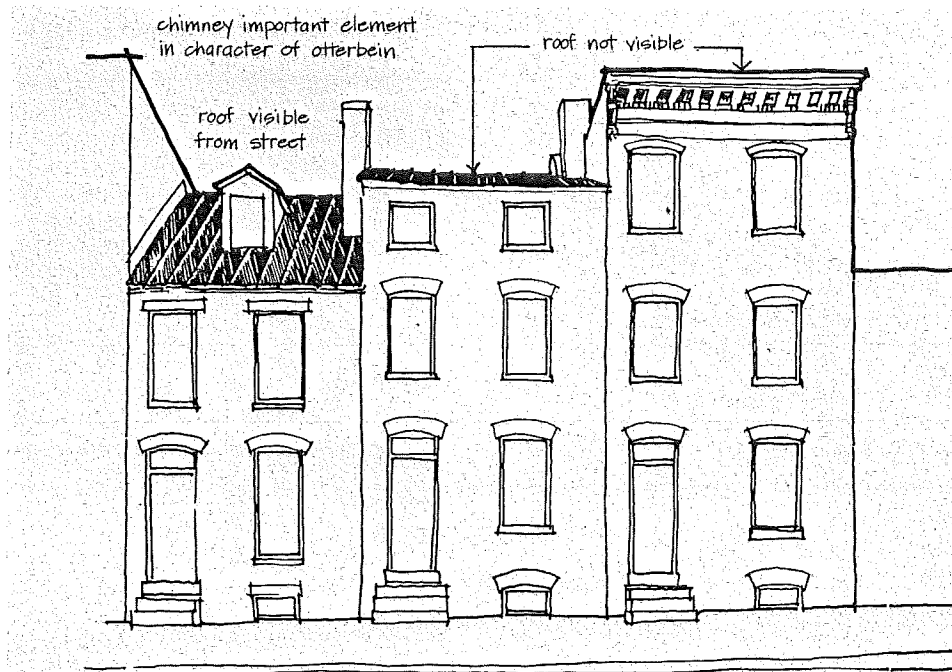
This period of architecture refers to a time when architecture borrowed designs from classic monuments. In Otterbein the Greek Revival units have flat roofs with cornice detailing. The units are vertical in overall proportion and the design elements are vertical in emphasis. The units are generally 3 stories in height with more design articulation on lintels and sills and elaborately patterned cornice and entrance details. French doors and vestibule areas

were a design feature of structures built later. Windows are double hung with 6 over 6 sash in early units and 2 over 2 in later units, with taller proportioned window openings. The elaborate cornice serves to visually terminate the building facade, much as the pitched roof terminates the Federal Row unit facade. The units with an elaborate cornice usually have ornate entrance detailing which tends to provide design balance.

### Design Elements

Although many of the units in Otterbein were designed along the principles of Greek Revival and Federal Row houses, it is important that each unit be viewed not only for its degree of successful interpretation of that period, but also for its original design intent. Certain design elements that should be understood and visually analyzed are facade treatment, proportions and rhythm. The facade as viewed from the street is an essential element in this visual analysis. The two story Federal Row units usually have a more visible roof as well as the Greek Revival unit's cornice detail. However, the 2½ to 3 story unit's roof has less visual impact from the street. These factors should be taken into account when detailing the roof structure and front facade.

Entrance detailing, cornices and windows should complement each other in order to create a unified facade rather than a carnival of competing elements. The design elements should never appear as a series of elements with individual emphasis but as parts of a total design statement. For example, on 2½ and 3 story Federal Row units having a less visible roof area and less impact, the design elements should be more restrained in order to create the proper design balance.



Street Level View of Units

**FACADE:** Facades can be broken down into three major areas: the roof area comprised the dormers, chimneys, cornices; the entrance area including the stoop, doors; and the wall area including the brick texture and windows. The Federal Row unit has a roof area and wall area with the entrance having the same impact as the windows. The roof area and wall area complement and balance each other. The window design and color of first and second floors is the same as the window in the dormer, also the brick used in the walls and the chimney is the same. In the Greek Revival units the cornice visually terminates the building. The entrance area is usually more ornately designed to complement the cornice.

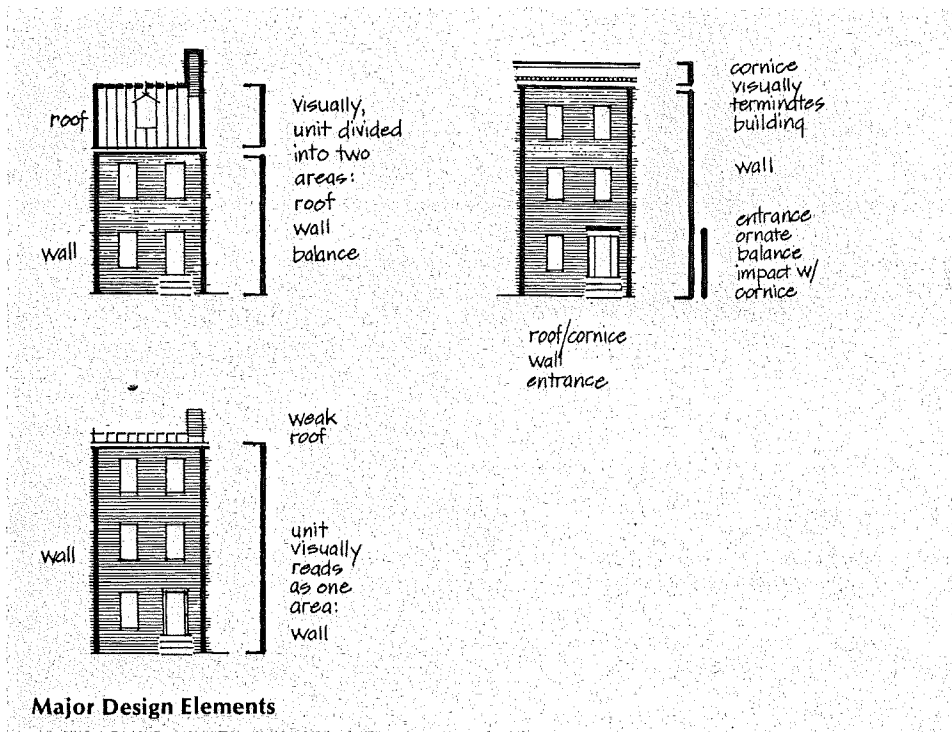
integrated better quality produced

It is most of each original in determine does not r applied to a design o imply exc old might mistakes t It should b detailing c ance not whole stre

**PROPORTIONS:** Proportion is the relationship of height to width. The use of the rectilinear forms, which are vertical in emphasis, is common to Otterbein. Windows, doors, and the building outlines are tall in proportion. The Greek Revival units tend to be taller in proportion than the Federal Row units. Roof areas and cornices are of horizontal emphasis and visually terminate the buildings. Any elements replaced or added to the unit should be of consistent proportions in order to produce a unified design.

**RHYTHM:** Rhythm refers to the regular occurrence of elements such as windows, doors, and the details in the cornice. In Federal Row units there is a regular occurrence of those elements or equal spacing of elements. In some of the Greek Revival units, unequal or altered spacing of elements was used as a design device. For example, varying window heights, space between windows and varying floor heights were often used to emphasize the verticality of a building.

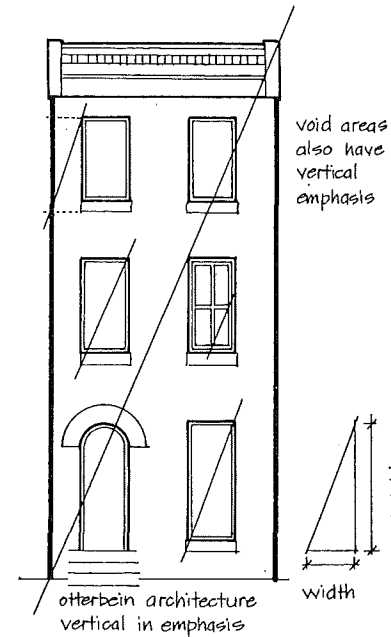
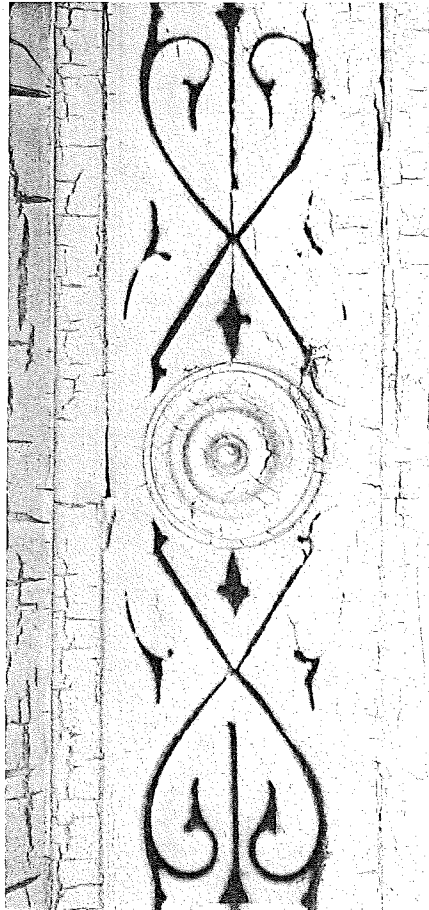
**DESIGN DETAILS:** Many of the units, while sympathetic to period style, were built to produce homes that were simple and clean in construction. The emphasis was on flat, planar wall surfaces. The detailing came from pattern books and were applied to the building rather than



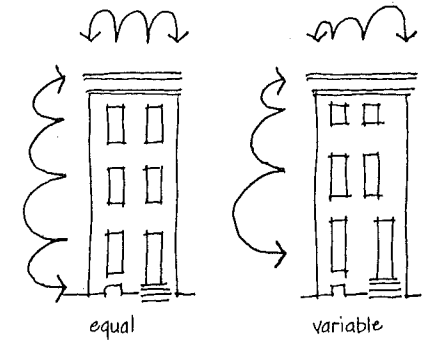
Major Design Elements

integrated into it. The details were of better quality and craft than most produced today.

It is most important to study the facade of each unit to try to determine the original intent of the builder in order to determine the success of the design. This does not mean that the amount of trim applied to the surface necessarily generates a design of high quality nor does age imply excellent design. What might be old might also be an example of the mistakes that were made during that time. It should be emphasized that inappropriate detailing can markedly affect the appearance not only of the units but of the whole street.



Proportions



Rhythm

#### Summary Characteristics

##### FACADE

Three major areas that make up the facade are:

##### ROOF AREAS

##### FEDERAL ROW

2 story units have the most visible roof from the street; 2½ and 3 story units, roof has less visual impact — 2 and 3 story units usually have dormers

##### GREEK REVIVAL

Cornice is important; it visually terminates the building and functions as the roof element

##### ENTRANCE AREAS

Entrance has the same impact as the windows; it is not treated as a major statement

Some units have more emphasis placed on the entry area

##### WALL AREAS

2, 2½, and 3 story brick walls, basically flat, uninterrupted surfaces; all levels are treated the same

3 and 4 story brick walls, some lower levels are designed as storefront and treated differently than upper levels

PROPORTIONS — the relationship of height to width, includes the total building outline plus individual elements such as windows, entrances, etc.

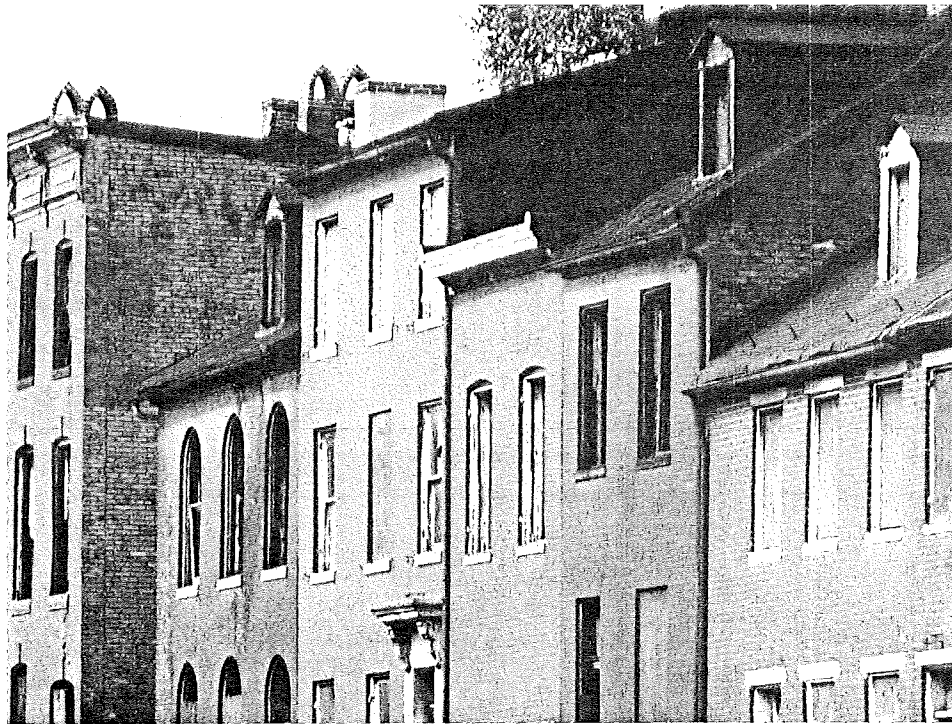
Use of rectangular forms which are vertical in emphasis, tall in proportion

Generally taller in proportion than the Federal Row units

RHYTHM — refers to the regular occurrence of elements such as doors, windows, etc.

More regular occurrence of elements

Earlier units with regular occurrence of elements, later units with more variation



Front elevation north side Lee Street

**MATERIAL:** The original indigenous materials, e.g. brick, wood and glass used in Otterbein, were derived locally. Replacement of damaged or missing elements of material may be done through salvage or duplication.

It is essential in restoration that the same materials be used as well as the same proportions and massing. More contemporary and synthetic materials such as plastics, and some metal and brick facing do not have the same character, mass or appearance as do most original materials and they are inappropriate for restoration. For example, an aluminum door does not give the same impression as an oak paneled door in terms of sound, color, weight, texture.

The proper selection of original and related materials of quality will enhance the overall appearance and will ease both construction and maintenance.

**COLOR:** Used wrong in inappropriate regard, the tend to dis and are dis should be elements f whereas d. elements t that semi-gloss reflex



roof

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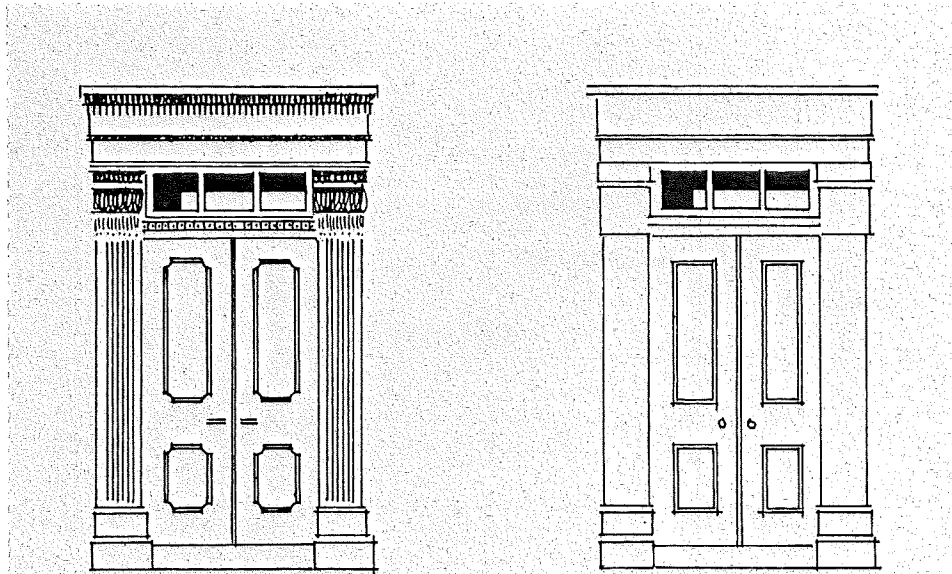


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**REPRODUCING AND DUPLICATING**

**DETAILS:** In instances where pieces of the facade or details are damaged or missing, the alternatives are restoration, duplication or replacement through salvage. Consideration must be given to the scale and proportion of those elements, whether their emphasis is strong or minimal, vertical or horizontal. For example, thin aluminum door or window details are inappropriate in relation to the proportion of other unit elements.

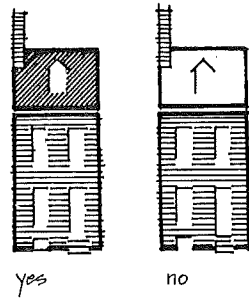
Smaller embellishments such as moldings and dentils are of secondary importance in relation to the overall unit design. For example, the overall proportions and mass of a cornice are more important than the amount of detailed dentil work it contains. Beware of details that are not of period style, are imitations or are nonfunctional in relation to the building.



it is most important to reproduce the size and proportions of trim; details and flourishes are of secondary importance

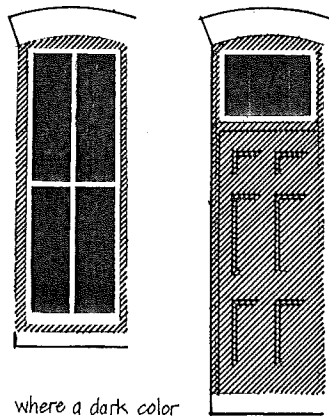
**Reproducing Trim**

**COLOR:** Color is a means of emphasis. Used wrongly or too intensely, it provides inappropriate emphasis to details. In this regard, the more intense chromatic colors tend to distract from a harmonious design and are discouraged. In general earth tones should be used. Lighter colors bring out elements from the building surfaces whereas darker colors tend to cause elements to recede. It is also recommended that semi-gloss paint be used because gloss reflects light and emphasizes defects.



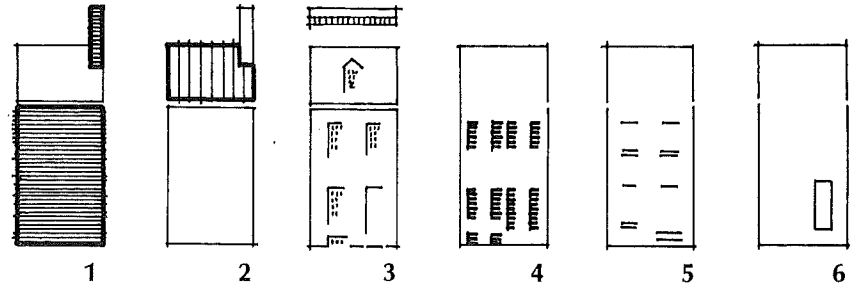
roof traditionally dark in color

the use of color -  
 keep number of colors to min.  
 pastels & primary colors inappropriate  
 semi-gloss paint best finish



where a dark color is used for trim, paint moving parts of window white

### Use of Color



#### 1. WALLS

The preservation of raw brick surfaces is to be attained without the use of paint in order to maintain the natural brick color. The mortar and brick should blend together rather than either element dominating the other.

A darker mortar blends best with the existing Otterbein brick emphasizing the total wall as a texture rather than the lines of the mortar.

#### 2. ROOF

This applies specifically to the Federal Row units — the roof color should be darker than the brick wall surfaces of the unit. The roof materials specified are inherently dark or will darken through natural weathering processes.

#### 3. WINDOWS, DORMERS, CORNICES

The cornice, the dormers, and all windows occurring on the same unit should be the same color.

Cornice should generally be light color—the darker colors tend to obscure the ornate forms and detailing.

#### Windows

- Paint all parts a light shade.
- Paint the window casing and frame dark with the moving parts or sash painted white.

#### 4. SHUTTERS

All shutters on the same unit must be painted the same color. Traditionally they were painted darker colors.

#### 5. SILLS, LINTELS, ENTRY STOOPS

#### Sills and Lintels

- Wood—traditionally painted to imitate stone—should be painted grey or light tones.
- Stone—should be repaired and if necessary painted to match the original color.
- Brick—should be repaired to retain the raw brick surface.

Stoops may be painted to imitate natural colors such as stone.

#### 6. DOORS

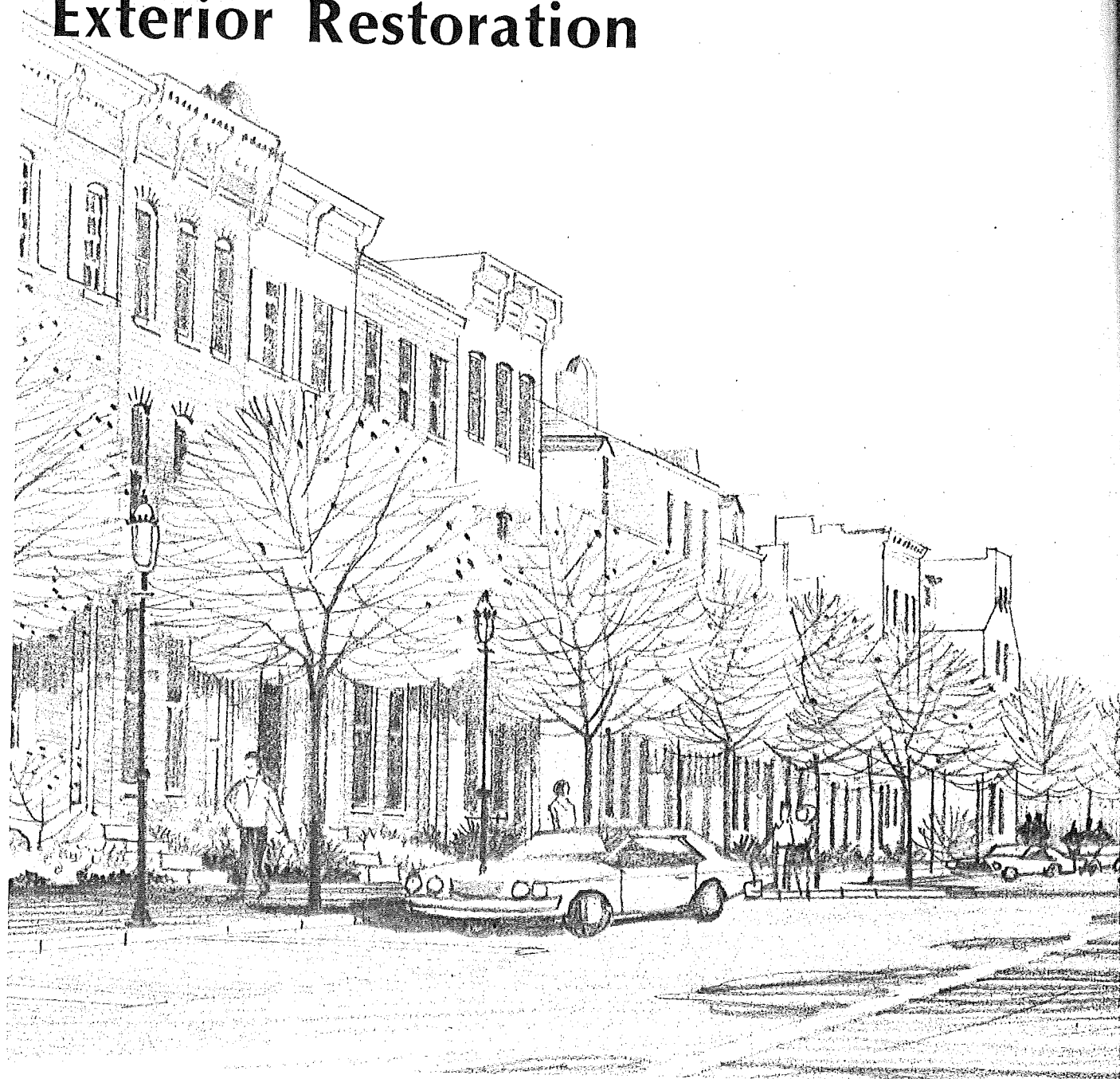
- can be treated to be consistent with window elements—painted same color
- if painted an optional color it should be compatible with other colors used on the unit.

#### 7. MISCELLANEOUS

Miscellaneous items such as gutters, downspouts, vents, etc. should be painted to blend with their background surface—should not be emphasized by different color.

# Guidelines For Exterior Restoration

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Although changes for modern residential use are necessary, the architectural character of Otterbein can be maintained and enhanced if a careful and sensitive restoration program is followed. In order to achieve a sensitive restoration, an awareness of basic design principles and how to apply them is essential. This awareness can guide each resident's individual restoration effort in creating a unity, both in appearance and value for the Otterbein project. Traditional building forms and materials must be respected. Also characteristic features including proportional relationships, facade compositions and textural qualities should be maintained or sensitively restored.

Within the guidelines the emphasis will be to offer as many options as possible in reference to the framework of the restoration and rehabilitation principles. It is recognized that contemporary considerations such as the implications of heating and cooling and availability of craft skills as well as economic choices, must be taken into account.

All plans for new construction, demolition, exterior rehabilitation and repair of existing buildings, as well as all proposals concerning the erection of signs, awnings or other features in the Otterbein district, must be submitted to the Architectural Review Committee of the Otterbein Homestead Area for their review and consideration as they relate to these guidelines.

## Format

The format in each of the following sections of the guidelines is a stated design objective, second, a list of the minimal standards prepared by the consultants and approved by the residents and; third, a range of considerations that support those standards providing descriptive techniques and alternatives in obtaining them. The various sections of the guidelines are as follows:

**FRONT FACADE:** Because of the visual importance of the front facade this section will have the most specific guidelines. In this area the greatest emphasis should be placed on the original design intent of the unit.

**SIDE FACADE:** The side facades are of two types: street corner units which normally have a second front facade and should be treated as such, and the sides which appear within interiors of the block along alleyways. For these units alternatives will be provided which compromise the original design intent with contemporary needs as an area of transition.

**REAR FACADE:** In the rear areas the concern will be with design solutions that allow for contemporary living circumstances in harmony with the neighborhood.

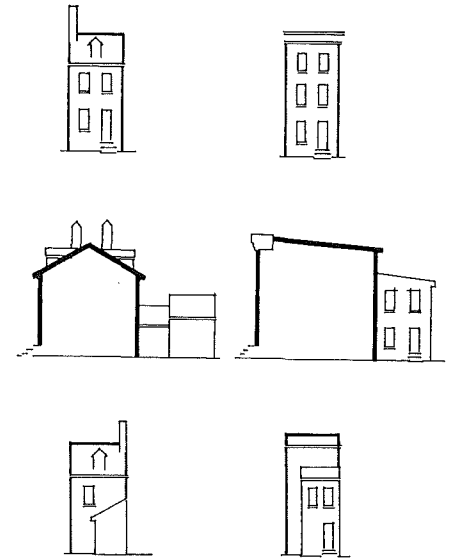
**WALLS/BRICK:** This section deals with restoring and preserving the original brick wall surfaces that exemplify the character of Otterbein.

**WINDOWS:** The vertically proportioned windows of the Otterbein units must be sensitively restored in order to achieve the historic architectural style.

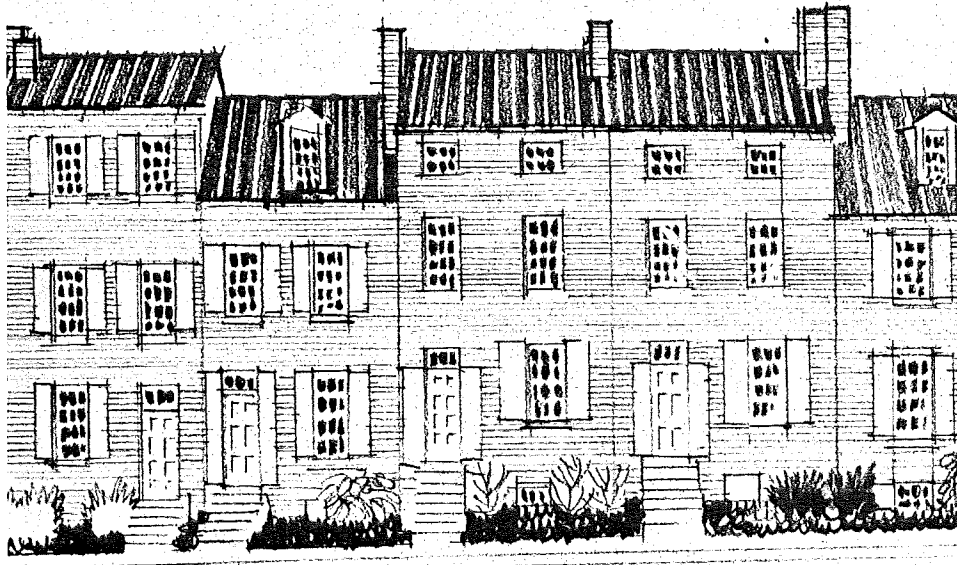
**ROOF AREAS:** Both the Federal Row pitched roofs and the Greek Revival flat roofs should be treated in a manner that preserves the original skyline and design characteristics.

**ENTRANCES:** Doors and entrances, especially those on the front facade, should be maintained and repaired with considerable care.

**CONVENIENCES:** The contemporary conveniences such as antennas, air conditioning units, vents, trash storage facilities, should be designed and located to minimize the impact on the building design and neighborhood image.



# Front Facade



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**Objective:** To restore the front facade based on the original design intentions of the unit.

## STANDARDS:

1. Brick work to be repaired, cleaned and repointed to its original character, and existing window, door and alleyway openings shall be retained or restored to period size and proportion.
2. Original architectural appointments, including but not limited to lintels, sills, fascias, cornices, and eaves, shall be restored or duplicated to period style.
3. Front facades of adjoining houses of similar architectural style shall be restored to a uniform character and complementary color of roof materials, window styles, and shutter treatments.
4. Existing dormers and chimneys on the fronts are to be retained and to be repaired.
5. Original roof pitches are to be retained.
6. Period storefronts may be retained or restored to proportions of period residential style.

The front facade is the street image to the neighborhood and the formal entrance of the unit. Historically, it was given the most design consideration and was often constructed with higher quality brick and better quality windows. The facades of those units facing on alleyways, such as Welcome Alley, are also to be considered front facades.

As a part of the front facade, the roof areas, dormers, and chimneys visible from the street must be preserved and the shape of the building facade unaltered.

Design elements to be restored or added to the front facades must be done so with great care in order to maintain the original design intent. Because of the simplicity of the proportions, relationship of massing and a minimum amount of appointments, the addition of any architectural feature which might detract or interrupt the planar quality of the front facade is discouraged. Certain features such as bay windows, porches, porticos, and wrought iron catwalks that protrude from a front facade are particularly inappropriate. Furthermore, elements of other design periods or elements of the correct architectural period but not characteristic of Baltimore will be discouraged. As an example, wrought iron steps are correct for Federal and Greek Revival period, but were not used extensively in Baltimore.

In instances where design elements are out of proportion or inconsistent, care should be taken in correcting the inconsistencies. Door and window openings may be realigned, incongruous sills or lintels may be modified to an appropriate example.

Reconstruction of missing or destroyed elements should be undertaken with the use of salvage materials or new materials

which respect the massing and texture. sively reproduced d as long as their rep compatible in scale period.

## Federal Ro

The main distinguish brick fronts are sin of embellishments, dormers and chim

The front brick is u although some of t employed a softer, Care should be tak pointing older surf brick size and col

Window, door and should be retained the original design have been sealed elements of the or reopened. Area wa should be the opti

Sills and lintels she duplicated. Units v or lintels may cop similar period. Ori be maintained in t are encouraged to as well.



which respect the original proportions, massing and texture. Intricate and expensively reproduced details are not necessary as long as their replacements are compatible in scale and reflective of the period.

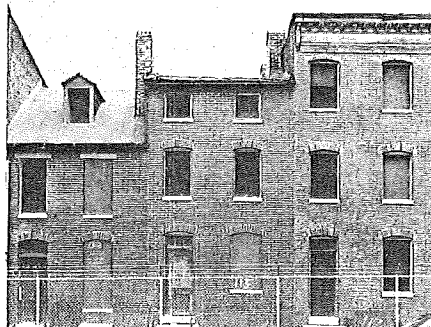
## Federal Row

The main distinguishing features of the brick fronts are simple design, a minimum of embellishments, a pitched roof with dormers and chimneys.

The front brick is usually of better quality, although some of the earlier units employed a softer, more porous brick. Care should be taken in cleaning and re-pointing older surfaces and in matching brick size and color.

Window, door and alleyway openings should be retained unless they differ from the original design intent. Openings that have been sealed off or were integral elements of the original design may be reopened. Area ways, open or closed, should be the option of the owner.

Sills and lintels should be restored or duplicated. Units without restorable sills or lintels may copy the style from a similar period. Original roof pitches must be maintained in the fronts, and owners are encouraged to retain the rear portion as well.



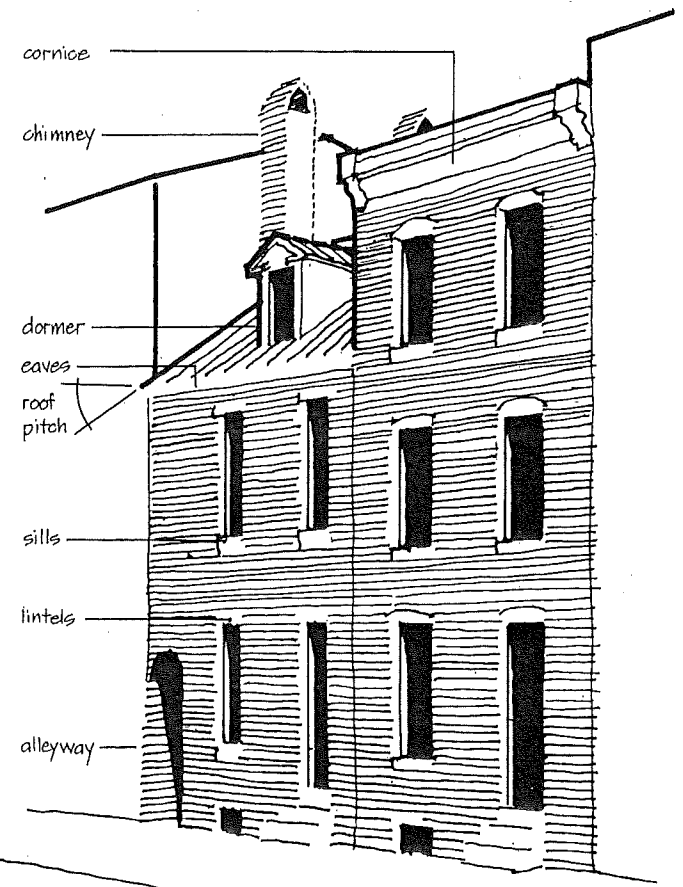
dormers and chimneys on front to be repaired

brick work to be restored

original roof pitch on federal units to be restored

lintels, sills, fascia, eaves to be restored or duplicated

original window, door and alleyway openings to be retained



Front Facade Guidelines

## Greek Revival

Distinguishing features of these units are the vertically proportioned front elevation, the vertical windows and doors, and the horizontal cornice.

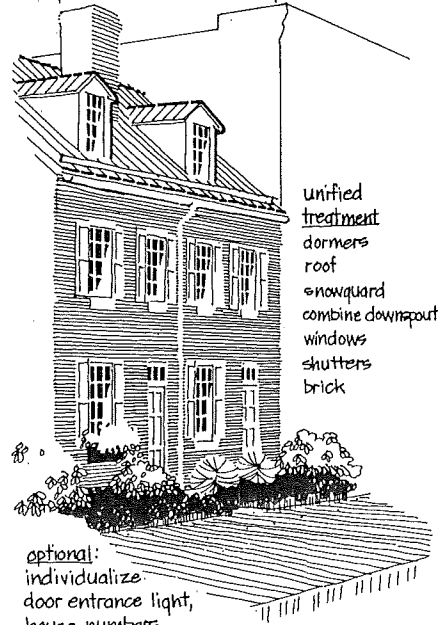
In most cases, front facade bricks are of better quality than those used on the sides, due to the stronger emphasis on frontal appearance.

Incompatible window and door alignments may be altered and the area ways may be sealed or restored. Sills and lintels are usually more elaborate but should not be difficult or costly to restore or

duplicate. An alternative is the introduction of new lintels and sills characteristic of the period, but less complex in nature. For example, soldier courses of brick with back-up steel angles are a replacement for damaged, ornate stone or wood.

Actual roof materials are not of major concern as the flat roofs are not visible from the street. The cornice, however, serves as the upper terminus of the unit and should be carefully considered. Cornice treatment on corner units must be especially considered and designed in terms of continuity around the corner in the appropriate alignment.

original combined chimneys



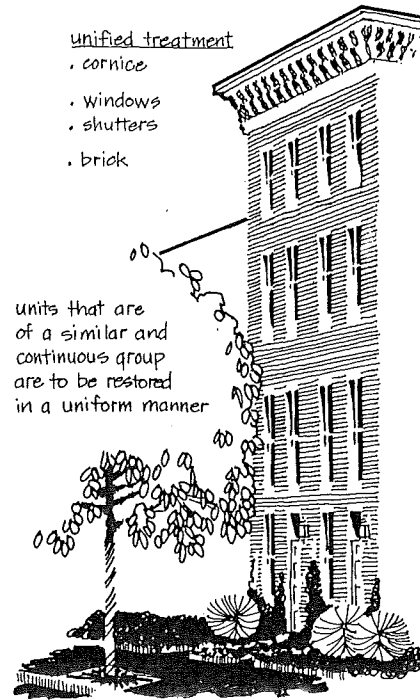
unified treatment  
 . dormers  
 . roof  
 . snowguard  
 . combine downspout  
 . windows  
 . shutters  
 . brick

optional:  
 individualize  
 door entrance light,  
 house numbers,  
 planting

unified treatment

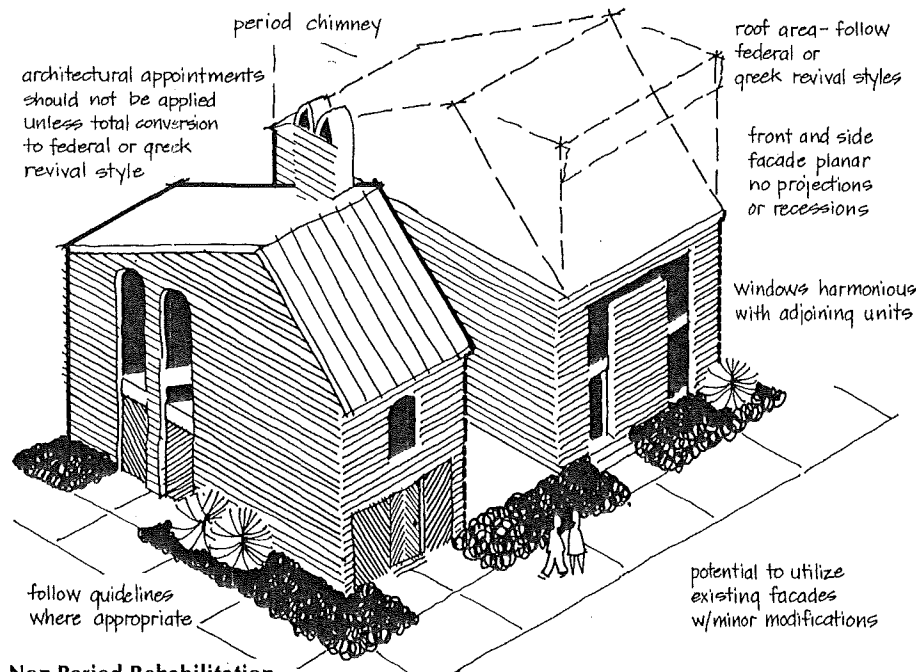
- . cornice
- . windows
- . shutters
- . brick

units that are  
 of a similar and  
 continuous group  
 are to be restored  
 in a uniform manner



period chimney

architectural appointments  
 should not be applied  
 unless total conversion  
 to federal or greek  
 revival style



roof area- follow  
 federal or  
 greek revival styles

front and side  
 facade planar  
 no projections  
 or recessions

Windows harmonious  
 with adjoining units

follow guidelines  
 where appropriate

potential to utilize  
 existing facades  
 w/minor modifications

**Non-Period Rehabilitation**

**Multiplex**

Multiplex refers to those units, although individual in plan, that are attached in groups of 2, 3, or 4 and form a common front facade. In such cases, the major design elements must be restored in a uniform matter. The elements of the facade that must be restored in common material and color are the brick surface, the roof surface, gutters and downspouts, the use of snowguards and window treatment.

The elements of the facade that will allow individual expression are entrance ways and doors and shutters, with individual but compatible colors.

**Non-conforming Structures**

Those units which did not represent the period style and do not fit into the two major unit categories should conform at least to those guidelines that are applicable. For example, guidelines for brick preservation, roofs, windows, entrances and contemporary conveniences should be followed.

In the instance of non-conforming structures, the element of architectural courtesy takes on an added significance. This necessitates respect for the adjoining units in material, color, and proportions.

In some instances, front openings have been historically used that are out of character with the original period style. An example is the use of a large, arched window on the first floor which is not aligned with those openings above. It was the tradition in many Baltimore neighborhoods that those openings be used to allow for the passage of caskets in family funeral ceremonies. Such openings, although contrary to period style, may be retained.

## Commercial

Scattered throughout the Otterbein area are some examples of wood commercial fronts of period style. These fronts are often of pleasing proportions and simple in design with the majority of their wood structures intact. Such store fronts are of period style, are reflective of historic commercial uses, and may be retained.

The original and period commercial front buildings undoubtedly provided the owner with living quarters above and, as such, now offer an opportunity for commercial use. Even though the majority of these units have been offered as residences, it is not necessary to replace the commercial front character. Owners are encouraged to respect the existing commercial "openness" and through interior devices such as shutters and blinds, adapt them to residential use. In those instances where it is impractical or undesirable to restore the commercial fronts, they may be replaced with residential scale window and door openings that are compatible and line up with the existing upper story windows.

There are also a few residential units in Otterbein that in more recent years were converted for commercial use. These, unfortunately, have been converted in inappropriate ways and in poor taste. It is recommended in these cases that the storefronts be eliminated and the lower levels be restored to their original residential character.



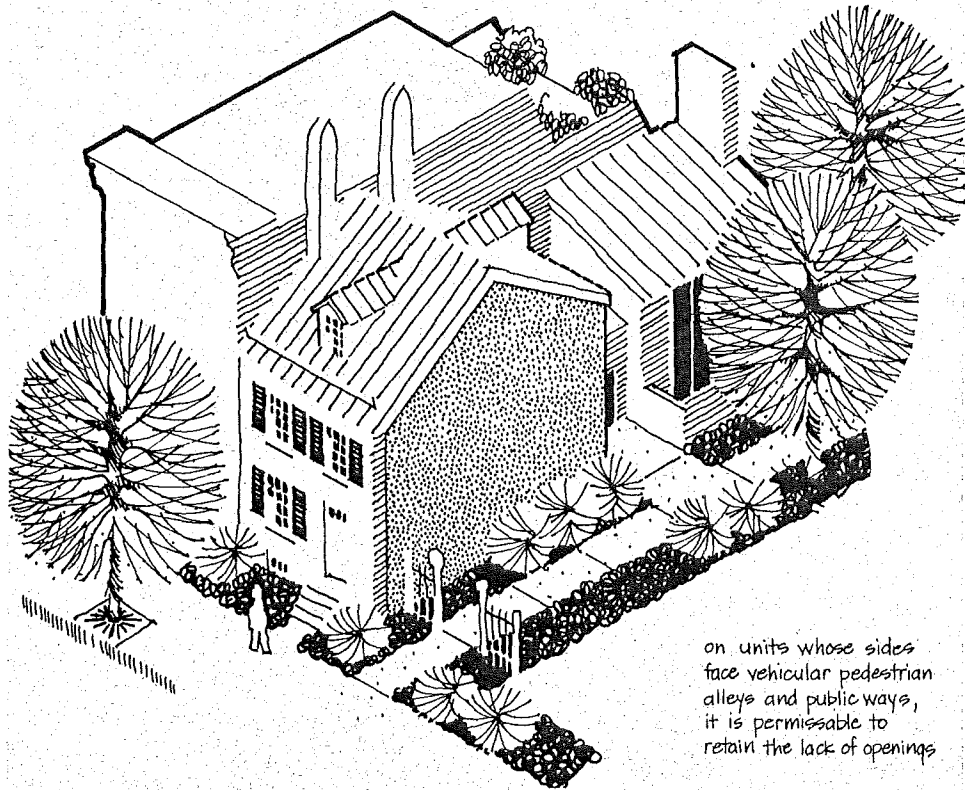
period storefronts may be restored or modified to residential character



coal chutes and basement entrances and areaways may be retained or covered. retention offers pleasant clutter to pedestrian area.

alleyways should be lighted and secured with a gate; wrought iron is preferred - allows view down alley and air movement in summer

## Miscellaneous



on units whose sides face vehicular pedestrian alleys and public ways, it is permissible to retain the lack of openings

**Objective:** On street-corner units, the side facade is considered as a front facade.

#### STANDARDS:

1. Corner units that face two streets may retain existing compatible openings or introduce new openings that are consistent with the existing front or entrance facade.
2. On units facing vehicular-pedestrian alleys, or public ways, it is permissible to retain existing openings or lack of openings: or to provide new openings that are compatible with existing front openings.

## Side Facade

#### Colors:

Colors may vary but should be con

#### Alterations:

Alterations should exposure character. Skylights may be internal light. Roc create more usable punctured to create outdoor space or sources.

#### Adjacent Units:

Respect for the a tory. No alteration permitted that in of an adjacent unit encouraged to create additions with th

#### Greenhouses:

Inclusion of green structure or separate wood or painted glass (not plastic may be developed readily available taken in terms of design in relation concept.

The majority of side walls in rowhousing are common walls, and consequently have no visibility or facade. However, due to the nature of a grid street system of a block face occasionally punctured by a narrow alleyway or demolished unit, many side facades exist. It therefore becomes essential that these facades be given the proper consideration in the overall approach to the unit's restoration and rehabilitation.

The side facades are broken into two groups, street corner units which face onto street intersections and interior block units which face internal pedestrian or vehicular alleyways.

## Street Corner Units

In the case where the side facade becomes a major facade to the street, it should be treated as a front facade with the appropriate guidelines applied. Corner units take on an added significance in that they become entrance ways to the linear character of the neighborhood street. It is important to "turn the corner" with the design treatment so that the front entrance facade will not appear as only a veneer over a building of lesser quality.

The side facade of street corner units should be treated with the same considerations which relate to the original

design intent of the unit. The side facade should be consistent in design, materials and color with the entrance front and harmonious with the adjoining facades. Intrusion of elements on the planar character of the walls, such as balconies, bay windows or wrought iron catwalks, are just as inappropriate here as on the front facade.

Openings that are compatible with those on the front may be introduced on the side facade of either street corner or interior block units.

## Interior Block Units

Units whose sides face on the pedestrian or vehicular alleyways offer more flexibility in treatment than do the street corner units, since the visual impact is as a transition zone if more contemporary or functional alterations are being considered. It should be treated, however, as a facade compatible with the front if a more traditional appearance is desired.

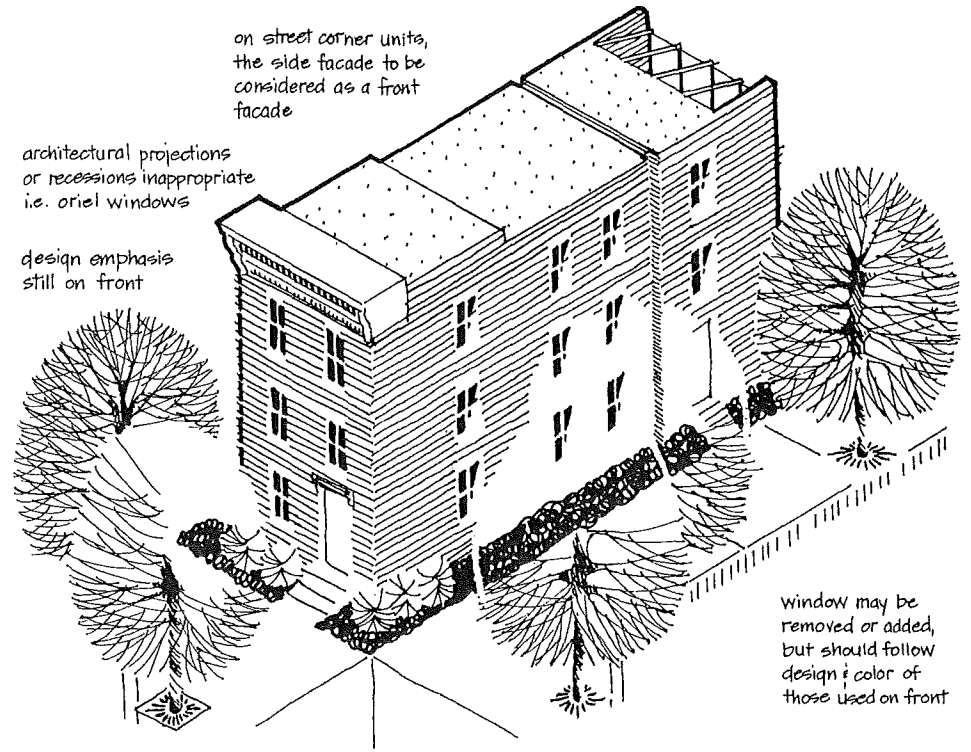
A further consideration for the side facade is the quality of the existing surface material. Often the side facade materials were of a lesser quality and appearance due to the emphasis placed on the original front facade. Lesser quality materials might also exist on a side facade due to the elimination of an adjacent unit.

The existing surface materials are either brick or stucco. If feasible, the side facade should be restored to its original brick surface. However, if not appropriate, stucco may be repaired and then should be painted a color compatible with the brick on the front facade. It is generally desirable that the brick material of the front facade wrap around the corner of the side, thus providing the proper transition of brick to stucco.

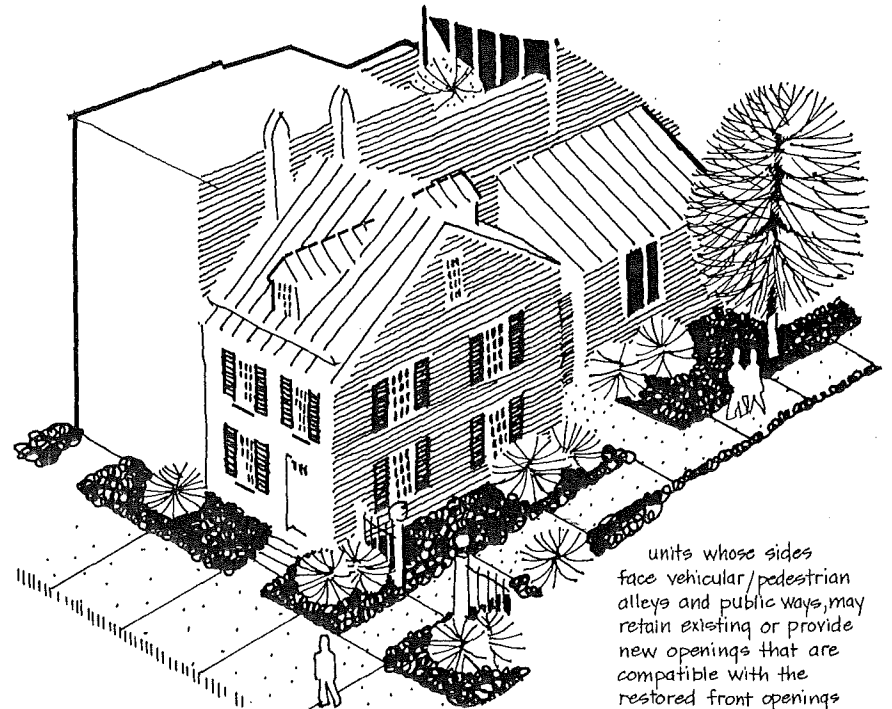
on street corner units, the side facade to be considered as a front facade

architectural projections or recessions inappropriate i.e. oriel windows

design emphasis still on front



Window may be removed or added, but should follow design & color of those used on front





# Rear Facade

The rear facade of the building offers the most opportunities for change and thus has the least limiting standards. The intent of these guidelines is to deal with existing or proposed alterations or additions that occur from the rear face of the original building to the rear yard property lines.

The original part of most of the residential units in Otterbein is generally easy to distinguish from the subsequent additions to that structure. The existing additions have historical precedent but do not necessarily conform to contemporary living standards and owners have the option of retaining the additions or modifying or removing them. Whatever alterations are proposed, they should relate to the original structure, be harmonious with the other units and not intrude on the functioning of adjacent units. Owners should be sensitive to the plans for adjacent units and are encouraged to coordinate their planning efforts with their neighbors.

The most common approach to rear facade alterations will probably be to accept the existing additions, repair or modify them, and remove any dilapidated elements. That is, however, but one approach. Another approach might be to totally remove all additions in a pure restoration of the original structure. This may create more options for the use of the rear yard area for both new structures or outdoor living spaces.

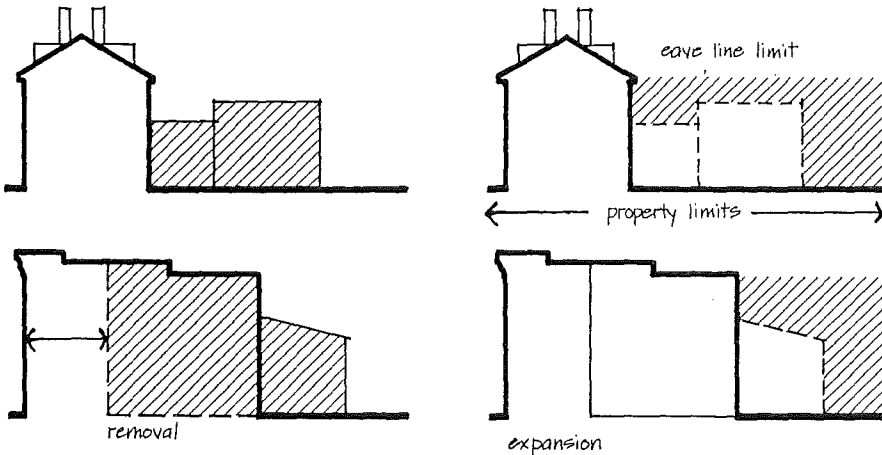
The rear facade additions and rear yards should be of three dimensional concern. The options are many but the planning should take into account the following:

1. the orientation of the rear portion as to sun and climate;
2. the need for additional light sources;

**Objective:** To present alternatives and considerations for the restoration, alteration or additions to the rear facade.

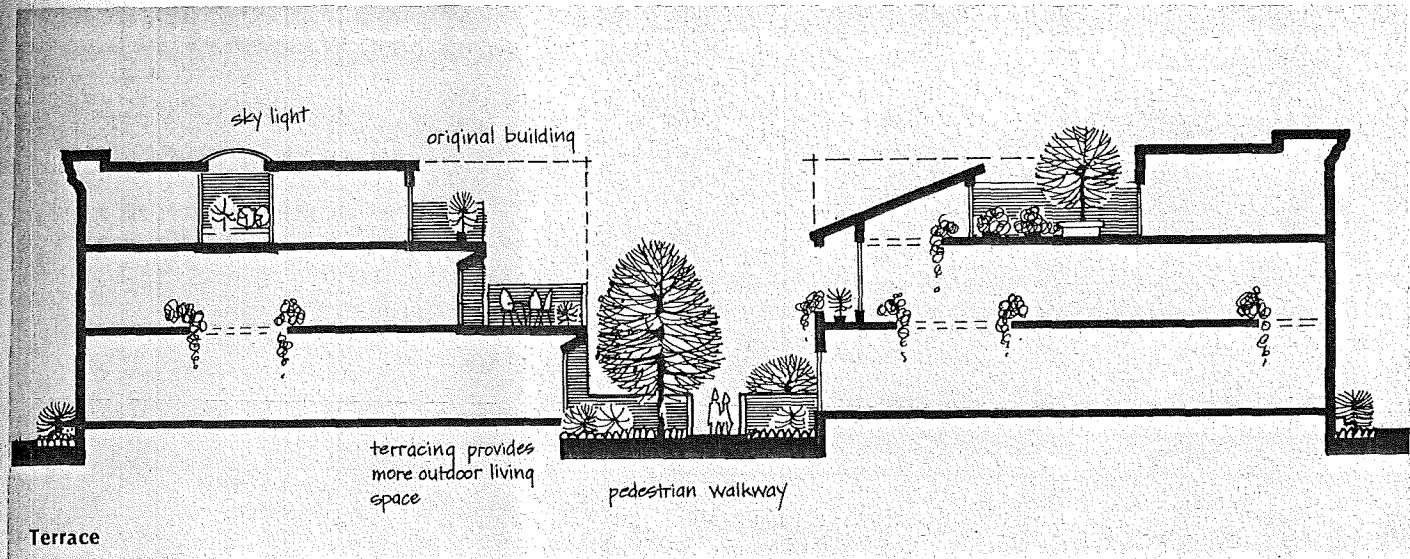
**STANDARDS:**

1. Existing additions may be retained or removed.
2. New additions or alterations shall be compatible with existing structure and rear facade in both material and scale, and shall provide a transition between original structure and new additions.
3. New additions or alterations shall not intrude upon adjacent units' internal light source.



**Additions/Removal Standards**





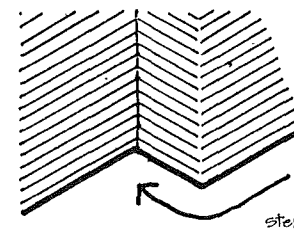
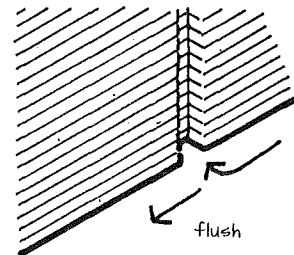
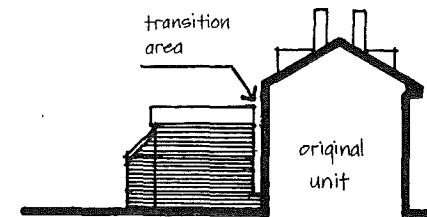
3. the potential use of any outdoor space as a garden or patio;
4. the unit's relationship to the rear pedestrian walkway;
5. surface accessibility to the rear;
6. location of air conditioning units, outdoor storage or work areas;
7. potential studio areas attached or detached;
8. any proposed change as it relates to adjacent units.

**Removal:**

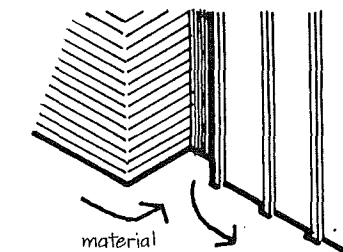
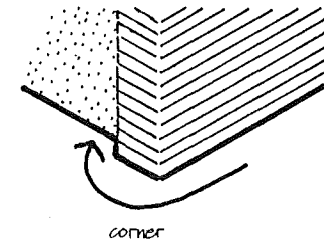
The concept of removing additions that have been added over time can allow for adaptation to a more contemporary living style. The reduction of house square footage will allow more exterior yard space for outdoor living, gardening, etc. and will also lessen heating and cooling loads.

One must remember that the more traditional living style was internal, whereas today more emphasis is placed on the use of adjacent or private outdoor spaces.

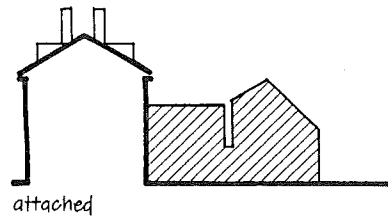
transition:  
sculptural devices  
to allow blending  
of new architecture  
with original



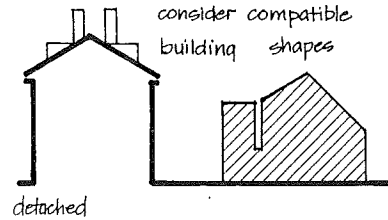
Transition



material

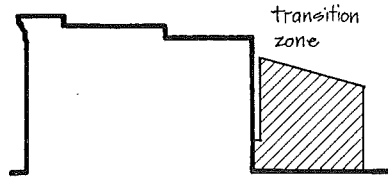


attached



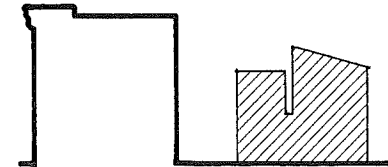
detached

consider compatible building shapes

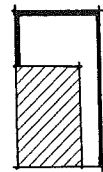


attached

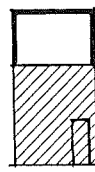
transition zone



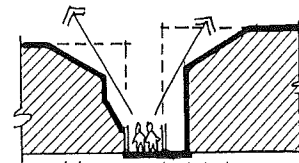
detached



partial width



full width



consider impact of bldg. up to property line on pedestrian access

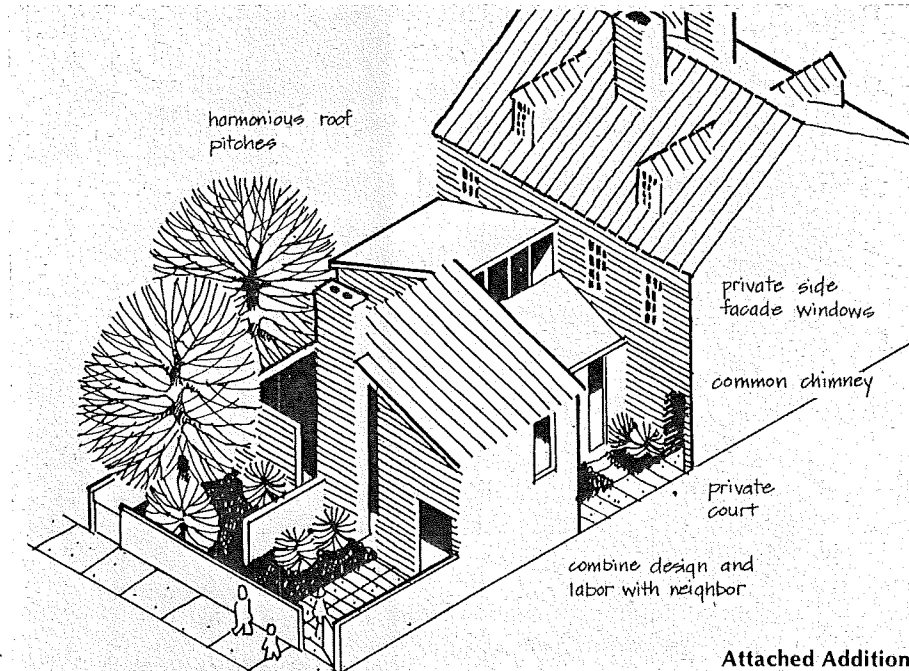
**Additions**

**Additions:**

New additions or replacements of old ones should be compatible with the original structure, but do not necessarily have to repeat the original materials. New additions to the rear facade have the option of containing more contemporary window openings, such as sliding glass doors.

Additions should complement older structures, not dominate them. Even the more contemporary features should follow the scale and rhythm in massing of the original buildings. Materials that are indigenous to the area such as brick and stucco should be used. Materials such as stone, aluminum siding or plywood will not be acceptable. Roofing material for new additions should comply with the acceptable roof materials as outlined in that section.

In cases where materials are removed from additions, they should be salvaged for use in new structures, in fences, or in outdoor landscape features.



**Attached Addition**

**Openings:**

Larger openings or more contemporary glazing is acceptable provided it is proportional, in harmony, and in scale.

**Colors:**

Colors may vary from original structure but should be compatible.

**Alterations:**

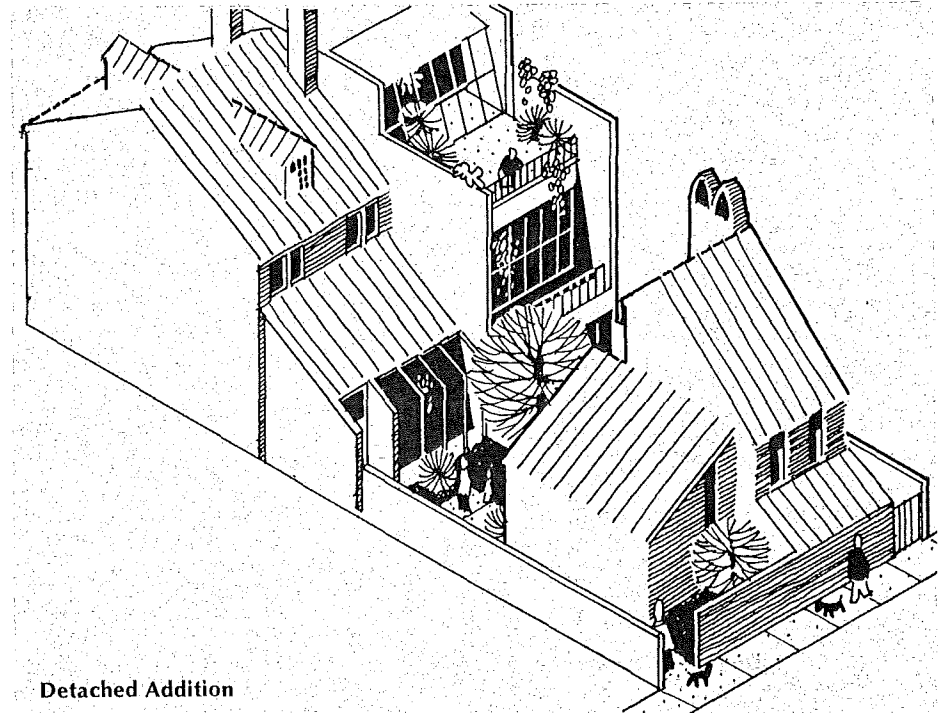
Alterations should take into account the exposure characteristics of the rear yards. Skylights may be added to provide more internal light. Roofs may be altered to create more usable space. Walls may be punctured to create more openness to the outdoor space or to generate new light sources.

**Adjacent Units:**

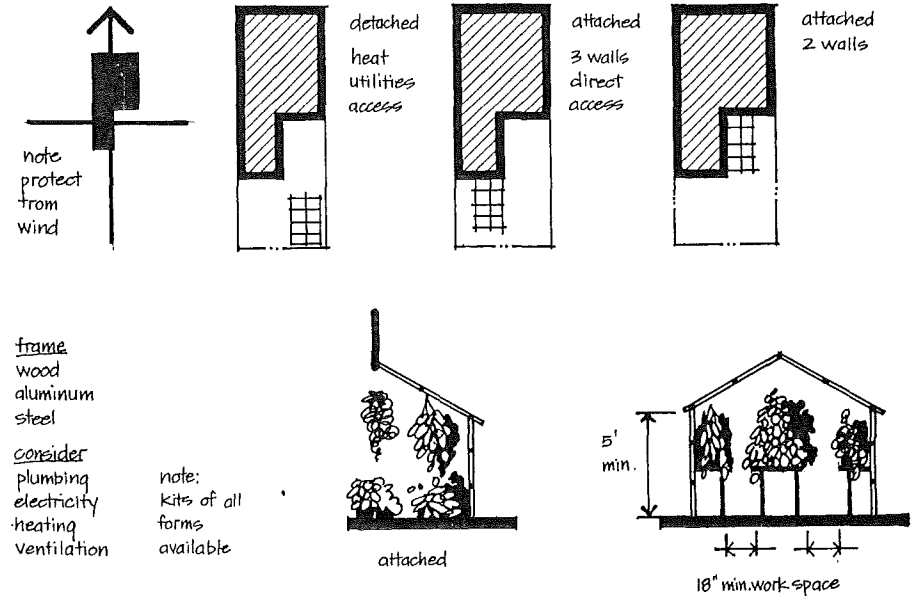
Respect for the adjacent unit is mandatory. No alteration or addition will be permitted that intrudes on the light source of an adjacent unit. Owners are especially encouraged to coordinate the planning of additions with their neighbors.

**Greenhouses:**

Inclusion of greenhouses in the rear is permitted. They may be attached to the structure or separate, they may be of wood or painted aluminum framing with glass (not plastic or polyurethane), and may be developed individually or from readily available kits. Care should be taken in terms of orientation, location and design in relation to the overall rear yard concept.



**Detached Addition**



**Greenhouse**



# Walls/Brick

The elements of architecture set against raw brick walls most exemplify the character of Otterbein and are one of the prime considerations of restoration.

The quality of brick varies throughout Otterbein with many of the fronts of a high quality and harder brick, and some fronts and most sides and rears having a lesser quality and more porous brick. Some of the original brick has been covered with stucco.

## Cleaning:

Cleaning should be undertaken if the appearance of a building is substantially affected by dirt or staining. In many instances, brick masonry can be steam cleaned. However, encrusted dirt may necessitate the use of water under controlled pressures or water and fine sand used in combination. Cleaning by sandblasting is generally not recommended in that it is abrasive and may remove mortar or damage the brick surface. Sandblasting may be required to remove paint from masonry surfaces, but should not be used until it is determined that no damage to the brick surface will result. Stains like those under copper downspouts or fire escapes may require chemical treatment. This process should be supervised by an experienced contractor.

After cleaning, the brick surfaces may be protected against the effects of weathering and dirt accumulation by waterproofing with silicone.

## Repairing:

While repairing a section of deteriorated wall, attention should be given to matching adjoining bricks with bricks of the same size, texture and color, and utilizing the same technique and bonding method. The bonding method generally found in the Otterbein area is Flemish or common.

## Mortar:

In order to achieve a brick wall, it is often lighter or darker tinted mortar so that the wall itself rather than the individual light tone mortar is used to stand out separate mortar is also appropriate in a remodeling job. helps the new work blend old by producing a similar effect, even if the color may be quite different.

Much of the existing mortar is of lime and sand, and color is the result of pigments used. An analysis of the mortar to determine the ingredients and the color.

It is best to repoint with the same density and color as the bricks themselves. Stucco should be repointed with hard mortar will cause it to disintegrate.

## Repointing:

Much of the brick masonry was laid up with a mortar varying from 1/8" to 1/2". In repointing the bricks for an inconspicuous color can easily be achieved the original construction raked, tooled, scored in order to match original.

## Preservatives:

Deterioration of brick is abated through the use of and other recently developed preservatives. Silanes and siloxanes produce a chemical film that protects the wall from moisture. The application of preservatives should be done with the advice and supervision of an expert, and should be done only if the building has been completely restored. The preservative effect will last for several years.

**Objective:** To restore and to preserve original brick surfaces.

## STANDARDS:

1. Existing brick surfaces on front facades shall be restored and preserved.
2. All surface coverings on front, including but not limited to "formstone" or stucco, shall be removed and underlying brick surfaces shall be repaired and preserved.
3. Side and rear facades shall be restored to original brick surfaces whenever possible.
4. Deteriorated or missing brickwork shall be repaired to be inconspicuous and compatible with existing brickwork in size, texture, bond and color.
5. The preservation of raw brick surfaces shall be attained without the use of paint.

### Mortar:

In order to achieve a richly textured brick wall, it is often better to use a grey or darker tinted mortar when repointing so that the wall itself is emphasized rather than the individual bricks. When a light tone mortar is used, each brick seems to stand out separately. The use of darker mortar is also appropriate when introducing areas or panels of new brick work in a remodeling job. The darker mortar helps the new work relate better to the old by producing a similar richness of effect, even if the color of the bricks may be quite different.

Much of the existing mortar in Otterbein is of lime and sand, and is soft; the color is the result of the specific sand used. An analysis of the existing mortar to determine the ingredients aids in matching the color.

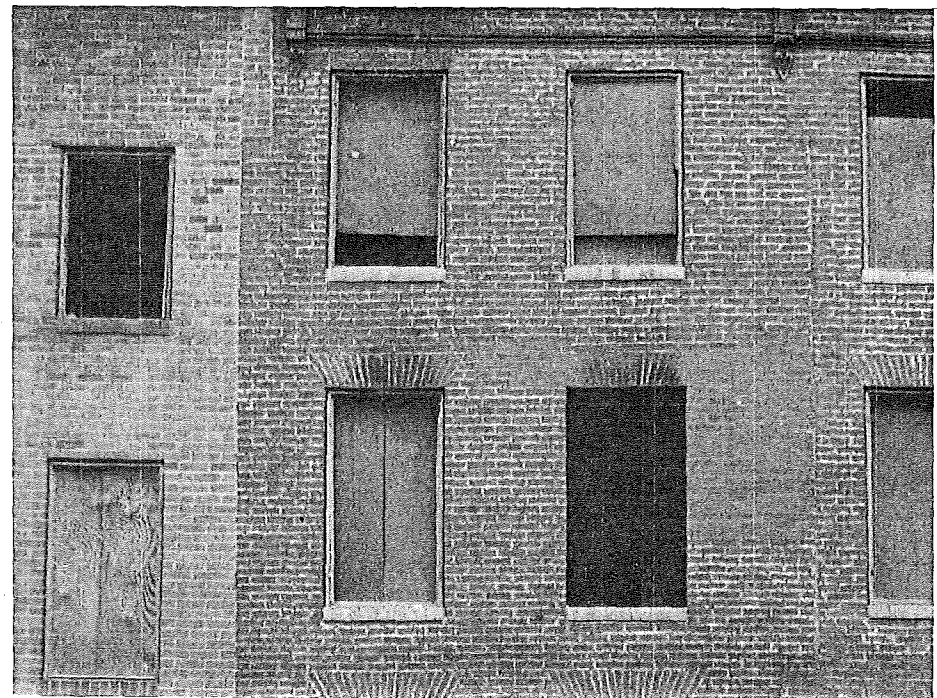
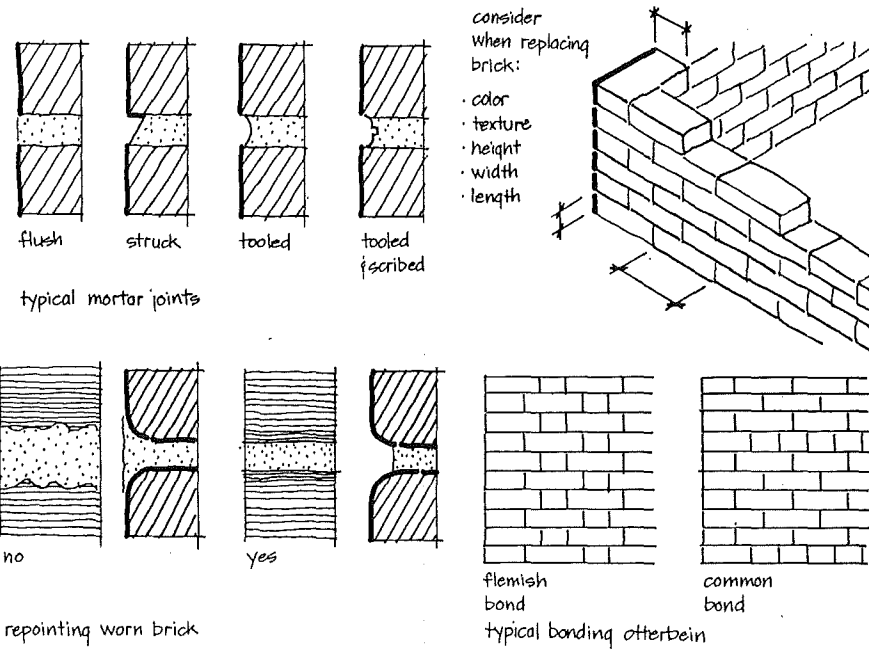
It is best to repoint with mortar having the same density and absorbency as the bricks themselves. Soft brick and stone should be repointed with soft mortar, as hard mortar will cause the softer brick to disintegrate.

### Repointing:

Much of the brick masonry in Otterbein was laid up with a variety of joints varying from 1/8" to 3/8" of thickness. In repointing the brick, one should strive for an inconspicuous appearance. Mortar can easily be colored to match that of the original construction. Joints should be raked, tooled, scored or otherwise treated in order to match original joint technique.

### Preservatives:

Deterioration of brick surfaces can be abated through the application of silicones and other recently developed waterproofing preservatives. Silicones are invisible and produce a chemical bond that protects the wall from moisture and sun. The application of silicones requires the advice and supervision of a waterproofing expert, and should be undertaken after a building has been cleaned or repaired. The preservative effect of silicones will last for several years.





**Objective:** To preserve original window openings, casings and sash on front facade and, as often as practical, on side and rear facades.

**STANDARDS:**

1. Window style on front facade of Federal Row (pitched roof) shall be 6 over 6 or 1 over 1 with horizontal and vertical muntin arrangement.
2. Window style on front facade of Greek Revival (flat roof) shall be 6 over 6, 2 over 2, or 1 over 1 with horizontal and vertical muntin arrangement.
3. Dormer windows on front facade shall match style of lower floors.
4. All window casings, sash, and muntins shall be painted or vinyl-clad wood.
5. Exterior storm windows on front facades shall not be permitted.
6. Exterior storm windows on other facades shall be painted or vinyl-clad wood, or painted or anodized aluminum.
7. Infilling of window openings to accommodate standard or stock window units shall not be permitted on front facades.
8. Infilling of window openings shall be permitted on other facades if the standard windows approximate the window opening size and proportion.
9. Shutters shall be of louvered or paneled design, and painted wood construction and shall be one half the width of the opening and the same length as the opening.
10. Shutters on front facades shall be installed on all floors or first floor only.
11. Wrought iron "burglar bars" shall be allowed.
12. Snap in mullions on front facades are not acceptable.

# Windows

Otterbein windows are usually vertically proportioned openings emphasized by lintels and sills with a minimum of embellishments. Windows vary in form with the architectural style of the building, and change in height and proportion with the functional importance of the rooms within. In Otterbein, windows were almost always double hung and the window configurations that were historically correct were 6 over 6 style for Federal Row houses and 6 over 6 for early Greek Revival units. The 2 over 2 and 1 over 1 styles were found in the later Greek Revival units and Federal Row modifications.

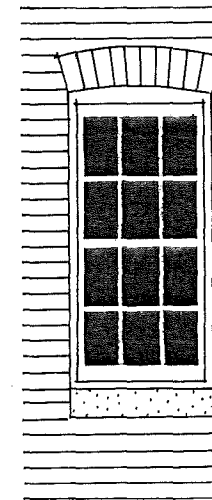
**Openings:**

Window openings shall be closed off or otherwise on front facades. No windows should be irregular openings as reduced for stock size, ever, on side and rear openings may be altered to accommodate standard units.

Historically, the windows were painted in light colors, beige, light grey or window frames should be as the movable sashes.

**Lintels and Sills:**

In Otterbein the lintels and sills are of a variety of sizes, shapes and materials. The Federal Row uses wide span lintels; the Greek Revival uses materials that are often embellished. Lintels and sills should be restored and repaired in the original style wherever possible. Where lintels or sills are beyond repair, duplicate a lintel or sill from a period building. Lintels should be finished with steel angles.



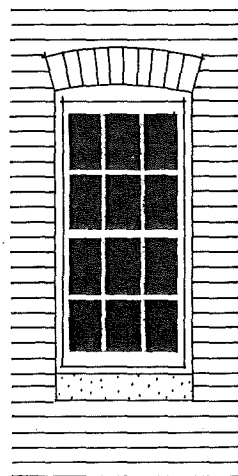
**Openings:**

Window openings should not be enlarged, closed off or otherwise altered in form on front facades. New sashes for these windows should be cut to fit curved or irregular openings and should not be reduced for stock sizes or shapes. However, on side and rear facades, the openings may be altered or infilled to accommodate standard window casings.

Historically, the window sashes were painted in light colors such as white beige, light grey or cream. Wooden window frames should be the same color as the movable sash.

**Lintels and Sills:**

In Otterbein the lintels and sills come in a variety of sizes, shapes and materials. The Federal Row units have simpler brick span lintels; the Greek Revival used other materials that are more prominent and are often embellished. Lintels and sills should be restored and repaired to the original style wherever possible. In those instances where lintels or sills do not exist, or they are beyond repair, it is permissible to duplicate a lintel or sill from a similar period building. Lintels should be reinforced with steel angles.



arch or lintel

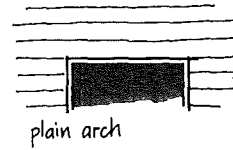
mullion

sash

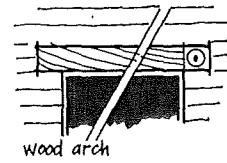
pane of glazing

casing

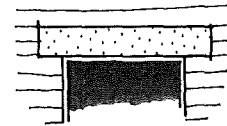
sill



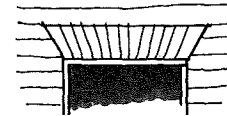
plain arch



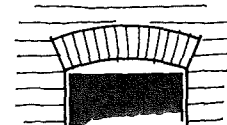
wood arch



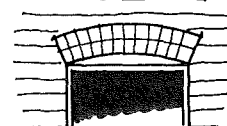
stone arch



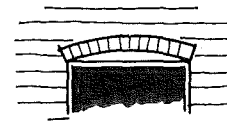
quoined brick arch



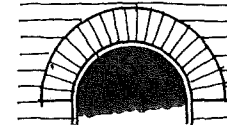
segmented brick



double row lock brick arch



single row lock brick arch

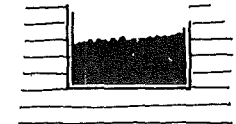


Roman or semi-circular brick arch

ornament (wood or metal)

formed bricks

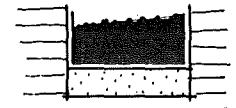
soldier course



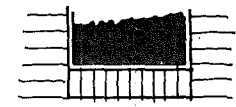
plain sill



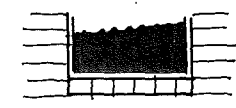
wood sill



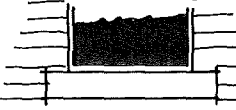
stone sill



brick sill (single rowlock)



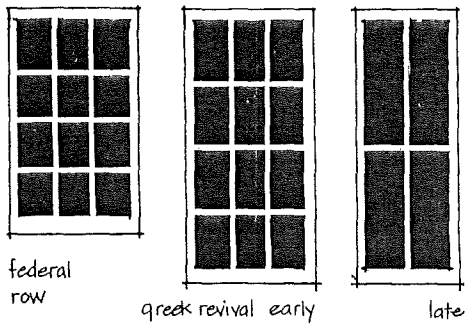
brick sill (single header)



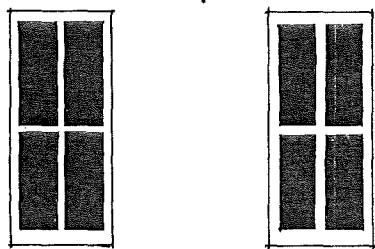
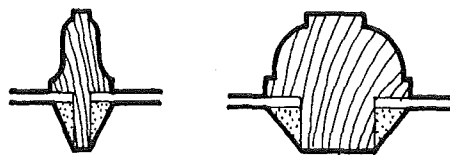
not correct

the majority of sills in Otterbein are no longer than the opening is wide.

when modifying original sills and lintels, a survey of similar units of the same period should be taken to determine a suitable design. all sills on the front facade and side facades located on street corners should be of one design.



federal row  
greek revival early  
late



yes  
no

thin line mullion correct for both federal row and greek revival unit

**Window Style:**

Windows should be double hung, of thin lined design with thin mullions. Snap-in mullions are not allowed on the front facade. Storm windows are not allowed on the front facades. An alternative to storm windows on the front facade is for the provision of storm windows on the inside, double glazing, or thermal curtains. Of those storm windows that are allowed on side and rear facades, a thin line style should be chosen in order to reduce their impact. If aluminum is chosen as material for the window, it should be painted the same color as the window casing.

Windows in the dormers and basements on the front facades should be of the same design, material and color as the major windows on the facade.

**Shutters and Blinds:**

Shutters refer to traditionally employed for shade, ventilation most cases, the louvers were not original

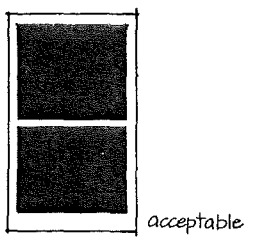
Shutters or blinds are to be installed and are to be the opening and one installed shutters workable, they require appropriate hard catchers and shutters

**Alterations:**

Windows on the vehicular and pedestrian utilize standard original opening: Such windows should and proportion of front facades. But alterations should be similar appearance and is not permitted.

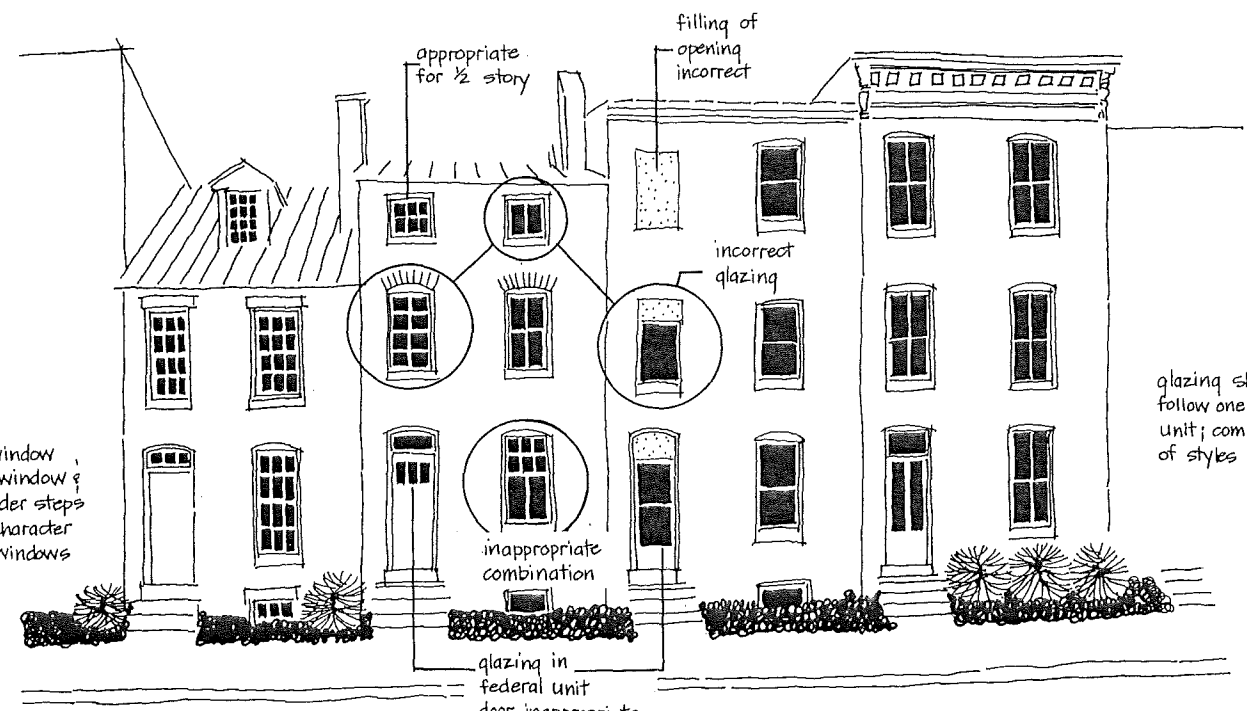
all windows should be double hung painted wood or perma shield or equal

snap in mullions unacceptable



acceptable

**Window Panes**



transom window basement window & window under steps to follow character of upper windows

glazing should follow one style per unit; combination of styles incorrect

**Window Combinations**

glazing in federal unit door inappropriate



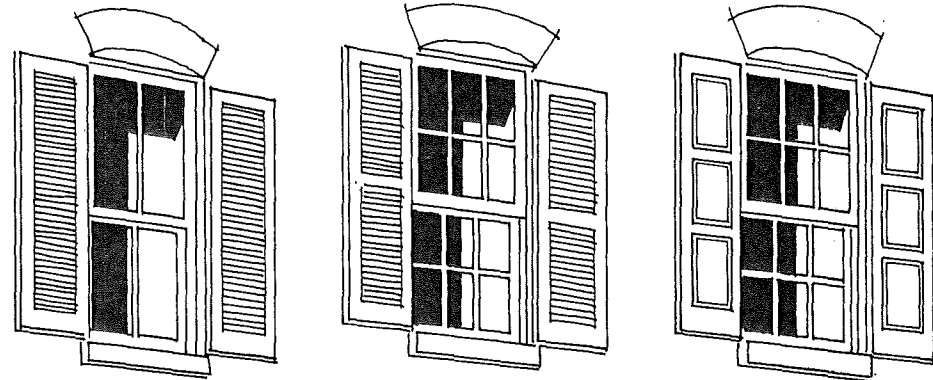
### Shutters and Blinds:

Shutters refer to the paneled units originally employed for security reasons. Blinds refer to the louvered units originally used for shade, ventilation and security. In most cases, the latter units or blinds were not originally used in Otterbein.

Shutters or blinds shall be made of wood and are to be the full length of the opening and one half the width. If the installed shutters or blinds are not made workable, they must at least have the appropriate hardware such as hinges, catchers and shutter dog.

### Alterations:

Windows on the side facades facing vehicular and pedestrian alleyways may utilize standard available windows in the original openings by the use of infilling. Such windows should respect the style and proportion of those windows on the front facades. Burglar bars are acceptable and should be simple of design, sturdy in appearance and painted black. Wire mesh is not permitted.

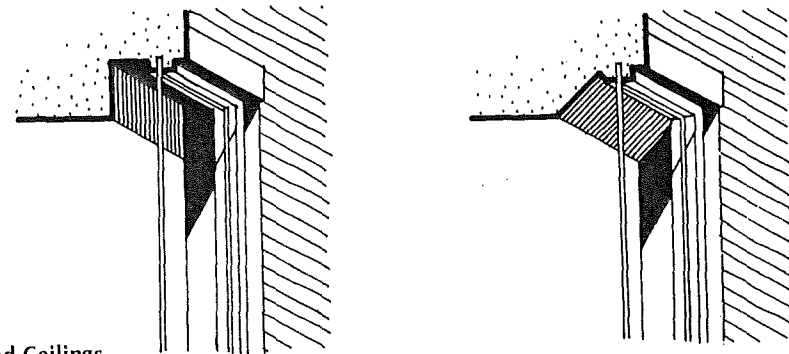


blinds

blinds

shutters

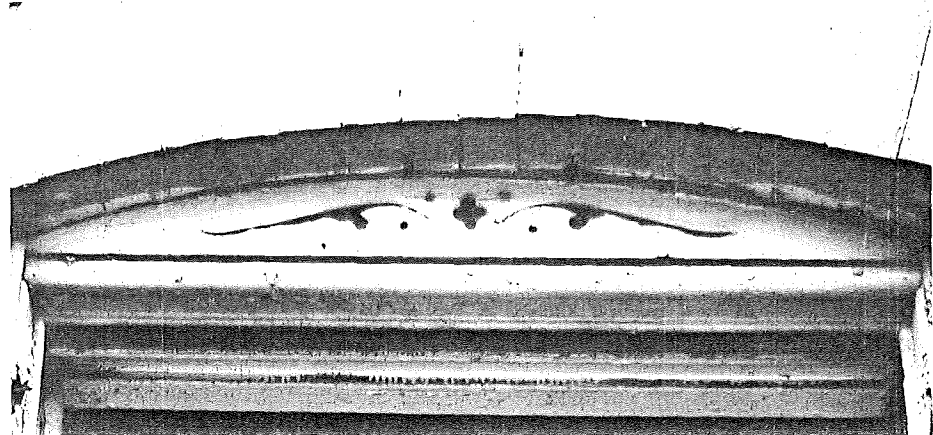
*traditional blinds and shutters of federal period and later*



Lowered Ceilings



Rat tail shutter dog — found on Barre Street unit



Ornamental window casing 602 Hanover Street



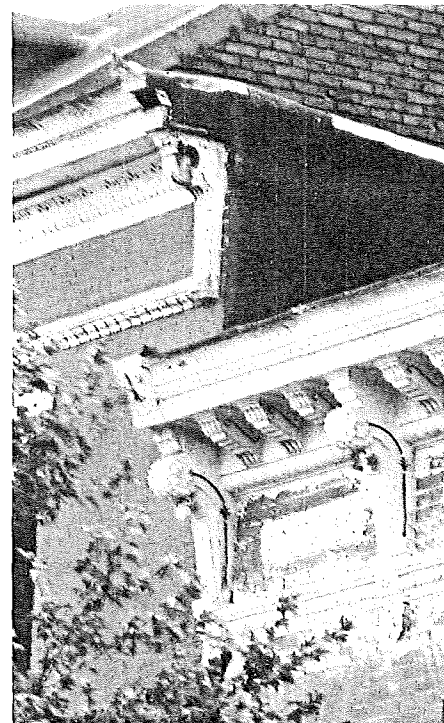
**Objective:** To preserve original skyline and the design characteristics of roofs that are visible from the streets.

**STANDARDS:**

1. Existing roof pitches, dormers and eaves on Federal Row units shall be retained and restored on front facades.
2. Existing fascias and cornices on Greek Revival units shall be restored or duplicated.
3. Existing chimneys visible on front facades shall be retained and restored to period style.
4. Roof materials on Federal Row units shall be standing-seam metal, dark shingles, slate, or fire-rated cedar shakes.
5. Gutters shall be of half-round design; downspouts and leaders shall be of round design; and all shall be copper or aluminum, or galvanized painted with dark colors.

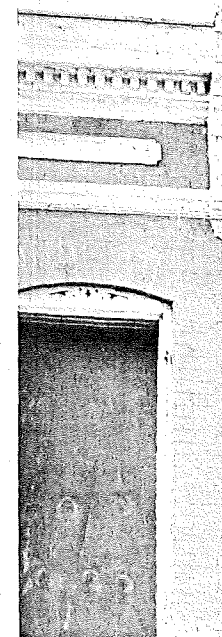
## Roof Area

The Federal Row pitched roofs and the Greek Revival cornices in an irregular pattern are the most frequent roof forms in the Otterbein area. The pitched roofs were distinguished by their simple materials with dormer windows and double chimney stacks, while the flat roof is distinguished by the more elaborate cornice detailing. Both the mass of the pitched roof and the cornice act as a termination of the building face. The design of such physical roof forms should be maintained and restored.



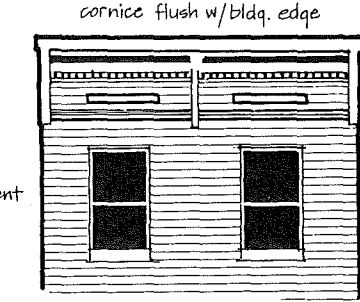
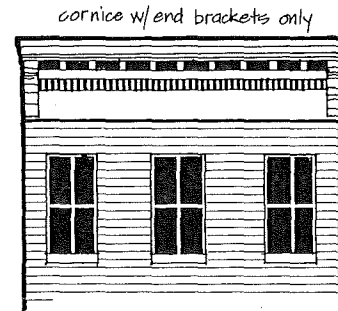
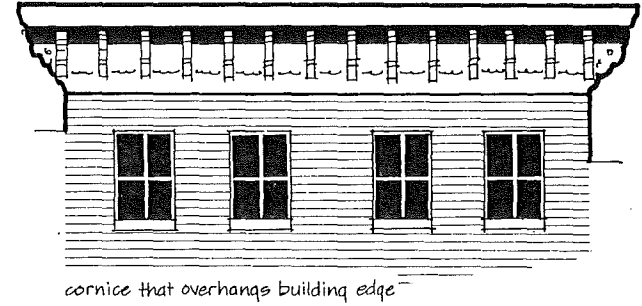
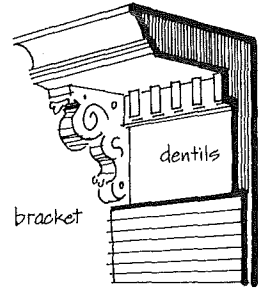
### Cornices:

The main cornice of Revival units is generally wood, stone, brick or iron. They were often elaborate and reflect in form and detail various architectural styles. The cornice size and the linear pattern provide strong, visual termination of the building facades. Unfortunately, the removal of the cornice is completely unfeasible, or not to be removed from some units the cornice should be removed in more recent instances, an appropriate cornice should be added. The addition of the cornice should be suitably designed and erected. Such a substitute should be the correct proportion and weight. The intricate details are the least important.

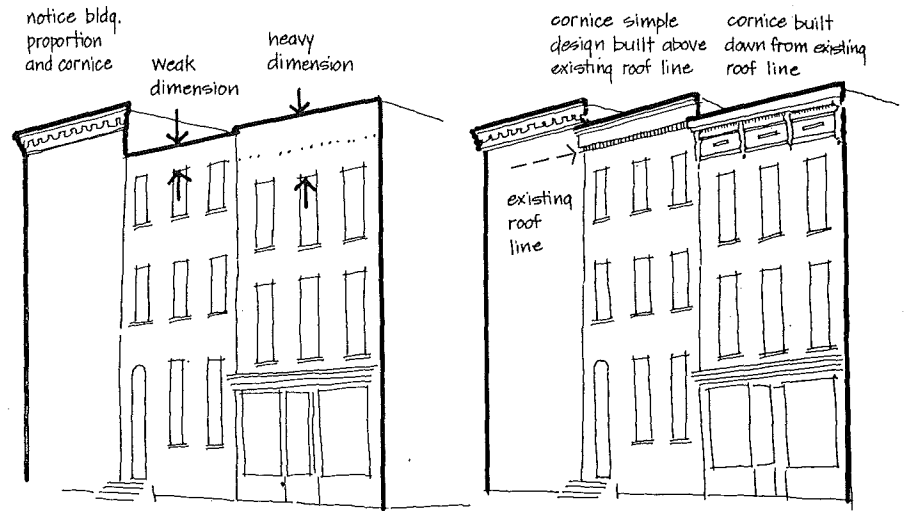
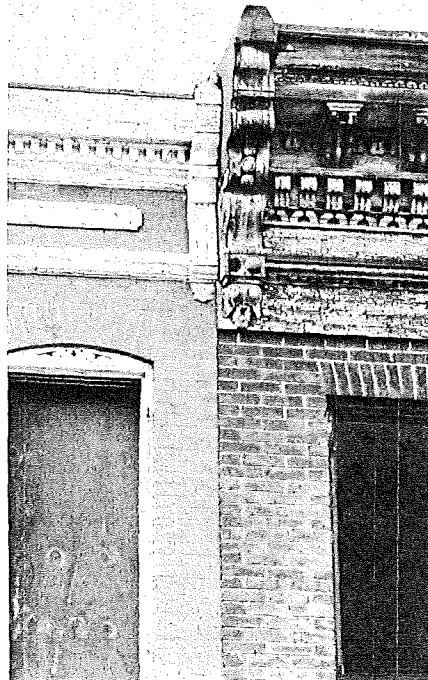


**Cornices:**

The main cornice of the Otterbein Greek Revival units is generally constructed of wood, stone, brick or pressed metal. They were often elaborately ornamented and reflect in form and detailing specific architectural styles. Cornice lines emphasize the linear pattern of the streets and provide strong, visual termination of the building facades. Unless repair is completely unfeasible, original cornices should not be removed from the buildings. On some units the cornices have been totally removed in more recent times. In those instances, an appropriately designed cornice should be added. If replacement or addition of the cornice is necessary, a suitably designed substitute should be erected. Such a substitute should respect the correct proportions in massing, body and weight. The intricacy of detail is least important.

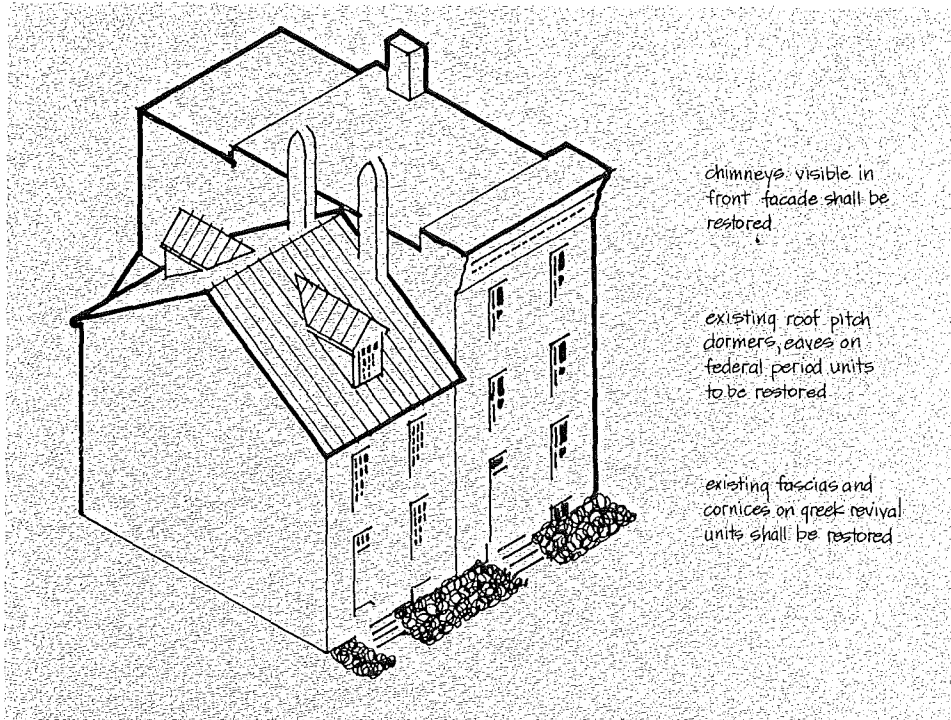


Otterbein—Cornice Examples



lack of cornice  
sign of deterioration  
sterile facade

Cornice Replacement



chimneys visible in front facade shall be restored

existing roof pitch dormers, eaves on federal period units to be restored

existing fascias and cornices on greek revival units shall be restored

### Pitched Roofs:

These roofs are an integral element of the Federal Row front facade and may require total rebuilding. Care should be taken that the original roof pitches are maintained. Acceptable roof materials are standing seam metal, dark shingles, slate or fire-rated cedar shakes.

### Gutters and Downspouts:

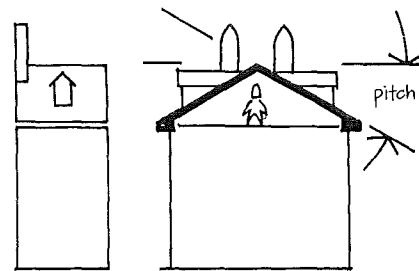
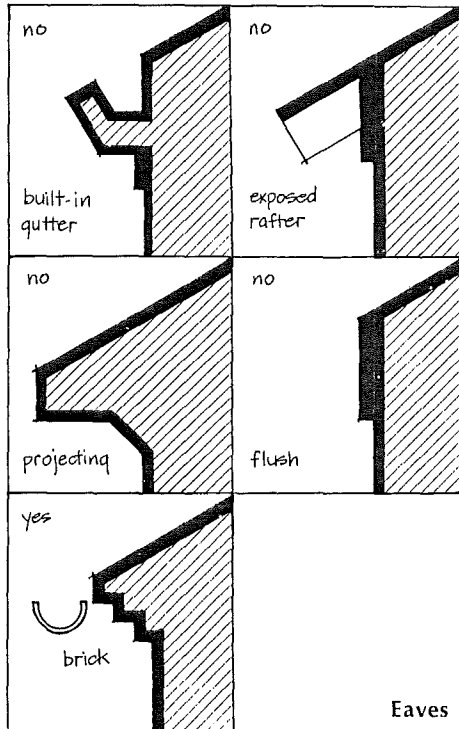
Copper gutters and downspouts are suggested both for durability and appearance and should be allowed to weather naturally. If aluminum or galvanized steel are used, they should be painted in dark colors. Although installation on street facades of most Otterbein buildings is necessary, downspouts should be placed inconspicuously as, for example, along the line of the party wall.

### Dormers:

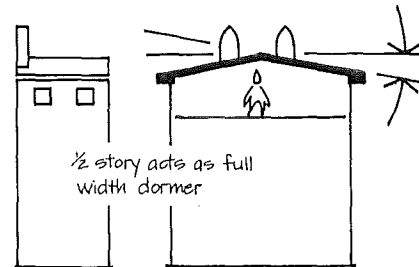
The dormer windows 3 story units only on the building face. Do maintained and repair materials. The side board painted to match the roof materials of main roof.

**Chimneys:** Chimneys of the Federal Row should appear as pairs on a roof peak. They should have the appropriate style brick that matches that of the unit.

In old houses the chimneys were constructed without flues with plaster. Lime mortar is affected by gases as long as wood was used. However, as anthracite was used as a fuel, the mortar was damaged.

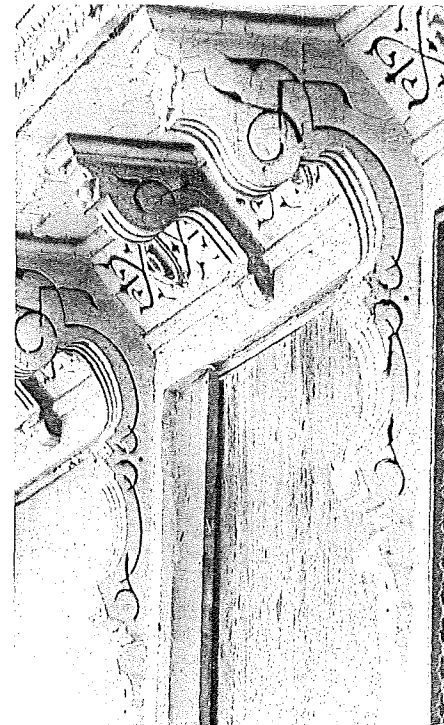


2-3 story, dormer



1/2 story acts as full width dormer

on federal period unit the roof pitch is to be preserved



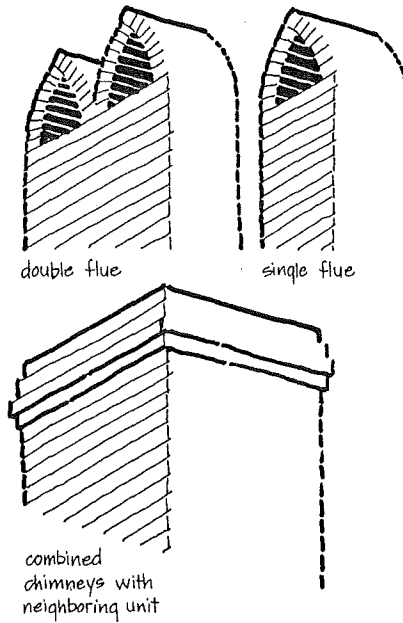
604 Hanover Street

**Dormers:**

The dormer windows appear on the 2 and 3 story units only and are centered on the building face. Dormers should be maintained and repaired with suitable materials. The side should be of wood clapboard painted to match window color and the roof materials painted to match the main roof.

**Chimneys:** Chimneys are an integral part of the Federal Row houses and often appear as pairs on either side of the roof peak. They should be restored to the appropriate style and rebuilt with brick that matches the brick on the body of the unit.

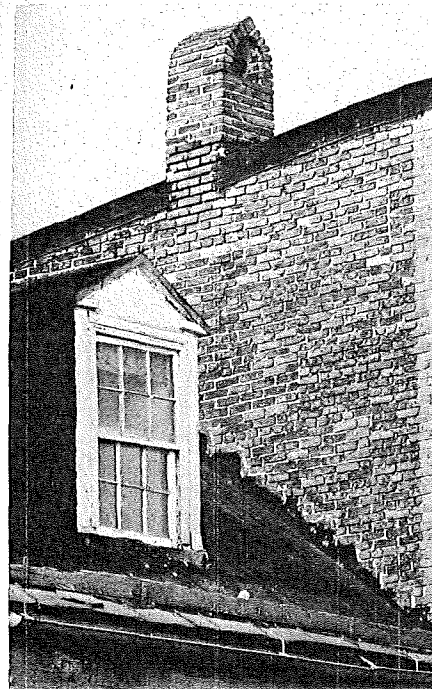
In old houses the chimneys were constructed without flue linings or were lined with plaster. Lime mortar was not greatly affected by gases and condensation as long as wood was used as the fuel. However, as anthracite coal came to be used as a fuel, the mortar was seriously damaged.



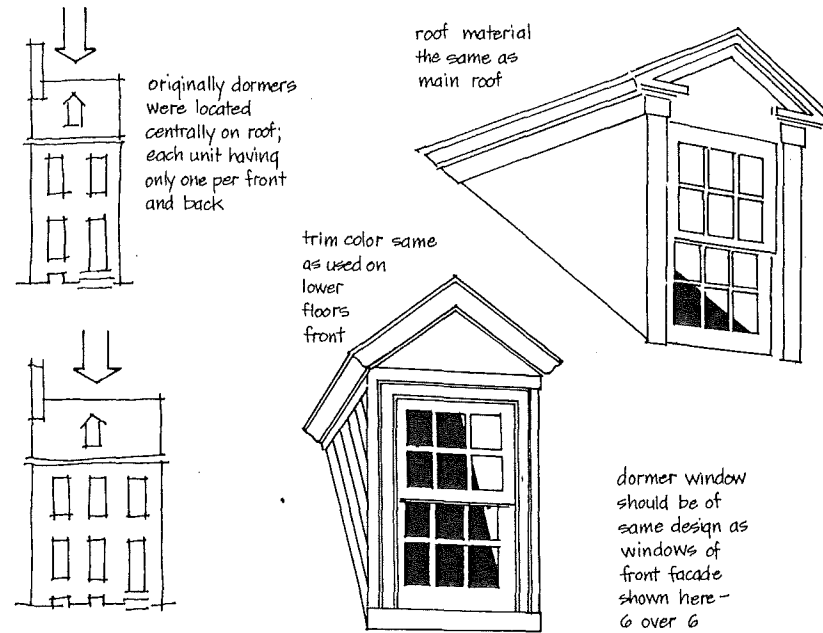
Traditional Chimneys



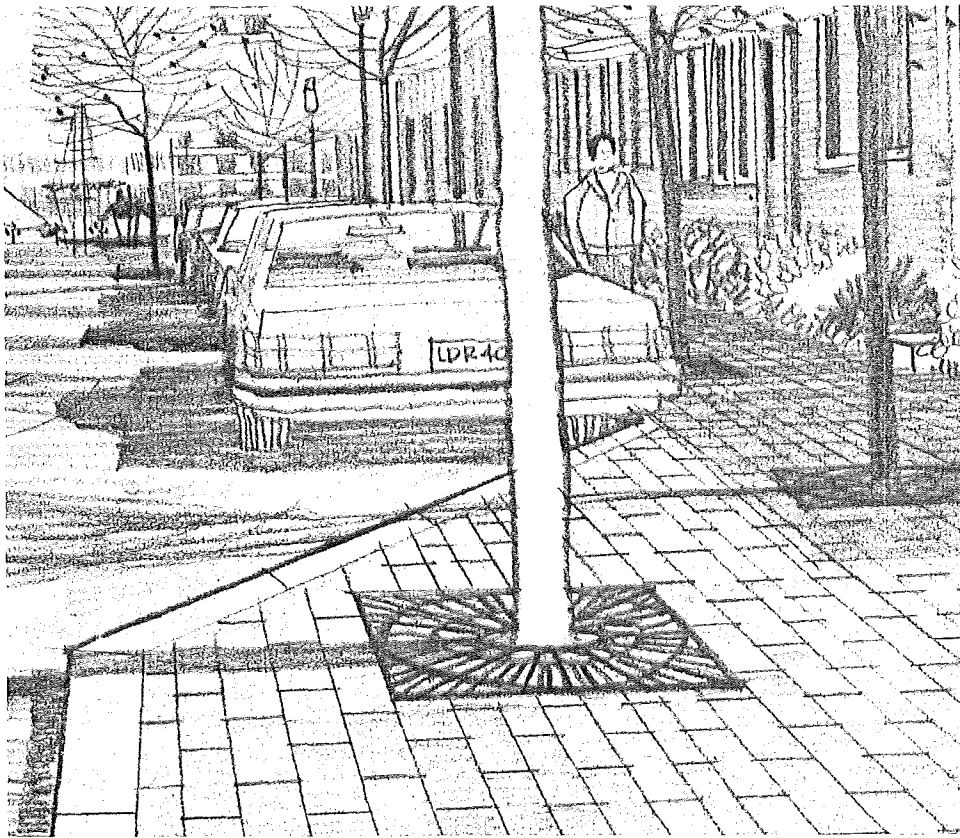
501-503 Sharp Street



604 Hanover Street



Dormers



**Objective:** To preserve original design and positive elements of entrances and stoops.

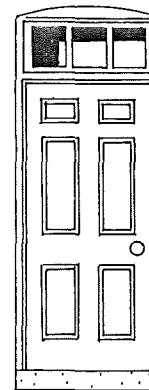
**STANDARDS:**

1. Doors on front facade shall be wood panel construction in period style.
2. Existing transoms, and other embellishments characteristic of period style shall be retained, restored or duplicated.
3. Shutters shall be of louvered or paneled design, and painted wood construction and shall be one half the width of the opening and the same length as the opening.
4. Stoop materials shall be stone, wood or brick.
5. Cheek walls on stoops shall not be permitted.
6. Wrought iron railing shall be permitted for safety if dark in color, simple in design, and sturdy in appearance.
7. Exterior lighting of a design appropriate to the original architecture shall be above or flanking the front entrance.

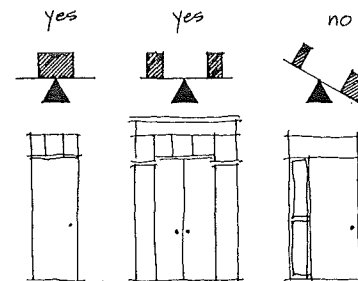
# Entrances

The entrance to the Otterbein houses customarily included front stoops or entrance steps and the doorway, with accompanying wood paneling containing symmetrically designed ornamentation. The entrance areas were designed as a formal image to the street occurring at either street level or set above a low basement. They were sometimes simply designed or ornamented with flamboyant and individual embellishments.

If the entrance to an Otterbein residence is to remain as an impressive feature, as it was originally designed, it must be maintained and repaired with considerable care. Inappropriate alterations to any entrance will substantially affect the appearance of the building and can destroy the unity on an entire street facade.



3 light transom to be restored doors on front facade to be of wood panel construction in period design of building



entrances should be restored to original symmetrical design

**Doors:**

The original doors and stoops were made of paneled wood construction. The proportion of paneled wood construction should be maintained. Original door styles and stoops in various designs should be preserved.

The French door, a door opening at the top, is appropriate in the Federal period and, if desired, may be placed symmetrically. Wherever possible, transoms should be restored.

**Simple Entrance**

A simple entrance should be restored. Lack of embellishment on the front facade is acceptable. The Federal period Greek Revival unit retained a three-light opening, and the door panels without glass were simple functional.

In restoration of the door, the transom should follow the window on the rear facade. The door casing should be three panes across the top. The window casing should be three panes across the top.

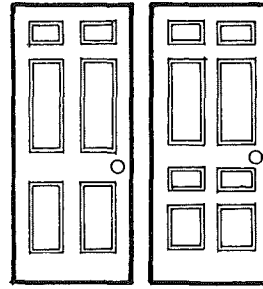
**Embellished Entrance**

This refers to those entrances with classical arches, columns and overhanging eaves. More elaborate or embellished entrances should be restored, duplicated, being careful to maintain proportions and materials. Particular attention should be given to the cornice and the door.

**Doors:**

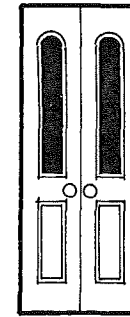
The original doors of the Otterbein residences were made of fine woods, hand-somely paneled and occasionally adorned with ornate hardware. Replacement doors of paneled wood construction that maintain the proportions and form of the originals should be installed. Appropriate single door styles are 6 or 8 paneled doors in various designs without glazing.

The French door, a symmetrical double door opening at the center, is often appropriate in the Greek Revival units, and, if desired, may be fitted with symmetrically placed full length glass insets. Wherever possible, transoms and side lights should be retained intact.



yes

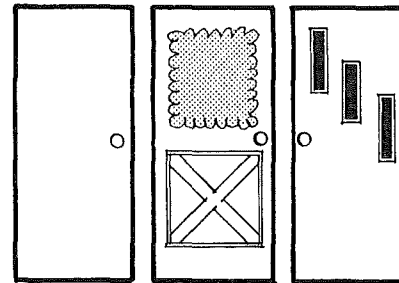
traditional door design 6 and 8 panels - because of thermal insulation and security, solid oak doors are suggested



yes

later, greek revival period units used tall ornate "french doors"

because of size and proportions, it is difficult to replace. salvage by patching and painting



Doors

no

slab doors all metal and plastic doors, dutch doors

**Simple Entrance:**

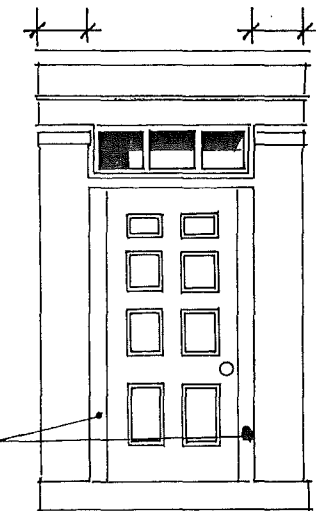
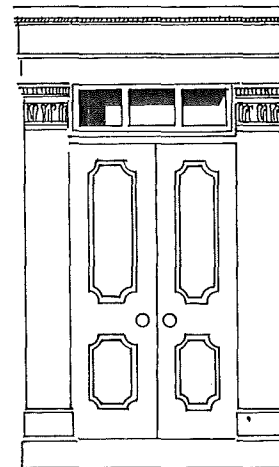
A simple entrance refers to one with a lack of embellishments found on both the Federal period units and the early Greek Revival units. The door casing contained a three-light transom above the opening, and the doors were of 6 to 8 panels without glazing. Such entrances were simple functional statements.

In restoration of these entrances, the transom should follow the design of the windows on the rest of the front facade or three panes across. The color of the door casing should match that of the window casing.

**Embellished Entrance:**

This refers to those entrances which reflect classical architectural detailing and more elaborate ornamentation of the side columns and overhead lintels. These embellished entrances should be restored or duplicated, being very sensitive to the proportions and massing of forms, and particularly to the balanced relationship with the cornice detailing above.

original

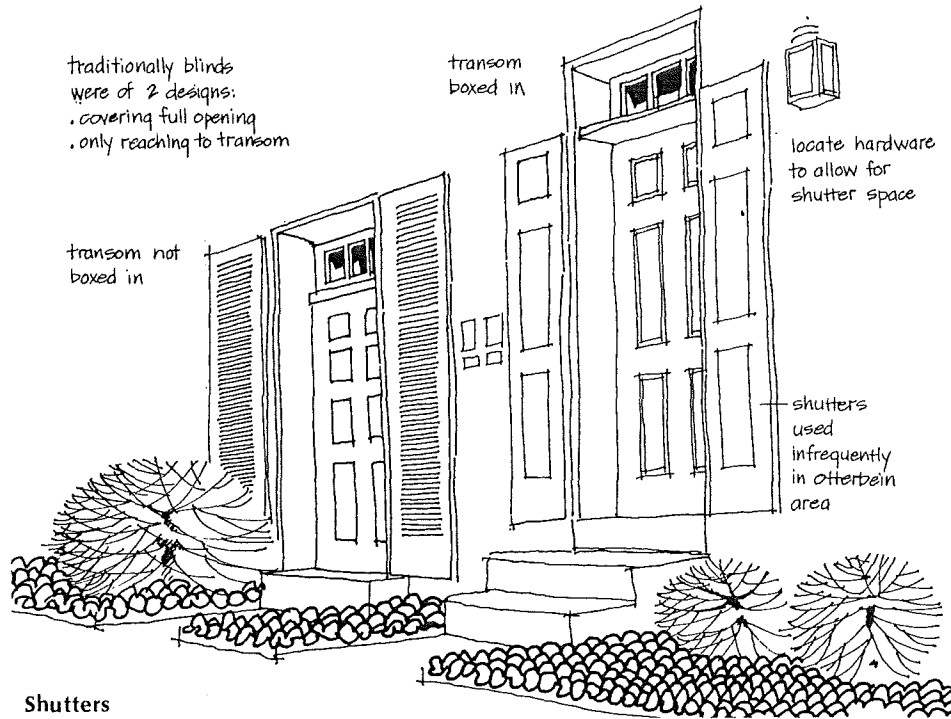


the prime factor in replacing trim is to duplicate the size or mass of the original elements

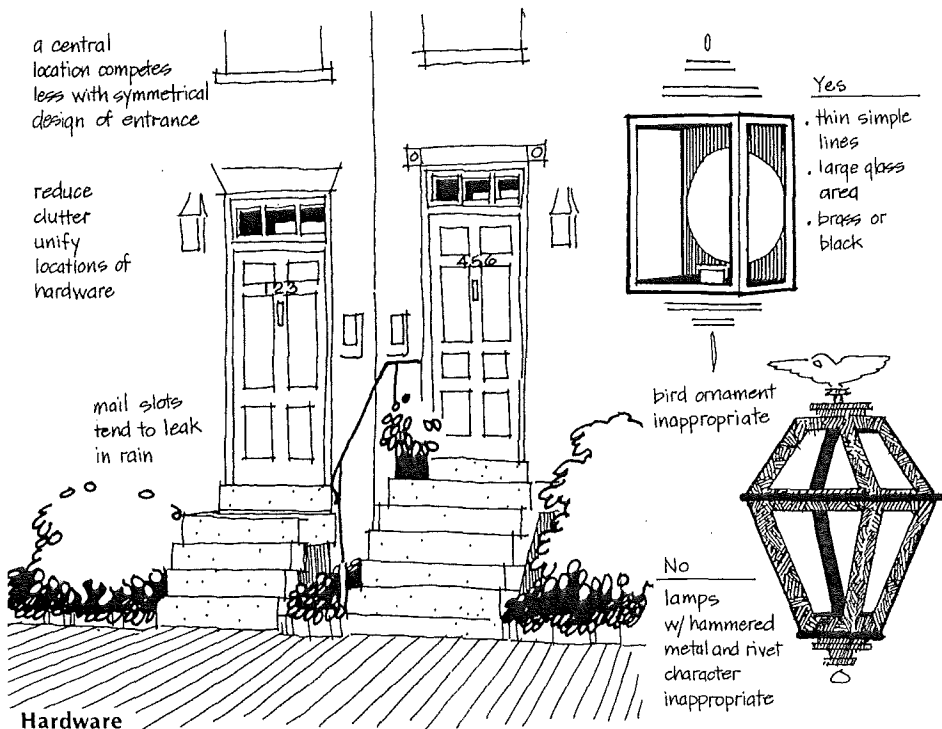
infill

if the replacement of french doors is not possible, a single door of the same period may be used; the door should be located centrally in the opening

**Entrance Embellishments**



Shutters



Hardware

**Shutters and Blinds:**

Originally, many Federal period units used shutters and blinds at the entrance areas. Shutters or blinds should only be used on those units with simple entrance detailing and should be of the same design, material and color as adjoining first floor window shutters. They should not open onto handrails, but return against the facade of the house. Non-functioning shutters must have appropriate hardware.

**Hardware:**

Hardware refers to the functional and appointment elements of the entrance area such as doorknobs, house numbers, mail slots, mail boxes, entry lights and door knockers. If they are sensitively selected and placed, they can be an asset to the facade; if not, they can create an unnecessary clutter.

Hardware should be simple and clean in design. The most attractive materials are brass or bronze, but other metals painted a darker color can be appropriate.

House numbers should be in a type face that is simple and complements the unit. Written numbers are not appropriate.

Entry lights should be designed with clean, simple lines, large glass areas and a vertical emphasis. Avoid large, riveted or hammered looks with eagle ornamentation.

Hardware location should be balanced with the entrance. The hardware should also balance with other hardware on adjoining units and avoid the appearance of clutter. Avoid placing hardware that appears like a spot, unrelated to anything else on a wall.

**Stoops:**

The front stoops in occur in a variety of level or set above the entrance at materials were wood a considered acceptable desirable.

Many original steps were removable in to basement levels. on the side to allow basement.

Patching or sealing required should be if necessary, follow coat of paint. The retain the general masonry and must bright or unusual steps of stone should state.

While brick is allowed in that it appropriate transition between and the sidewalk p

Steps should be designed to the wall with a divided at the entrance be closed at appropriate in height and may parallel to the front a minimum of 9 in walls are not acceptable

Wrought iron hand on multi-riser steps: simple design, sturdy appearance and design use of ornate embossed should be complex not flamboyant.

Area ways to base retained or enclosed retained should proper lights and proper enclosed with a simple iron handrail around gate may also be p



### Stoops:

The front stoops in the Otterbein area occur in a variety of forms at street level or set above a low basement with the entrance at mid-level. Traditional materials were wood and stone; brick may be considered acceptable, but usually is not desirable.

Many original steps were of wood and were removable in order to provide access to basement levels. Often they were open on the side to allow some light to the basement.

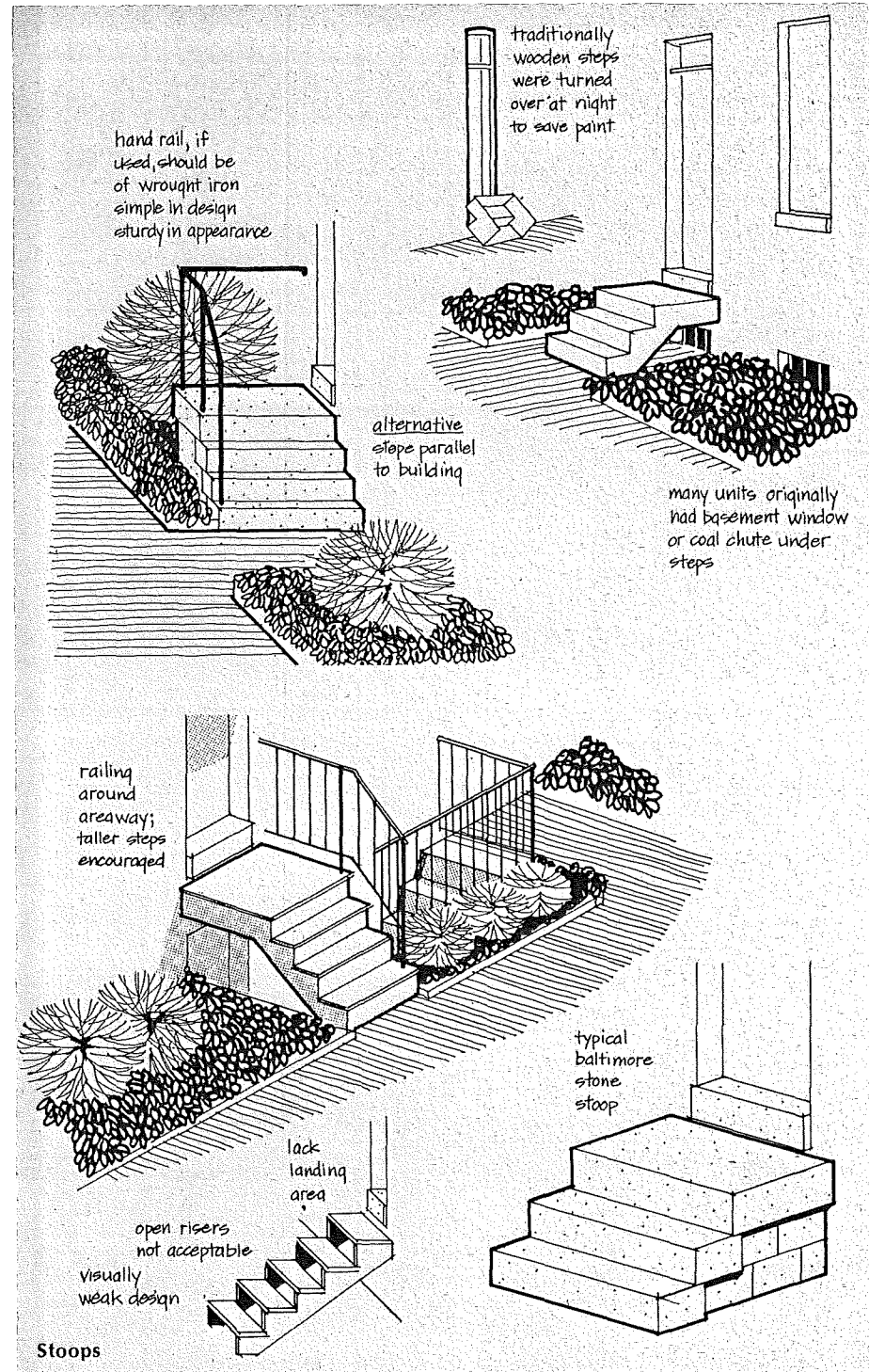
Patching or sealing of stone steps when required should be neatly executed and, if necessary, followed by a matte finish coat of paint. The painting should maintain the general color of the natural masonry and must not be completed in bright or unusual shades. Replacement steps of stone should be left in a natural state.

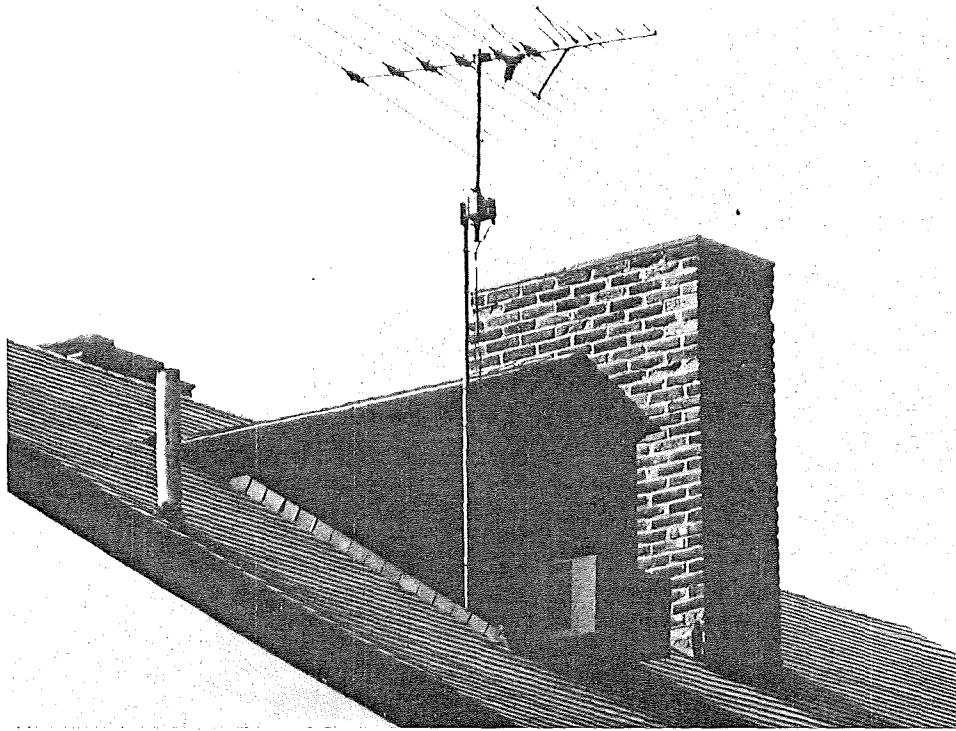
While brick is allowable, it is not encouraged in that it provides an inappropriate transition between the facade brick and the sidewalk paving.

Steps should be designed to be bracketed to the wall with a landing area provided at the entrance level. Risers must be closed at approximately 7 to 8 inches in height and may run perpendicular or parallel to the front wall. Treads must be a minimum of 9 inches in width. Cheek walls are not acceptable.

Wrought iron handrails, where appropriate on multi-riser steps, should be of a clean, simple design, sturdy in construction and appearance and dark in color. Avoid the use of ornate embellishments. Railings should be complementary and functional, not flamboyant.

Area ways to basement levels may be retained or enclosed. Those that are retained should provide safety railings, lights and proper drainage, and should be enclosed with a simply designed wrought iron handrail around the opening. A simple gate may also be provided for safety.





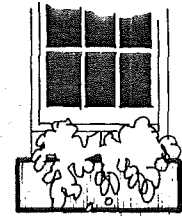
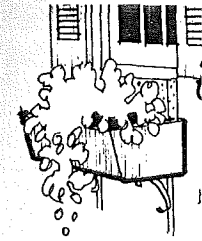
# Contemporary Conveniences

Installation of utility equipment on the exterior of any building in the Otterbein area should be restricted to the rear of the building or portions of the roof that are not visible from the street. Whenever possible, duplication of individual utility units should be avoided through the design of master systems. Television antennas, for example, should not clutter rooftops. Master aerials to which several units can be inconspicuously attached should be developed wherever possible. Antennas should be set back as far from the edge of the street facade as reception quality will permit, and the cable should be placed in the rear of the building.

During building construction or rehabilitation, it is most desirable that central air conditioning systems be installed. Individual air conditioners on street facades are not permitted.

Vents or grills are not acceptable on front facades and should be located appropriately in the planning stage. Where vents or grills are required, they should be simple in design, set flush with the surface and painted to match the surface.

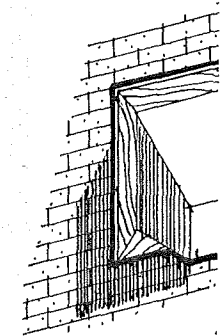
Location of trash or other storage facilities should be carefully considered with the planning of the units. Those facilities that are necessary out of doors should be clustered and made as unobtrusive or as inconspicuous as possible.



80  
slightly wider than



Flower Boxes



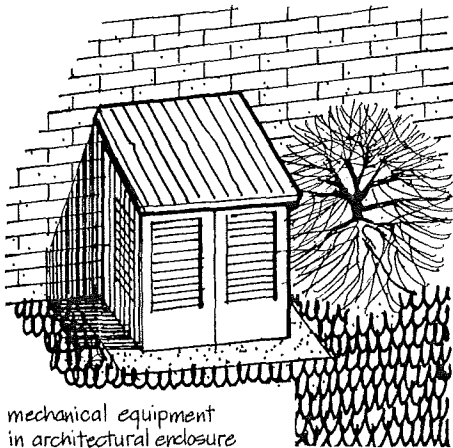
louvered vent  
frame w/wood  
paint dark color  
or blend into  
background

Vents

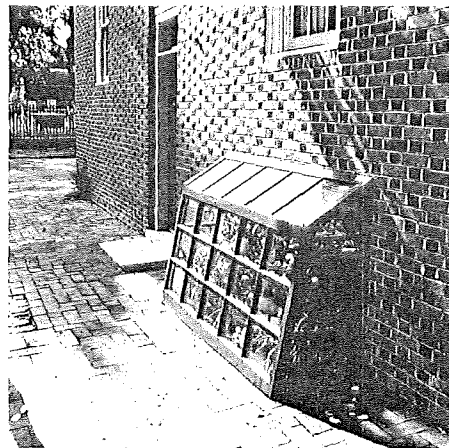
48 **Objective:** To minimize the impact of contemporary services on original building design.

## STANDARDS:

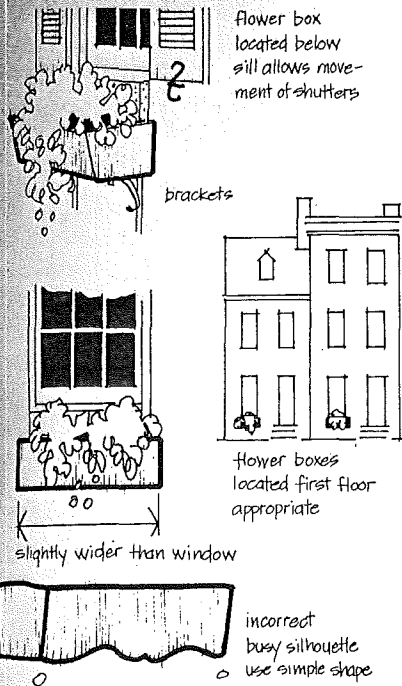
1. Window air conditioning units or condenser elements shall not be permitted on front facades.
2. Television or radio antennas shall not be permitted where visible on front facades.



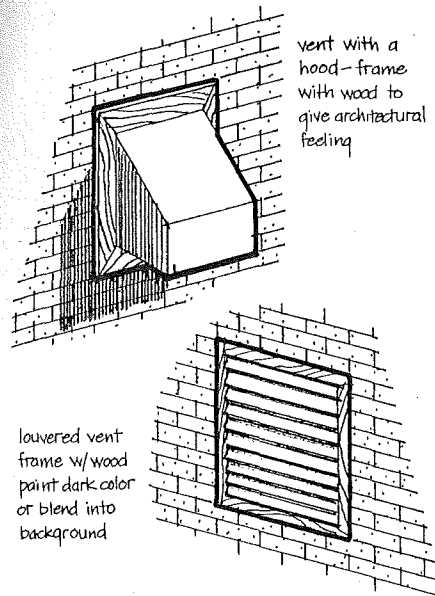
mechanical equipment  
in architectural enclosure



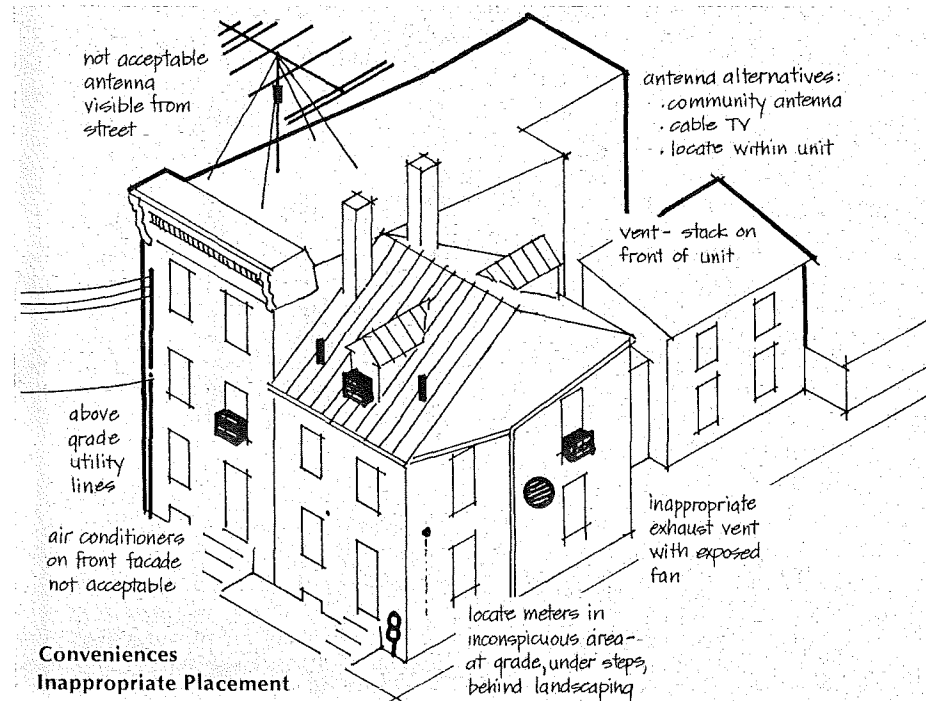
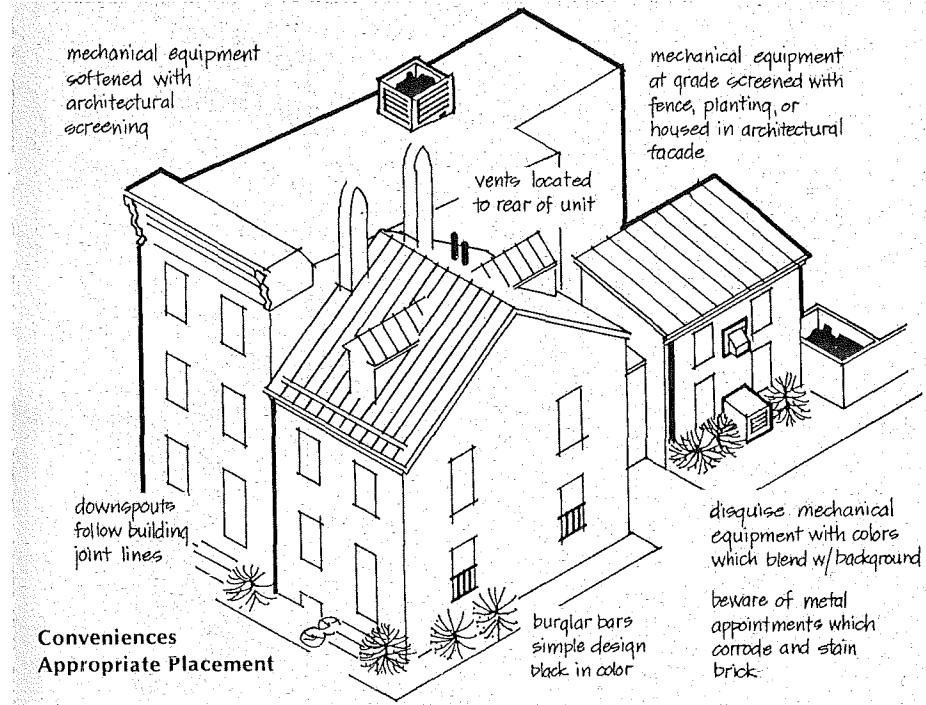
Plant box Philadelphia, Pennsylvania



Flower Boxes



Vents



# Energy Conservation

In the rehabilitation of the Otterbein dwellings, a home owner should consider some basic concepts of energy conservation. Within the constraints of the existing project there are several architectural alterations that can be made to achieve greater compatibility with the existing climate, as it relates to a comfortable human environment.

Energy conservation techniques vary from region to region, depending on local climatic conditions. Baltimore is located within a temperate region which means cold, damp winters and hot, humid summers.

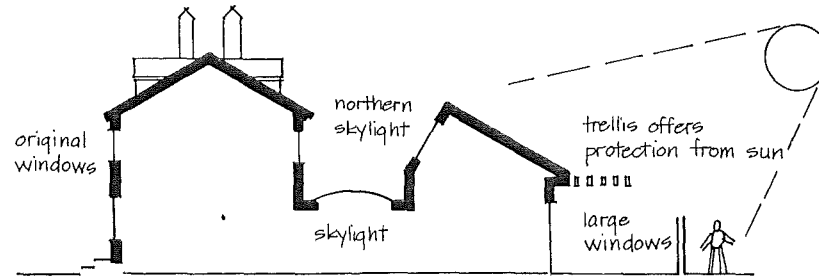
The basic principle of capturing as much sun as possible during the winter months and blocking out cold northern winds should be followed. In the summer the opposite should occur by taking advantage of the southern and easterly breezes and shielding out the sun.

## Ventilation:

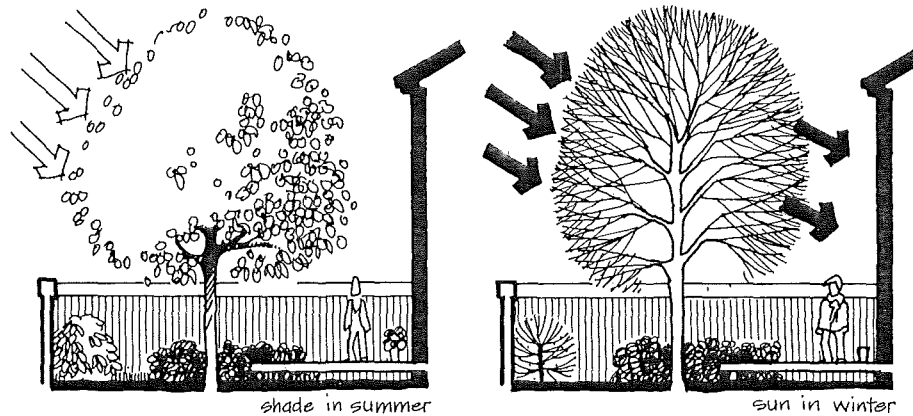
Since all the buildings in Otterbein have a fixed orientation, it may be difficult to take advantage of the natural breezes for through ventilation in the summer months. End units could have windows installed on their side walls to help air flow through the structure. Attic exhaust fans can be adapted to any of the units, to eliminate summer heat absorbed through the roof. Fans can be strategically located as an integral part of the structure during rehabilitation to force ventilation through the unit and reduce the need for total air conditioning.

## Insulation:

More than any other single element insulation will affect the efficiency of a home's heating and cooling system. Ample insulation should be provided throughout, generally 6" in ceiling or roofs and 4" in walls is a minimum. In addition to applied



## Window Orientation



## Vegetation as Solar Screen

or added insulation, the building materials themselves should be considered for their porosity, color, and degree of insulation quality.

## Color:

The exterior color of the building will affect its ability to absorb or reflect heat. In hot climates, buildings are light colored to reflect the sunlight and reduce heat absorption; the opposite is true in northern climates. In a temperate climate where extremes in both hot and cold are common, it is more difficult to make general statements as to what is best.

In this region dark colors used on the east, south, and west will absorb winter sun and help warm the house. If the southern exposure can be adequately shaded in the summer by using trees, trellises or extended overhangs this would present an ideal compromise. These shade producing elements not only reduce the

effect of summer sun within the building, but also cool outdoor living areas.

## Windows:

Windows are especially important in townhouses to provide light, ventilation, and a more spacious feeling to the long narrow living spaces. However, in an urban environment, windows can also adversely affect security, visual privacy, and the climate within the home. When alterations to a facade are allowable, careful thought should be given to placement, numbers, and size of windows. For example, a rear facade facing north should have a minimum of window openings and they should be functional and small.

Altered windows on the south can be large, but some consideration should be given to protection from summer sun. Serious consideration should be given to the use of insulated glass throughout.

# Solar Ener

Because of the cost posed by the existing houses, it is not possible to assume that solar energy is more than a supplementary source. However, zing solar energy such as production greenhouse, and seasonal system are

As the cost/efficient hardware improve dwellings which will accommodate solar better position to generation of efficient

## Orientation:

The ideal orientation latitude for effect 15° — 17½° southern application relative to the equator, it can be as close as 10° — 12° or optimum line will be

This orientation, a panel at an angle of 45° — 60°, will provide for solar collection in winter. It is important not shaded by trees during the peak collection 9 a.m. and 3 p.m.

## Installation:

Because of the Otterbein guidelines for front facades, devices for solar collection only occur on the rear facade of dwelling units.

Given this criteria, structures in the Otterbein have an acceptable solar collection. An additional north-south oriented facade oriented to these additional units for solar collection collectors on the rear units or on new add

## Solar Energy Utilization

Because of the constraints of space imposed by the existing Otterbein townhouses, it is not presently realistic to assume that solar collectors could be more than a supplementary heating source. However, the possibilities of utilizing solar energy for specific purposes, such as production of hot water, heating a greenhouse, and supplementing a conventional system are worthy of consideration.

As the cost/efficiency of solar collection hardware improves over the years, those dwellings which were initially designed to accommodate solar units will be in a better position to adapt to a future generation of efficient, inexpensive devices.

### Orientation:

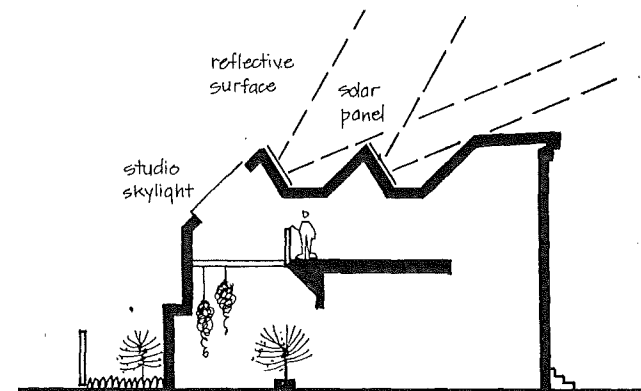
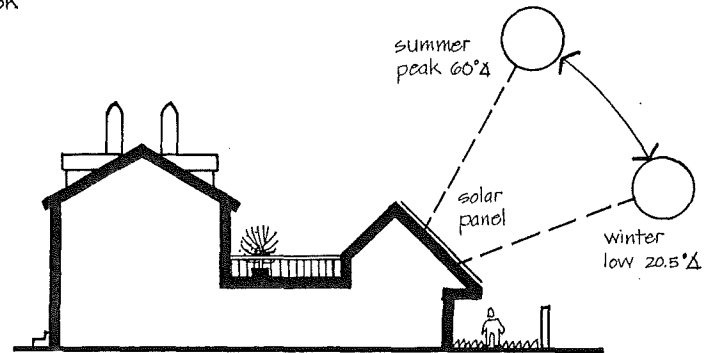
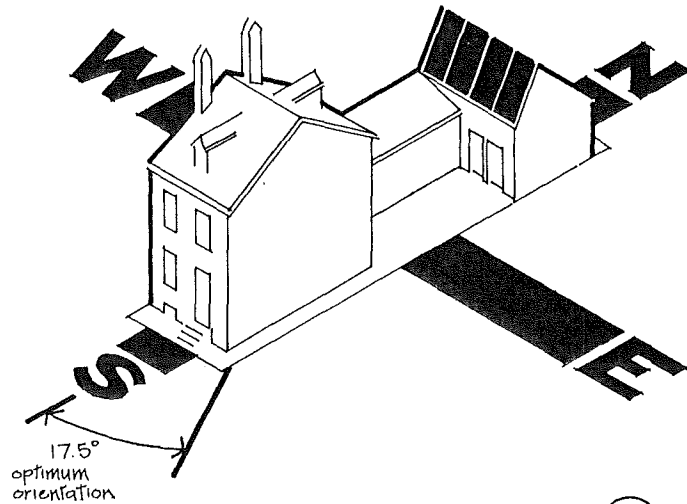
The ideal orientation at this particular latitude for effective solar collection is  $15^{\circ}$  —  $17\frac{1}{2}^{\circ}$  south-southeast. For practical application related to existing structures, it can be assumed that an orientation  $10^{\circ}$  —  $12^{\circ}$  on either side of this optimum line will produce effective results.

This orientation, coupled with a collection panel at an angle of incidence of  $45^{\circ}$  —  $60^{\circ}$ , will produce desirable results for solar collection in both summer and winter. It is important that the panels are not shaded by trees or adjacent buildings during the peak collection hours between 9 a.m. and 3 p.m.

### Installation:

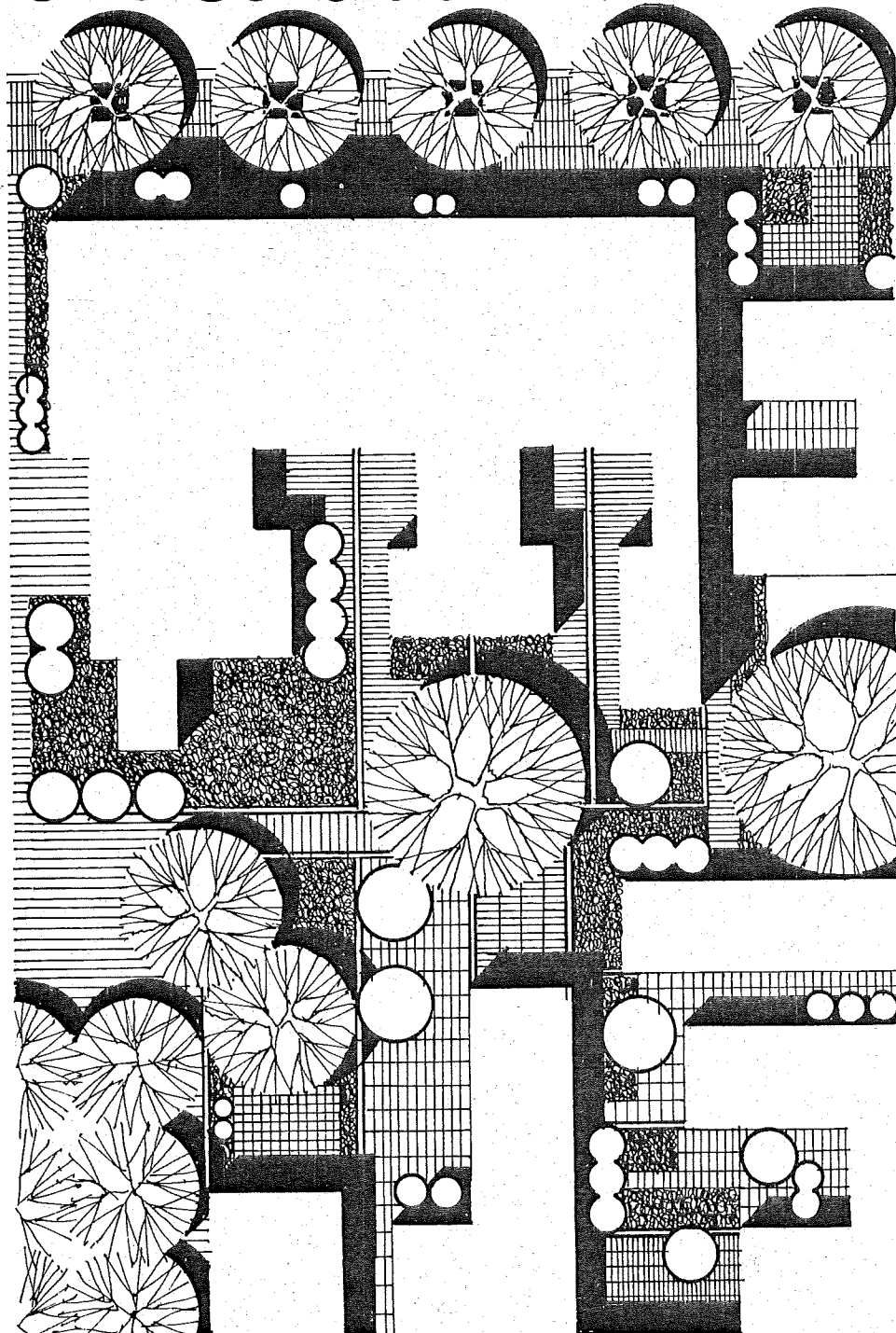
Because of the Otterbein architectural guidelines for front facades and roof lines, devices for solar collection should only occur on the rear or non-public side of dwelling units.

Given this criteria, some 52 single family structures in the Otterbein project area have an acceptable orientation for solar collection. An additional 14 units have a north-south orientation with their front facade oriented to the south. Many of these additional units can also be fitted for solar collection devices either through collectors on the roofs of the flat roofed units or on new additions in the rear yards.



Solar Collectors

# Site Considerations



52

Proper site development is of prime importance in enhancing the total "image" of Otterbein. Many times important site elements are sacrificed in favor of interior architectural improvements. However, it should be stressed that proper site development is equally important in the creation and maintenance of property values.

The following guidelines for planting, fencing, walls, railings, paving and outdoor lighting are intended to provide applicable site development principles for the Otterbein homeowner.

## Planting

One of the major elements in the revitalization of Otterbein will be the planting program. Plant material has the ability to unify diverse architecture, provide a pleasing environment, ensure lasting values, create shade and color, and define spaces.

It is very important that the individual homeowner's planting program (on private property) be coordinated with the overall planting program for the total neighborhood (generally on public property). A brief explanation of the public planting program follows.

**PUBLIC PLANTING** consists of street tree planting, open space planting, and planting along internal public walkways. This public program will be designed, installed, and paid for by the City. The public planting scheme will have a consistency of design and plant material and will be one of the greatest unifying elements of the neighborhood environment.

1. Large scale shade trees will be provided approximately 25' on center along the roadways and parking areas.

2. Berming and planting in the 60' wide Sharp Street area. This planting will be in favor of interior architectural improvements. However, it should be stressed that proper site development is equally important in the creation and maintenance of property values.
3. Planting will be provided in the open spaces, community building areas, or along

Even though the guidelines deal specifically with private property, an understanding program is essential.

Residents are encouraged to plant their individual plots. An overall public planting program is available through

## General Planting

1. Appropriate vegetation should be selected for size at maturity and intended use.
2. Sun, soil, water, and wind conditions should be considered in selecting plant material.
3. Planting design should be coordinated with the overall planting program. Planting mass ground covers with a predominant color for unity is an important consideration in planting design.
4. Planting areas should be complementary to the architecture of the units. Fencing and ground cover should relate to wind direction and area.
5. Planting areas should be designed so that owners should achieve a unified appearance.

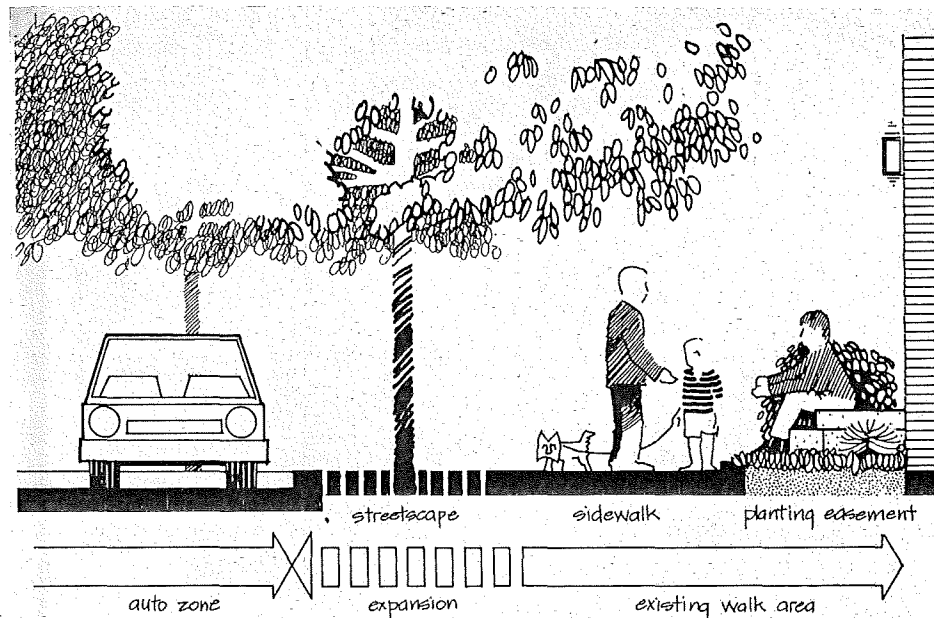
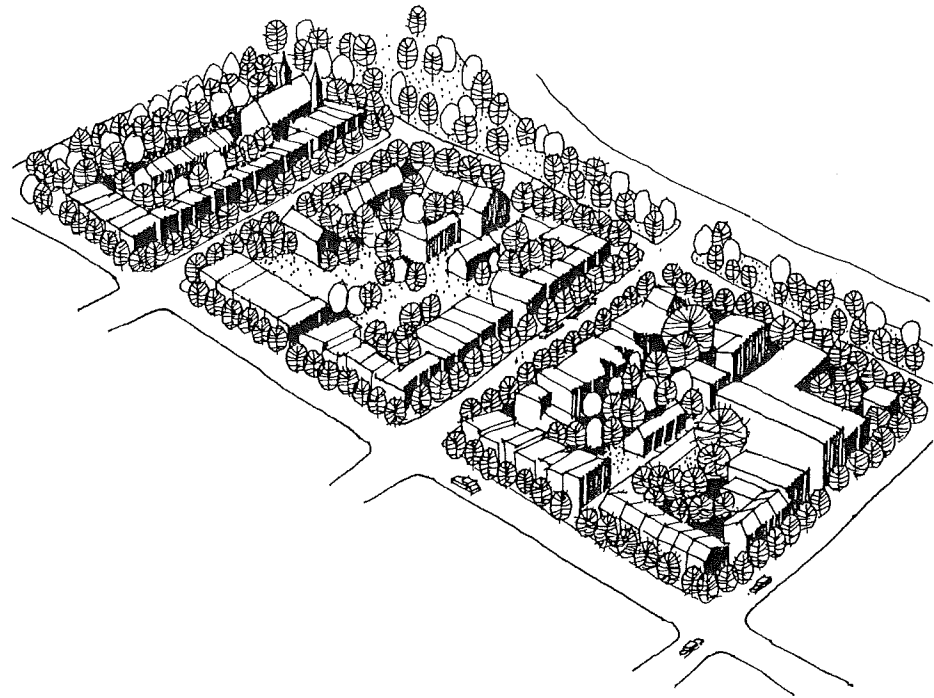
2. Berming and planting will be provided in the 60' wide buffer strips along Sharp Street and W. Hughes Street. This planting will probably include shade trees, evergreen trees and intermediate scale flowering trees.
3. Planting will occur in special areas of the open space such as around the community building, special gathering areas, or along the pedestrian pathway.

Even though the guidelines that follow will deal specifically with planting that might occur on private property or individual lots, an understanding of the public planting program is essential.

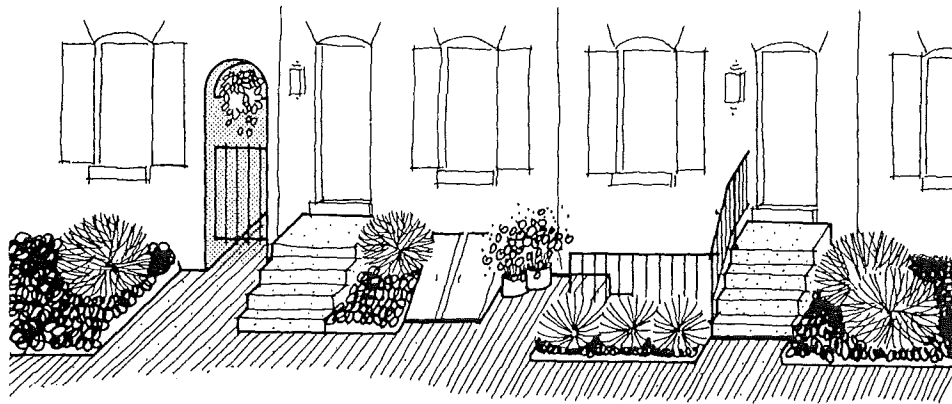
Residents are encouraged to coordinate their individual planting efforts with the overall public planting plan for Otterbein available through the City.

### General Planting Principles

1. Appropriate varieties of plant material should be selected after considering size at maturity, location and intended use.
2. Sun, soil, water, and existing conditions should be considered in selecting plant material.
3. Planting design should be simple. Planting masses of shrubbery and ground covers of appropriate scale with a predominance of one species for unity is one approach to simplicity in planting design.
4. Planting areas should relate to and complement the architectural elements of the units. For example, beds of ground cover might be designed to relate to window openings or entrance area.
5. Planting areas shared by two homeowners should be coordinated to achieve a unified design.



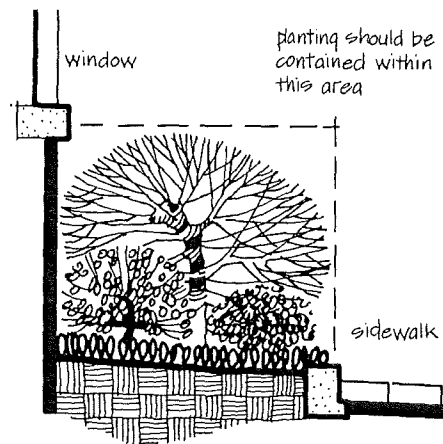
Proposed Streetscape



adjoining stoop areas or plant beds should be treated as one design



examples of various forms of planting areas to soften paving and architecture



Front Planting Zone



Federal Hill Baltimore, Maryland

### Front and Side Yards

From a community standpoint the front yard of each unit is the most visually important area. Although the area is small, its design is most important and will require the most sensitivity in dealing with your neighbors and the architectural committee. The following guidelines should apply:

1. All plant beds in the front yards will be edged with a low curb provided by the City. The curbing is intended to contain plants and soil, enabling easier maintenance and enhancing the general appearance.
2. Ground cover, flowers, both annuals and bulbs, and smaller, more compact shrubs are appropriate for use in the front planting areas.
3. Evergreen material is especially desirable in the front yards. Evergreens will do the best "year around" job of softening the street side facades.
4. Plants, such as Barberry or Hawthorne, which may be hazardous to pedestrians or playing children should not be used in the front or side yard areas.
5. The front yard area between two entry stoops (even though divided by an imaginary property line) should be designed and treated as a total planting zone.
6. Pots or planting containers, if used in the front, should be grouped together for best appearance, not scattered about haphazardly.
7. Side yard planting should follow the same planting principles as suggested for the front yard areas.

### Rear Yards

The rear yards of n will be enclosed a greatest opportunity individual tastes at the spaces may be effectively utilized gardens when care small garden court for a living room, focus for outdoor

Treatment of rear from the use of h to the use of soft, surface treatment the intended use i

partial p

full plan rear cou

### Rear Court Yard:



## Rear Yards

The rear yards of most Otterbein homes will be enclosed and private, offering the greatest opportunity for expression of individual tastes and needs. Even though the spaces may be small, they can be effectively utilized as outdoor rooms or gardens when carefully designed. The small garden court can serve as an amenity for a living room, a dining room, or a focus for outdoor activity.

Treatment of rear yard areas can vary from the use of hard surface materials to the use of soft, planted surfaces. The surface treatment, of course, depends on the intended use of the area. If the yard

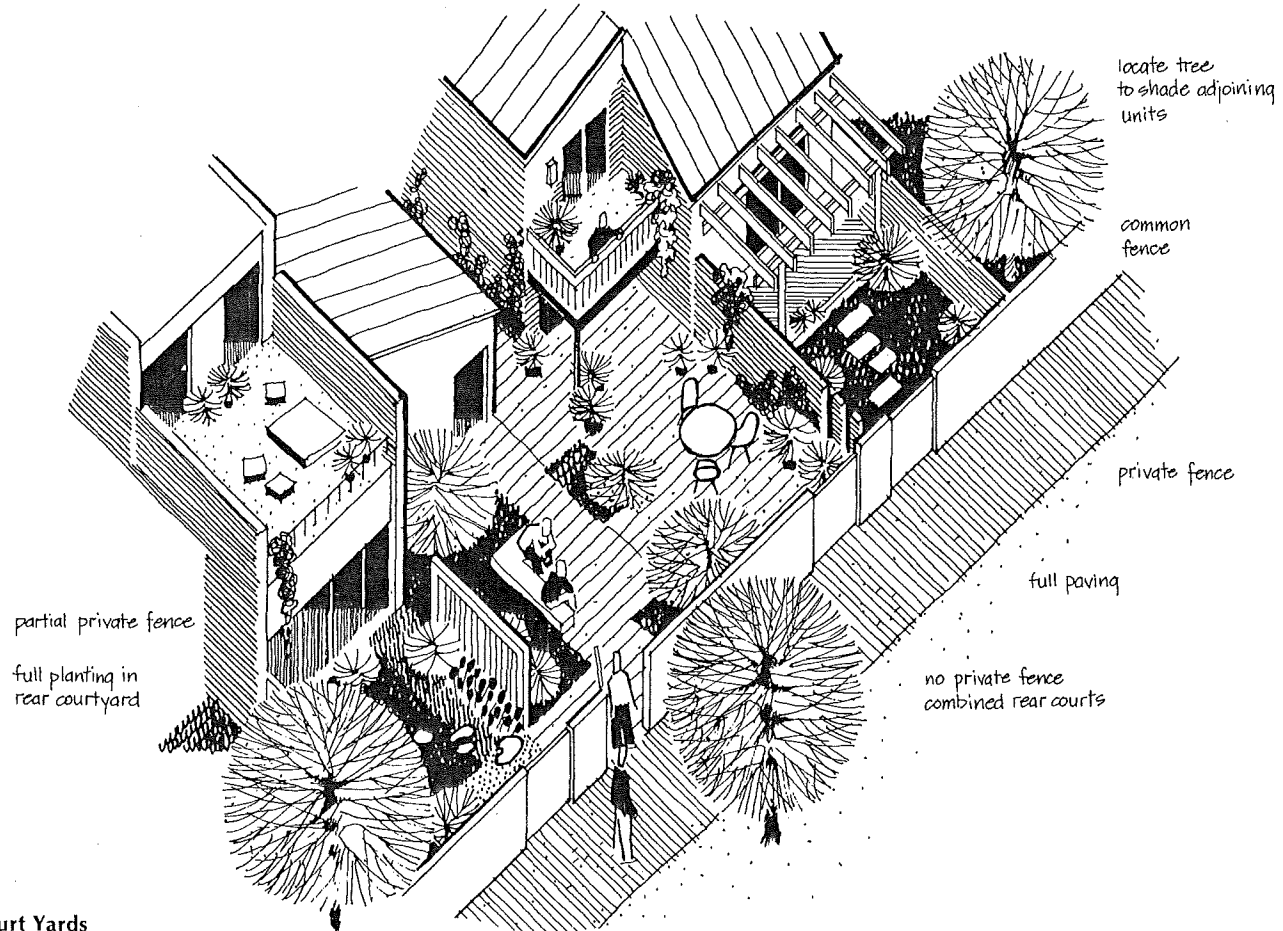
is to be used primarily for outdoor activities, eating or entertaining, hard surfacing such as paving or decking is most appropriate. In this case plant material is best placed in pots, movable planters, or confined planting beds. If the back yard area is to serve as a more passive garden or extensive planted area, hard surface material may be limited to a small pathway or stepping stones.

Scale, exposure, and soil conditions are critical items in choosing plant material for the rear yard areas. The micro-climatic conditions, however, are more easily altered in the rear areas. For example,

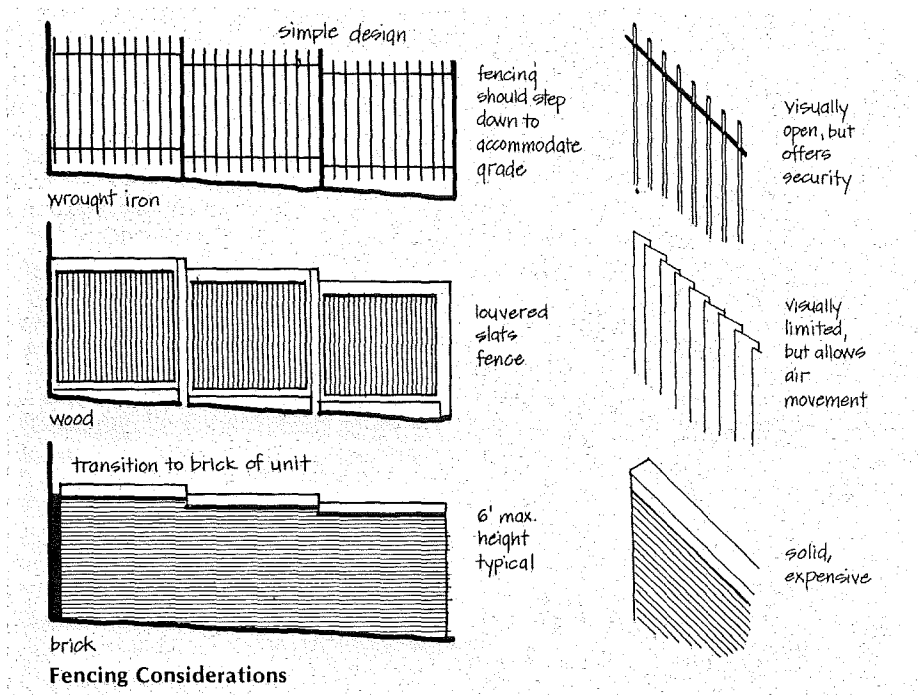
fencing or shrubbery can change wind characteristics, and trees or trellises can alter sun exposure.

Large-scale plant materials such as flowering trees or shade trees are appropriate for rear yard areas if space or conditions allow.

The choice of a tree and its placement should be done with considerable care. Remember, large-scale trees not only affect shade, light and views on your own property, but also on your neighbor's. Therefore, close coordination with adjoining neighbors is encouraged.



Rear Court Yards



## Fences, Walls, Railings

Rowhouse units, because of their small lot configurations, usually require fences and exterior walls for privacy, security and use of outdoor space. Fencing and walls in an urban situation should be considered an integral part of the architecture and thus properly designed along with house and site.

Due to the small lots at Otterbein, fencing and walls are appropriate for use along the rear yard property lines or rear building edges. In the front yard areas, only wrought iron railings will be allowed, such as around area ways or where safety or codes require.

It must be remembered that because of the closeness of units, careful consideration must be given to details, materials and colors for all fencing and walls. A sensitive working relationship between adjacent property owners is also important in their design.

### Fencing Principles:

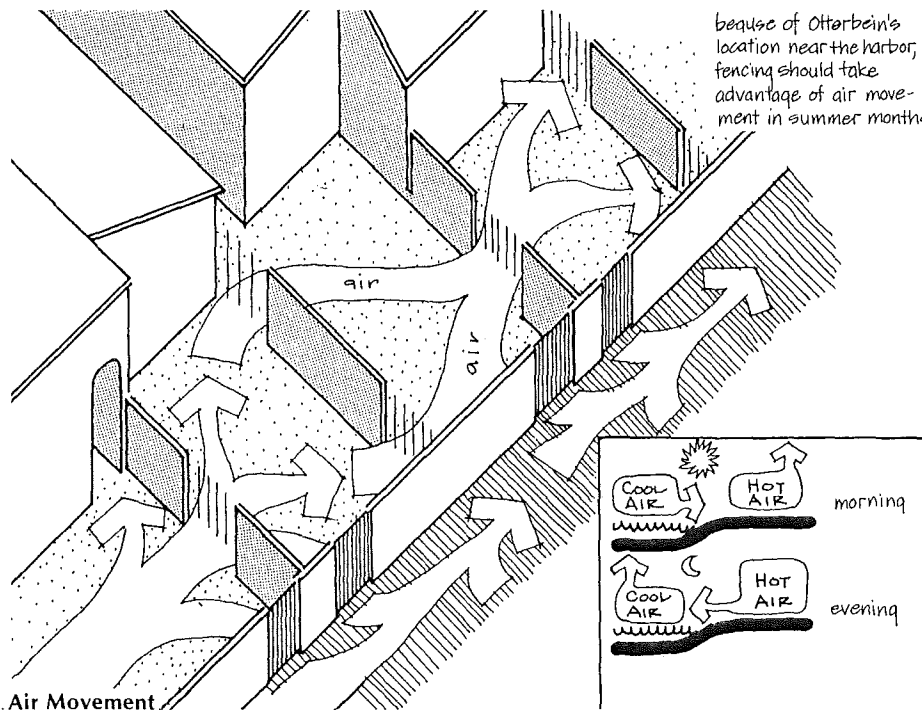
1. Fencing and walls should be considered an integral part of the architectural and site design for each unit.
2. Fencing materials will be limited to brick, wood and wrought iron.
3. Brick color, size, and texture should be chosen carefully to match or complement the brick used in the house. Wood colors are limited to natural wood stains or the color used on the wood trim of the house. Wrought iron should always be black.
4. Fences or walls will be allowed in the rear yard areas only and will be a maximum height of 6'-0".
5. Wrought iron railings will be allowed in the front when required for safety or by code, such as around areaways. Railings will be a maximum height of 3'-6".

6. New fence building joint to and by an gate as
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## Paving

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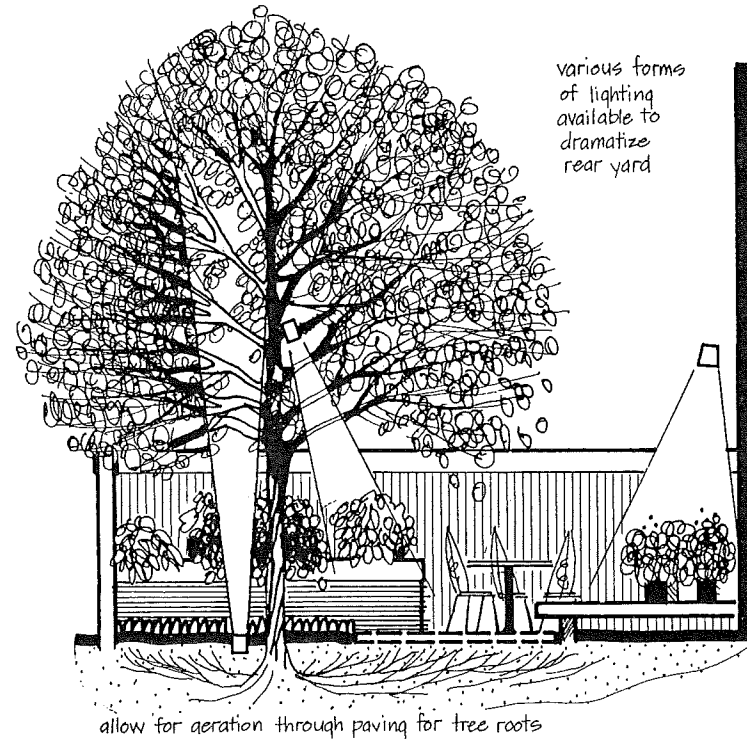


6. New fences or walls joined to existing buildings may require a reveal or joint to differentiate the materials and details. This may be accomplished by an offset dimension, a reveal, or gate as illustrated.
7. Fences in tight, urban situations should generally be stepped up or down to accommodate changes in topography rather than sloping with the ground.
8. Planting shrubs and clinging vines should be considered to help visually soften walls and fences.
9. Location of fences and degree of openness should take into account views or vistas, environmental concerns such as wind and air circulation, and the desired level of privacy.

## Paving

Much of the ground surfaces throughout Otterbein will be paved to increase usability. The front areas will be paved to allow for pedestrian circulation and the rear yards for use as outdoor rooms. The following principles should be considered:

1. In the front and side yards, all areas that do *not* require use as traffic ways or pedestrian accesses should be left for planting.
2. Where required, paving in the front easement area should be constructed of the same brick and same paving pattern as the sidewalk.
3. The extent of paving in the rear yard areas should be determined by the homeowner's use requirements. Refer to the previous sketches and principles discussed under **Planting**.
4. Appropriate paving material choices for rear yard areas are wood decking, brick, concrete, flagstone, or slate. Asphalt should not be used as a paving material within these areas.



5. Paving design should be kept simple, functional, and sympathetic to the architecture of the unit. Too many materials and complicated paving patterns can create visual disharmony.

## Outdoor Lighting

The outdoor lighting system for Otterbein will consist of public lighting provided by the City and private lighting by the individual homeowner. The public lighting will include street lights and pedestrian scale lights. These fixtures will be of a consistent design for the total neighborhood, providing an overall lighting continuity. Individual property owners, in determining their own outdoor lighting needs, should follow certain principles:

1. The only free standing light fixtures in front of units will be street lights or pedestrian lights as provided by the City.

2. A light mounted at the entry of each dwelling unit to light steps, house number, and entry area, shall be provided by the homeowner. This fixture should provide directed light and should be of low wattage in order to prevent glare or offensive light on an adjacent unit. The entry light should be appropriate in design, color and material with the architecture.
3. Individual tastes and needs for outdoor lighting can best be expressed in the rear yard areas. However, one must not install fixtures that will cast unwanted light into neighboring properties or into adjacent units. Generally, contained or directed light sources are the most desirable, such as well lights mounted in the ground, adjustable stake lights, tree-mounted "down lights" or recessed mounted wall lights.

## Glossary

Appointments	decorative or design details as applied to fascias, cornices, lintels, etc.
Blind	an external or internal louvered wooden shutter that excludes direct light
Casing	the fixed frame around a door or window opening.
Chromatic	of, or containing bright, intense color.
Cornice	a continuous horizontal molding and projecting cap at the top of a building wall.
Dentils	a series of small projecting rectangular blocks similar in effect to teeth, which are often found in the lower part of a cornice.
Dormer	a structure containing a vertical window that projects from a pitched roof.
Eave	the lower edge or edges of a roof, usually projecting beyond the face of a building.
Fascia	a flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal sides of a pitched roof. Rain gutters are often mounted on the fascia.
Indigenous	those architectural elements existing, emerging, or historically inherent in a particular area.
Mullions	slender bars or glazing bars that subdivide window glass into smaller panes.
Oriel Window	a bay window that projects from the building wall at a point above ground level and does not alter the line of the wall at the foundation.
Planar	pertaining to a flat surface.
Sash	the moving unit of a window within the fixed frame or casing. Double hung sash refers to two moving sashes, one above the other.
Shutters	small wooden "doors" on the outside of windows or door openings, originally used for security purposes and now often used for decorative effect. Shutters are paneled, not louvered.
Shutter Dog	iron hardware used to hold a shutter in open position against the building wall.
Sill	the lowest horizontal member in a frame or opening for a window or door.
Soldier Course	a horizontal row of upright bricks used for variety and decorative effect in brickwork, often over windows and door openings.
Symmetry	the correspondence of form or arrangement, on either side of a dividing line to form an aesthetically pleasing whole.
Transom	a small window or shutterlike panel over the top of a door.
Veneer	a thin layer of material applied to an existing surface to create an illusionary, superficial, or more costly appearance.
Vinyl Clad Wood	wood sheathed with a rigid vinyl covering—often used on exteriors of window casings, and sash to improve maintenance and durability characteristics.

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