

Easton Historic District Design Guidelines

Amendment # 1

Vinyl Siding

On those occasions where the HDC allows vinyl siding, the following guidelines are to be adhered to.

New Construction

1. Vinyl siding will be acceptable providing it is equal to or better than Specification from Section 07400, Vinyl Siding, Part 2 (attached to this document and dated 23 February 2004).
2. Siding will be at least .042" thick.
3. The siding will be of an acceptable configuration, smooth surface, with a matte finish. Faux wood grain siding will not be accepted.
4. The base wall will have "quality control" to insure that it is **flat** (e.g. all the studs bow the same way).
5. All trim will be done with Perma-Plank (or equivalent PVC or plastic composite lumber trim). Counter sunk finishing nails will be used.
6. Siding joints will be avoided in areas where the span is less than 12'.
7. All inside and outside corners will be trimmed with hard dimensional materials (solid PVC or similar composite material).
8. Siding joints will be staggered so as to avoid a "stair step" appearance.
9. Siding joints/seams are to be lapped toward the rear of the building.
10. Trim details will be such that the "J" channels are hidden behind the trim board.
11. New construction applications will be reviewed taking the property's context into consideration. Neighboring buildings, the street context and predominant materials of surrounding structures may be taken into account when the Commission renders its decision..

Old Construction (covering wood or old composite)

The HDC may recommend that any old composite siding be removed down to the original wood siding.

1. Vinyl siding will be acceptable providing it is equal to or better than Specification from Section 07400, Vinyl Siding, Part 2 (attached to this document and dated 23 February 2004).
2. Siding will be at least .042" thick.
3. The siding will be of an acceptable configuration, smooth surface, with a matte finish. Faux wood grain siding will not be accepted.
4. All trim will be done with Perma-Plank (or equal). Counter sunk finishing nails will be used.
5. Siding joints will be avoided in areas where the span is less than 12'.

6. All inside and outside corners will be trimmed with hard dimensional materials (solid PVC or similar composite material).
7. Siding joints will be staggered so as to avoid a "stair step" appearance.
8. Siding joints/seams are to be lapped toward the rear of the building.
9. Trim details will be such that the "J" channels are hidden behind the trim board.
10. Existing trim details around original windows and doors will be maintained.
11. The existing window trim will be "padded" out in order to maintain the existing detail depth and appearance; wood or Perma-Plank (or equal) is preferred by the HDC .
12. The door(s) trim will remain wood and will only be "padded out" if necessary to maintain the present detail depth and appearance. Wood or Perma- Plank (or equal) will be acceptable for this application; aluminum **is not** acceptable.
13. The detailing of any roof returns or eaves will be maintained.
14. Soffits can be vinyl sheet or perforated vented vinyl sheet.
15. Facias will be solid PVC board or wood, **not aluminum wrapped** wood. Any existing detail will be maintained in the new installation.

Approved by the Historic District Commission,

Roger Bollman, Chairman
Michael Rouse, Vice Chairman
Andrea Poe
William Kirby
Sandra Rosenfield
William Stagg
Edda Courtney

Dated April 26, 2004

Easton Historic Districts Design Guidelines

Amendment # 2

Solar Devices

Solar devices are those that can be used by a property owner or lessee to generate electrical power for use on the property or for sale back to the utility. They also include solar devices that are used for heating water for the property and photovoltaic cells built into a construction material such as siding or roofing, etc.

Professional advice (e.g. an architect, engineer specializing in solar devices, etc., not vendor advice) on alternative locations and product alternatives may be required by the Commission as part of any application.

Recommended

- On contributing and non-contributing resources, placing solar devices on the primary structure, appurtenances, and elsewhere on the property so that they are not visible from the primary public right-of-way.
- On non-contributing resources, consideration can be given to placement of the device on a rear facing roof if all other options have been exhausted.
- Evaluate photovoltaic cell construction material in the same sense as noted above.
 - Consideration must be given to how closely the historic fabric is copied in thickness, color, and appearance.

Not Recommended

- Placing solar devices so that they are readily visible from a primary right-of-way.
- Placing solar devices so that they detract from the roofline or other character defining features of the primary structure, appurtenances, or property.

Adopted: August 25, 2008

Easton Historic District Commission,
Roger Bollman, Chairman