



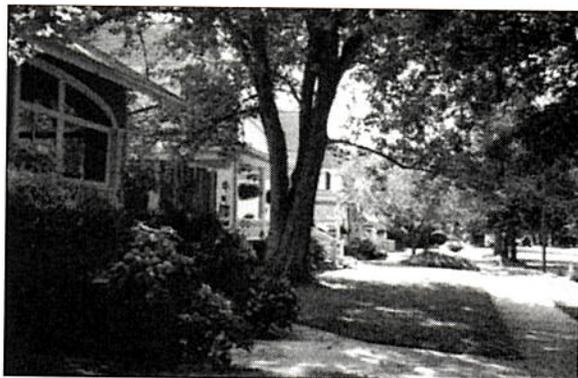
CONTEXT OF HISTORIC BUILDINGS

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Streets, sidewalks, parking lots, benches, trash receptacles, public signs, kiosks and other items of street furniture are the context for the buildings in Easton's historic commercial areas. In the town's historic residential areas, trees, shrubs, major plantings, walls, fences, driveways, and auxiliary structures such as carriage houses and sheds are the context for the historic homes.

The design of the elements that make up the context for the districts, and how they relate to the historic buildings is vital to the overall quality of the environment. Existing well-designed streets, sidewalks, parking lots, street furniture and landscape elements enhance the context for the buildings and should therefore be maintained. The design of new features and landscape should reinforce the context of the districts.

In the commercial areas, the design of streets, sidewalks, parking areas, landscape and the like should be aesthetically pleasing as well as functional, reinforcing the economic importance, as well as the architectural importance of these areas to Easton. In the residential areas, the design of public streets, sidewalks and street furniture and the design of driveways, landscape, and auxiliary buildings visible from the public right of way should also be aesthetically pleasing as well as functional.



STREETS AND SIDEWALKS

Streets and sidewalks are the primary connective networks in the historic districts. Sidewalks allow pedestrians to walk safely from their homes to the commercial areas and back. The streets provide vehicular access throughout the districts and beyond.

Within the residential areas, sidewalks are typically separated from the street by a thin landscaped area, providing a sense of protection to pedestrians. They encourage people to stroll the neighborhoods, stopping to talk with their neighbors. In the commercial areas, the sidewalks connect the street directly to the buildings. They provide a place for business people to meet in chance encounters, for customers to window shop and for merchants to display their wares.

The streets in the historic commercial areas are heavily traveled with both local and through traffic. They must accommodate an ever-increasing number of trucks, busses and cars, but not overwhelm the businesses that they serve. The streets in most of Easton's historic residential areas are less heavily traveled being used primarily to connect residences to main thoroughfares.

Recommended

- Historic sidewalk surface materials in both the residential and commercial areas should be preserved and maintained.
- New sidewalk surface materials in the commercial areas should contribute to the identity of each area, as well as be compatible with historic sidewalk materials. Brick is the preferred sidewalk material in Easton's historic commercial areas.
- New public sidewalk surface material in the residential areas of the districts should likewise respect the historic materials as well as reinforce the context of each neighborhood. Brick is the preferred sidewalk material in Easton's historic residential areas.



- Historic private walkways should be maintained in their original location. When deteriorated, repair or replacement should be in the same or compatible material that matches the dimension, texture and finish of the original.
- New private walkways should be designed to be compatible with the historic walkways and buildings on the property in their dimensions, textures and finishes.



Not Recommended

- Removing historic sidewalk and walkway materials.
- Introducing new sidewalk and walkway materials that are incompatible with the historic surface materials or design of the adjacent buildings.

- Provide accessible curb cuts at appropriate locations throughout the districts for people with disabilities. Curb cuts should be compatible with the adjoining sidewalk materials, preferably either textured brick or concrete.

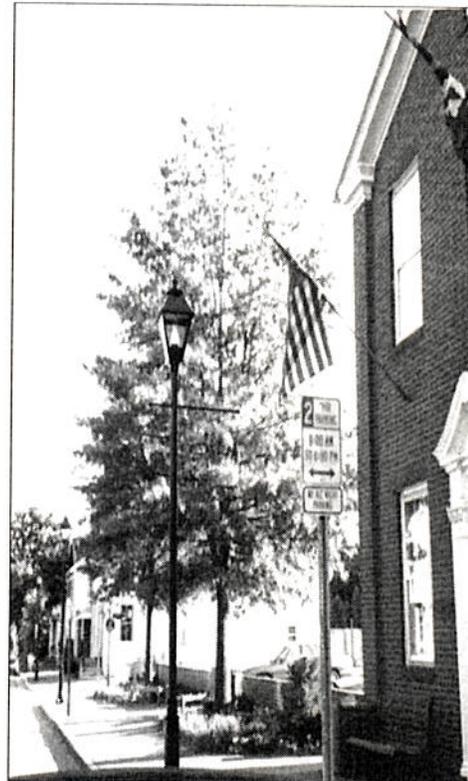


PARKING LOTS

Public and private parking lots in the commercial areas of the districts are important to the economic vitality of the businesses. They provide both long- and short-term parking for workers, residents and visitors. Many are appropriately located in or near the commercial core of the central business district. While a few are well designed and landscaped, most are very utilitarian in nature and thus do not contribute to the appearance of the historic districts. Parking lots in the residential areas are usually associated with religious and educational buildings.

Recommended

- Where possible, provide a minimum 3-foot wide landscape street front edge for all parking lots. Landscaping should be 42-inches in height, enough to screen automobiles from immediate view, but low enough to allow visual access into and from the lots.
- Alternatively, provide a low brick wall, fence or some other form of compatible screening to separate the sidewalk or street from parking lots.
- Provide one approved tree planting for every 7.5 parking spaces with not more than 15 uninterrupted parking spaces. Planting islands must contain a minimum of 64 square feet per tree with a minimum dimension of 6 feet per side.



- Clearly mark entries and exits to the parking lots, as well as provide directional signs at appropriate locations throughout the commercial districts.
- Provide adequate hose bibs to ensure available water for landscape maintenance in all parking lots.



Not Recommended

- Adding new surface parking lots that front on major streets.
- Adding new surface parking lots without appropriate landscaping.

- Provide adequate lighting on all parking lots.
- Where possible, new parking lots in the commercial area should be located so that they are not visible from a primary public right-of-way.

DRIVEWAYS

Driveways in the historic districts are located primarily in the residential areas. Typically, they connect the street to a garage or parking area at the side or rear of the house. Most are constructed of concrete, asphalt or crushed stone.

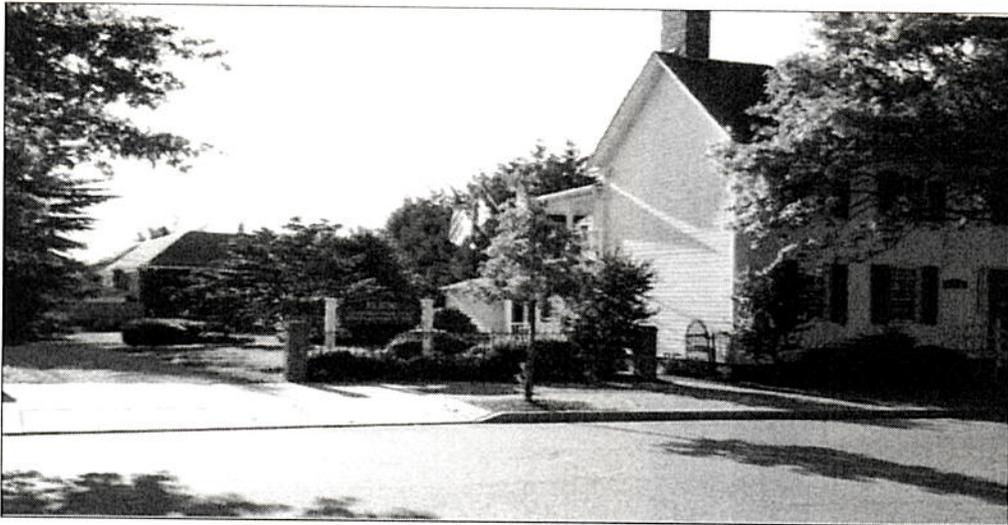
Recommended

- Historic driveway surface materials should be preserved and maintained.
- Historic driveways should be maintained in their original location. When deteriorated, repair or replacement should be in the same or compatible material that matches the dimension, texture and finish of the original.
- New driveways should be located so that minimum alterations are required to character-defining landscape and features such as walls, fences and buildings.
- New driveways should be finished in a material that is compatible with the existing private walkways and the architectural character of the building.
- New or replacement driveway aprons throughout the historic districts should be constructed of the same material as the public sidewalk. For example, if the sidewalk is of brick, then the apron should be of brick as well.
- New driveways should respect the predominate alignments and locations of driveways in the neighborhood.



Not Recommended

- Removing or relocating historic driveways and driveway aprons.
- Adding inappropriately aligned or located driveways or driveway aprons that do not respect the character of the neighborhood.
- Removing character-defining landscape or features when adding a new driveway or driveway aprons.
- Using inappropriate materials for new driveways and driveway aprons.



STREET FURNITURE

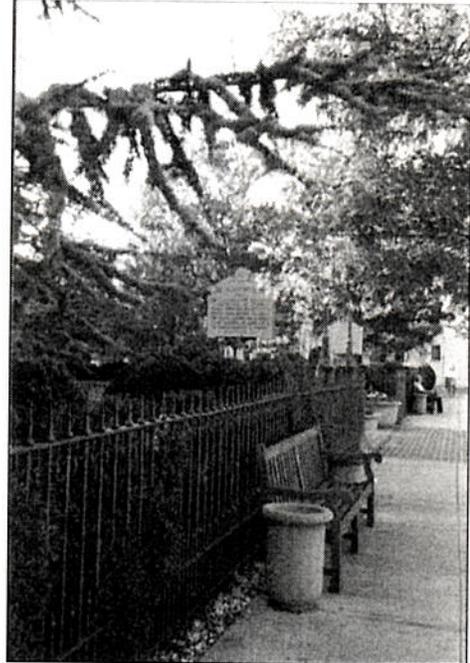
Street furniture is the term used to describe elements such as benches, trash receptacles, parking meters, telephone and electrical poles, fire hydrants, mail boxes, street lights, bulletin boards, and the like found in the residential and commercial areas of the historic districts. Along with the sidewalks, streets, parking lots, driveways, and landscaping, they contribute to the context of the historic buildings by helping define the character of the areas.

Street furniture should be safe, conveniently located, well designed and as maintenance free as possible. The type, design and location of street furniture in the commercial areas should reinforce their commercial nature. The type, design,

and location of the street furniture in the residential areas should reinforce their residential nature.

Recommended

- Whenever possible, preserve and maintain historic street furniture.
- Street furniture located on sidewalks should not impede pedestrian traffic.
- Benches should be made of wood or approved synthetic materials that do not conduct heat or cold.
- Trash receptacles should be located at pedestrian exits from parking lots and other areas where people are likely to congregate. They should have removable inner containers.
- Pedestrian scale lighting, based on historic examples, should be added throughout the historic districts where sidewalks exist. The same or similar light standards should be used in the public parking lots.



- Newspaper machines should be located so they do not impede pedestrian traffic on sidewalks nor pose safety hazards for motorists.
- Soda machines with illuminated panels should confine the illuminated surface to no more than 15 percent of the surface area of one panel. No blinking, flashing or other types of animated illumination should be allowed.

Not Recommended

- Removing historic street furniture.
- Adding street furniture that is not compatible with the overall character of the area in which it is located.
- Locating street furniture so that it impedes pedestrians, especially people with disabilities.
- Using street furniture that is made of non-durable, high-maintenance materials.

TREES, SHRUBS AND OTHER LANDSCAPING

The design of landscape areas, particularly the front yards of residential buildings and important civic areas, such as the front yard of the County Courthouse, are important to defining the character of the historic districts. Many of the existing landscapes in the historic residential areas reflect popular designs of the late-nineteenth and early-twentieth centuries. For example, during the second half of the nineteenth century, the Victorian Garden style of landscape was popular. It emphasized informal, natural forms and groupings of plant material. The front yard was often separated from the sidewalk or street by a low stone or brick wall or wood or cast iron fence. Shrubs, trees and flowerbeds ran along side boundary lines separating a property from its neighbors. Cast stone, concrete, and cast iron lawn ornaments were popular features, as were foundation plantings of flowers or shrubs that were used to hide a building's foundations. In contrast to the almost exclusive use of native plant material prior to 1850, the Victorian Garden style often contained exotic plant material imported from Europe, South American or the Western United States.

During the latter part of the nineteenth century, the design of rear yards was usually more utilitarian than the design of front yards. They served as the location for carriage houses, sheds, privies and other auxiliary buildings. Sometimes a small kitchen garden was located there. Often a large portion was planted with grass, serving as an area to dry clothes as well as an open lawn.

Early twentieth century residential landscapes typically consisted of isolated trees and foundation plantings of flowers and shrubs. Shrubs, wood fences and stone or brick walls were used to separate the property from the sidewalk or street. Rear and side yards contained garages, sheds and other auxiliary buildings. The design of early twentieth century landscapes was influenced by the design of the

main building. For example, freestanding buildings designed in the Colonial Revival style often featured front yards with a boxwood-lined path and symmetrically placed trees. Rear yards sometimes featured small-scale formal gardens inspired by Colonial design.

In the commercial areas, landscaping is usually confined to sidewalk planters, window boxes or small beds of shrubs or flowers. While not historic, they contribute to the enjoyment of the area by workers, residents and especially visitors, and appropriately contribute to the overall character of the commercial areas.

Recommended

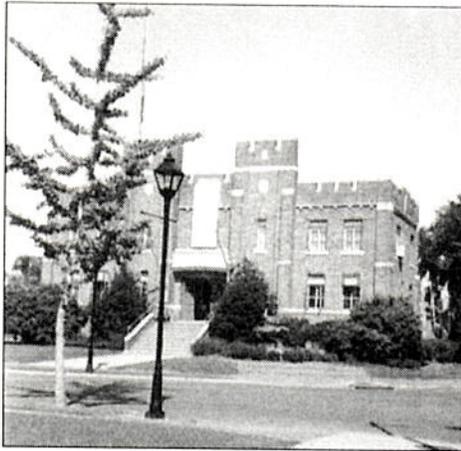
- Whenever possible, existing historic landscaping should be maintained and preserved. If replacement becomes necessary, the same or similar types of plantings should be used.
- In general, the landscaping in front yards should be designed to reflect the period of the building.



- Using planters and window boxes that are in proportion and scale to the buildings and windows.



- Historic landscaping that has been removed should be restored based upon available documentary evidence.
- All landscaping, including historic or restored features, should be appropriately maintained to ensure that they contribute to the character of the historic district.



Not Recommended

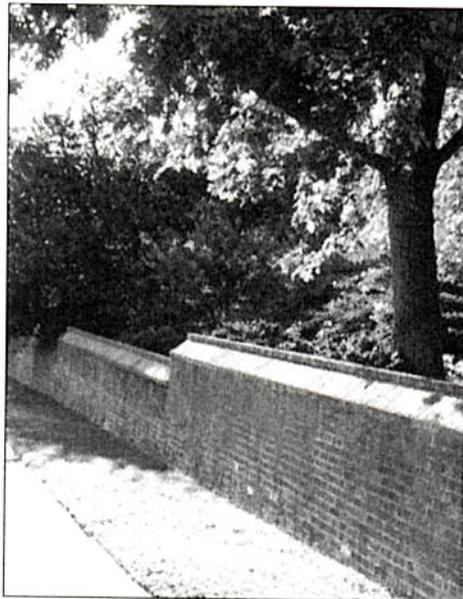
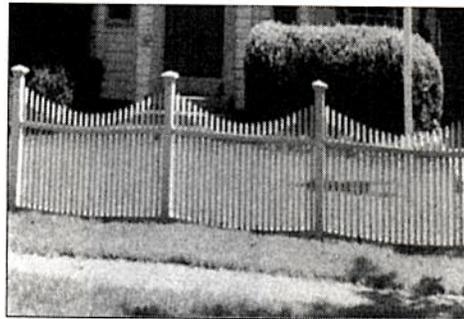
- Removing healthy existing landscaping that contributes to the character of a property.
- Adding new landscaping that is not designed to be compatible with the character of the buildings.
- Locating plant materials near or on an historic building that may cause it to deteriorate.
- Removing or covering character-defining elements of windows when adding window boxes.

WALLS AND FENCES

Brick walls and picket, straight board, and board and batten fences can be found throughout the historic districts. In addition, cast iron fences are also found. Typically located at the front property line, they help to define public from private space, as well as significantly contribute to the character of the districts.

Recommended

- Retain existing walls and fences that reflect the history and development of a property.
- New walls and fences visible from a primary right-of-way should be used to separate the front yard from the sidewalk or street.
- Fences or walls not visible from a primary right-of-way may be used to enclose rear or side yards.



- New walls and fences should be designed to be compatible with the buildings on the property and the buildings on adjacent properties.
- Appropriate existing walls and fences should be maintained and repaired as necessary using the same material as the original that matches it in size, shape, height, profile, texture and color. If using the same material is not technically or economically feasible, a substitute material that duplicates the original in size, shape, profile, texture and color as closely as possible may be used.

Not Recommended

- Removing historic or architecturally appropriate walls and fences.
- Installing walls or fences that are of an inappropriate scale, setback or height within the historic districts.
- Using concrete block, stucco, or other inappropriate materials for walls in the historic districts.
- Locating walls and fences in such a manner that they detract from the overall character of a property or the area in which it is located.
- Using split rail, post and rail, chain link, wire-mesh, snow fencing or other inappropriate materials and designs for fences in the historic districts.

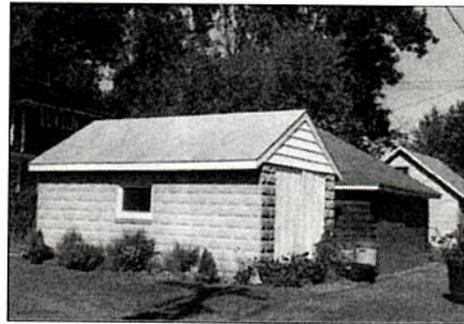


AUXILIARY STRUCTURES AND OTHER FEATURES IN THE LANDSCAPE

Garden sheds, carriage houses, garages and other small auxiliary buildings exist in the historic districts. Primarily associated with residential buildings, appropriately designed and located small auxiliary buildings contribute to the overall character of a property and the districts. In addition, decks, patios, swimming pools, TV dishes, antenna and other features exist in the landscape.

Recommended

- Original auxiliary buildings should be maintained and preserved in accordance with the appropriate sections of these guidelines
- If it is not possible to locate new decks, patios and other modern features so they are not visible from the primary public right-of-way, they should be screened with landscaping or by other appropriate means.
- New auxiliary buildings should be designed to be compatible with the size, shape, design and materials of the principal building on the property



- If possible, new auxiliary buildings should be located so they cannot be seen from a primary public right-of-way. If this is not possible, they should be located to be as unobtrusive as possible.

- New decks, patios, TV dishes and other features should be located so they are not visible from the primary public right-of-way.
- TV dishes should be located in rear or side yards and not be visible from the primary public right-of-way. Small TV dishes (less than 2 feet in diameter) that are permitted on roofs, should be located so they are not visible from the primary public right-of-way.



Not Recommended

- Removing original auxiliary buildings.
- Locating new auxiliary buildings so that they obscure the view of the principal building on the property.
- New auxiliary buildings that compete with the design of the principal building on the property.
- Locating decks, patios, TV dishes, and other features so they are visible from a primary public right-of-way.

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