

6.13 Residential Treatment Zones

Areas of the downtown redevelopment zones that consist primarily of residentially scaled and designed structures shall require unique treatment versus the guidelines recommended for the commercial/ institutional structures within the downtown core. Many of these residential structures lie within the National Register District and have great historic value that contributes to the sense of place and identity of Franklin. Therefore, it is recommended that these structures be retained wherever possible regardless of use and that they be restored or rehabilitated in a sensitive manner that is respectful of their scale, form, original style and relationship to the surrounding context. The following are treatment appropriate to the principal elements of the residentially scaled structures.

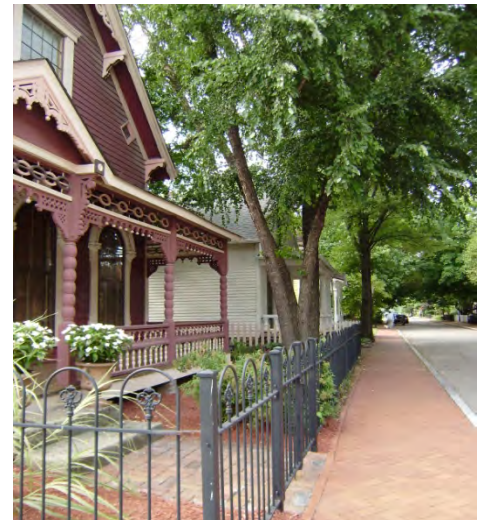


6.13.1 Siting and Relationship to Street

The streetscape is an ensemble of elements: sidewalks, yards, fences, porches, and landscaping features. These elements are generally located in an area of consist setback from the curb where the primary facades are in a common alignment with respect to one another. Spacing between structures is regular with no large gaps.

Recommended

- Retain historic façade alignment
- Reconstruct or restore historic porches, fences, pergolas, and walk in the same style as original architecture
- Fences facing streets shall not exceed 42" in height and be constructed of natural materials: ornamented iron, aluminum or wood should be used.
- Porches should be in scale with structure to which they are attached and in no case should they be enclosed as an interior space



6.13.2 Ancillary Structures

Garages, carriage houses, gazebos, and car ports should complement the primary structure on the site where they occur. Hence they should be constructed of the same materials, have similar trim, windows, doors, and detail features as the primary structures. They should be smaller, secondary structures with similar massing, roof slopes and forms as the primary buildings.



6.13.3 New Infill Buildings

New infill structures should visually relate to the character and scale of the adjacent structures in the immediate ½ block in which they are located. They should be aligned with existing adjacent structures within the greatest to the least setback from the curb. The profile, massing articulation and roof forms should be similar to those residential structures within the same block.



6.13.4 Restoration Materials

Whenever possible, building materials should be the same as the original subject structure. Appropriate restoration and rehabilitation materials include wood siding, brick, natural stone, wood shingle, slate, tile and asphalt shingle roofing. Installation shall replicate the original conditions and details of the structure upon which they occur. Inappropriate or building styles from another period shall not be used for any repair, rehabilitation, alteration or addition. The use of cementitious clapboard would be permitted if used to replicate historic clapboard siding. Synthetic polystyrene or polycarbonate trim and molding can be used to replicate historic trim as long as it matches the exact size and profile of the original.



6.13.5 Windows & Doors

Retention of historic windows, vents, and doors are extremely critical to any restoration or rehabilitation project. Change to these features can have one of the greatest adverse impacts on the architectural character of the structure. Every effort should be made to repair and restore these original elements. Where restoration is not possible, replication of the historic windows with new wood or steel replacement windows would be acceptable as long as the original detail is carefully maintained. Replacement windows must maintain the same size, style, and profiles of the historic windows including sash, muttin bars, and trim. Where additional weatherization is desired, the use of interior storm windows is preferred. Additional historic windows may be retrofitted with the “Bi-glass” glazing replacement or similar system that up-grades the glazing while maintaining the historic sash.



Bi-glass system of double thickness replacement glass in historic window

6.13.6 Façade Treatment

- No infilling or resizing of historic windows and doors shall be permitted on any façade visible from a public way or street. Every effort should be made to the historic trim, detail, and proportion of exterior façade elements. Retain all porches, bay and oriel windows, eaves, overhangs, cornices, and dormers.
- Primary building entrances should maintain historic stoops, terraces and relationship to grade so as to maintain the character of the historic façades. Accessible entries may be located on a secondary façade so as to not obstruct the primary front yard elements.



Not Recommended: historic windows (above) replaced with inappropriate windows (below)



6.13.7 Not Recommend Features or Materials

- No additions or façade modifications that overpower or alter the historic character of the original structure
- No front yard additions should be allowed
- No recreation of historic details on features contrary to the original period of the subject structure
- No use of vinyl, aluminum or plywood siding material or trim
- Non-historic or stylistically inappropriate use of plastic or wood shutters
- No synthetic stone or masonry materials allowed. Only natural materials are recommended for the historic district
- No historically inappropriate storm doors or entry systems
- No privacy fences higher than 6'0". No privacy fence shall be located in a front or side yard facing a public street where it obscures the primary structure
- No boxed in eave lines. Destroys historic treatment of roof line by deleting the fine detail of expressed rafters



Above: Inappropriate changes to house;
Below: same house with appropriate rehabilitation



Above, roof line trim board inappropriately boxed in at bottom, Below, done appropriately

