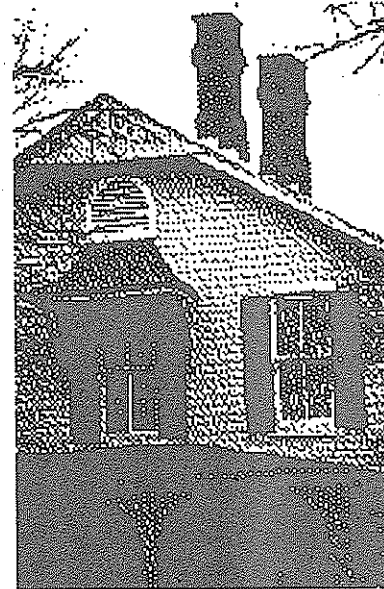
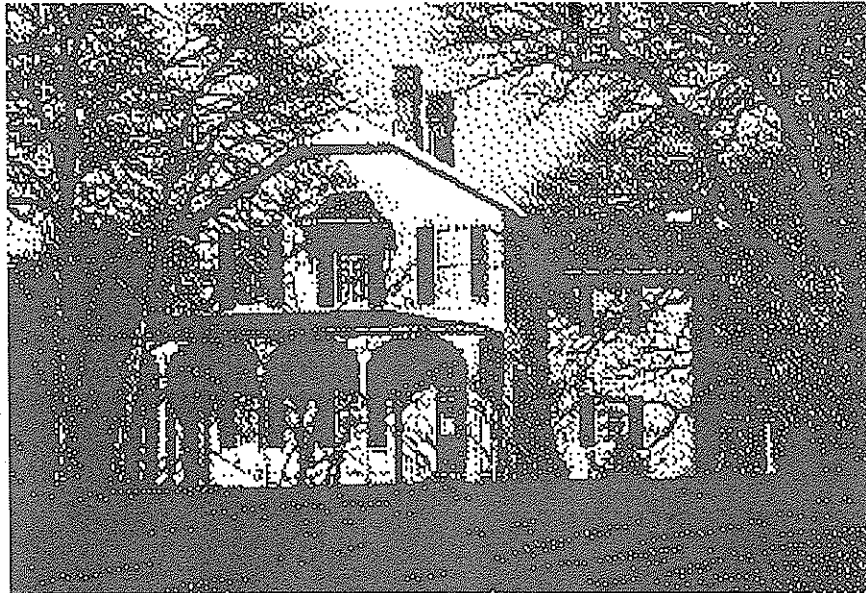




Lawyers Hill Historic District Design Guidelines



Howard County, Maryland / 1995

Lawyers Hill Historic District Design Guidelines

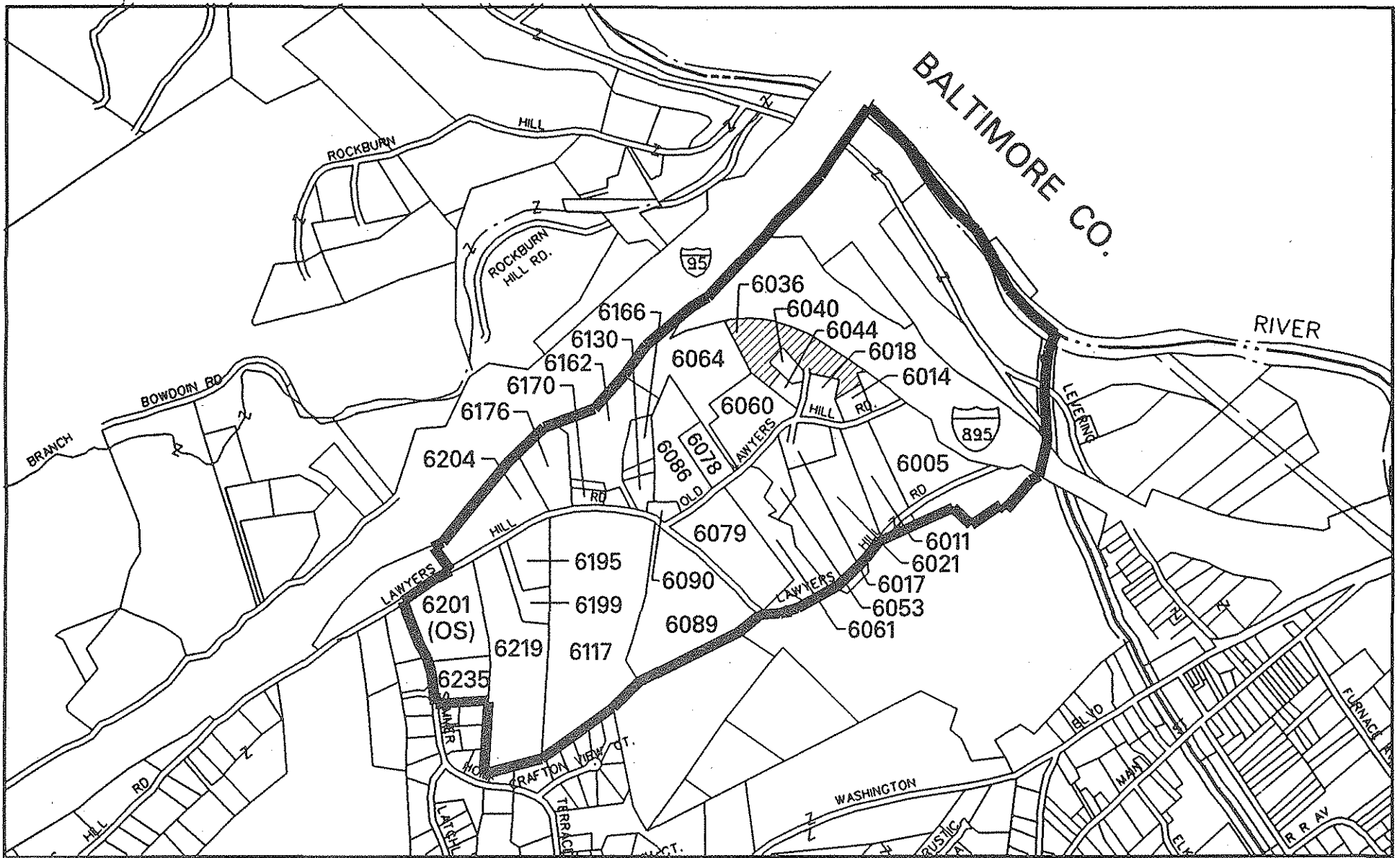
Adopted by the Historic District
Commission on April 6, 1995




Historic District Commission
3430 Courthouse Drive
Ellicott City, Maryland 21043
(410) 313-2393
(TTY 313-2323)

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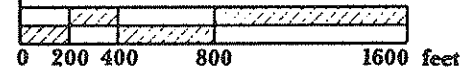


LAWYERS HILL HISTORIC DISTRICT

 Boundary



MD Historical Trust Easement





Chapter 1. Introduction

The historic value of Lawyers Hill has been acknowledged and honored by both Federal and local Historic District designations. On September 23, 1993, the U.S. Department of the Interior listed Lawyers Hill on the National Register of Historic Places. The National Register district encompasses much of the historic Lawyers Hill community, totalling approximately 700 acres on both sides of I-95. The National Register listing provides certain benefits, including consideration of the District in the planning of Federal and State funded or licensed projects and eligibility for a Maryland income tax benefit for approved rehabilitation of owner-occupied residences. The National Register listing does not impose any requirements on property owners unless the owner applies for and accepts special tax or funding benefits.

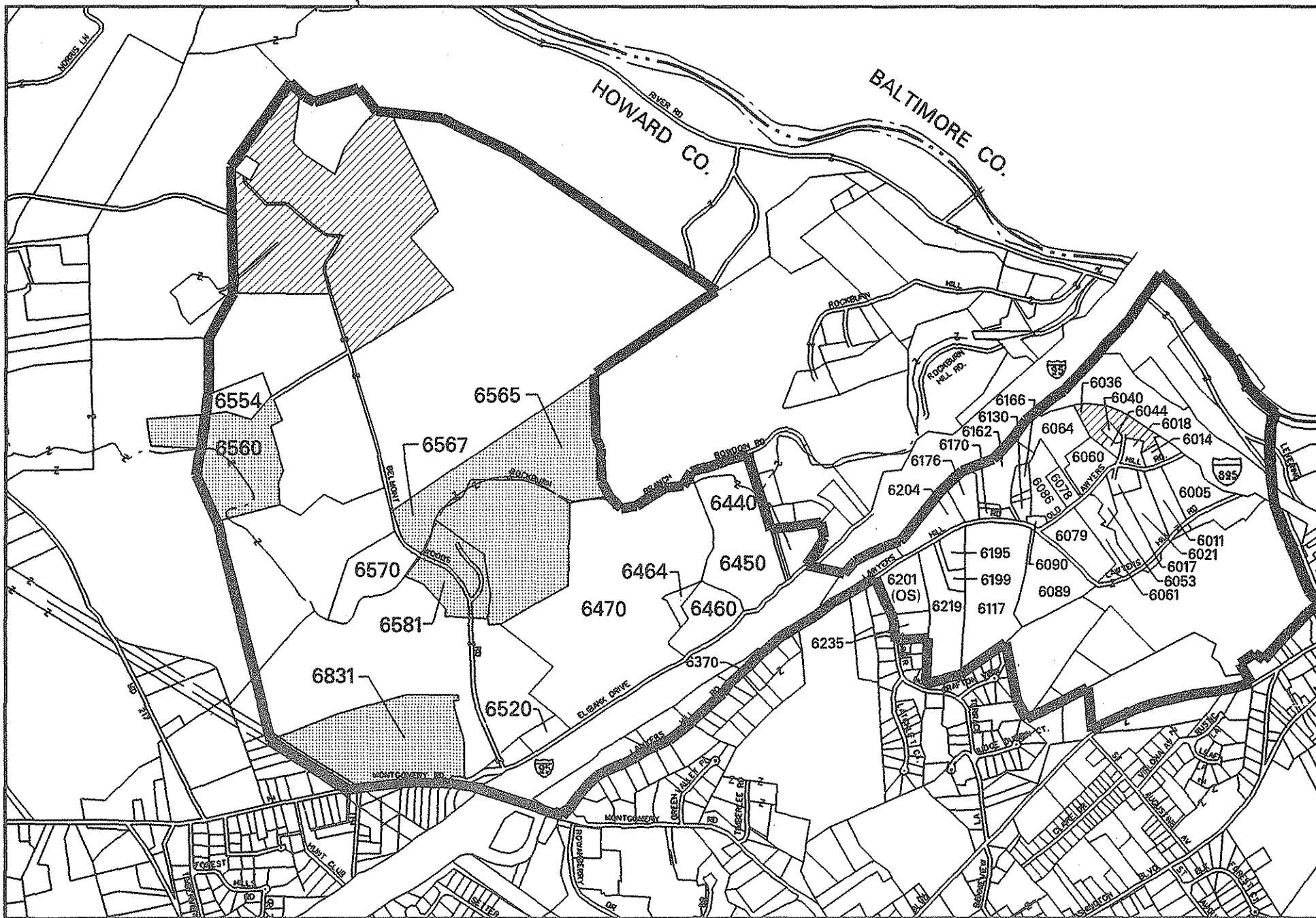
On April 25, 1994, Lawyers Hill was designated a local Historic District by the Howard County Zoning Board. The impetus for the creation of the Lawyers Hill Historic District came from local

residents interested in preserving the community's historic character. The smaller local Historic District contains only properties to the east of I-95.




Local Historic District Requirements

Local historic districts safeguard the heritage of the County by preserving the historic cultural, social, economic, political and architectural elements that characterize these districts. To carry out this purpose, Title 16, Subtitle 6 of the Howard County Code establishes the Historic District Commission and authorizes the Commission to review exterior alterations to properties in designated historic districts.

Proposed exterior alterations to properties in the Lawyers Hill Historic District require a Certificate of Approval from the Historic District Commission before the work is begun. The Commission must review proposed changes to insure that they are compatible with the historic character of



**LAWYERS HILL:
NATIONAL REGISTER HISTORIC DISTRICT**

-  Boundary
-  MD Environmental Trust Easement
-  MD Historical Trust Easement



the property and the District as a whole. Alterations that must be approved include new construction, demolition, alterations to exterior building features, and changes to site elements such as landscaping, walks and driveways.

The Historic District regulations do not require property owners to restore or repair their buildings or to alter work that was completed before Lawyers Hill became a local Historic District. Only new exterior changes are required to receive Historic District Commission review and approval.

Interior alterations do not require a Certificate of Approval. Also, exterior repairs or replacements in kind and certain minor changes to a historic site are classified as routine maintenance and do not require a Certificate of Approval. Routine maintenance is explained further in Chapter 5 and defined in detail within various sections of the Guidelines.

Design Guidelines

These Design Guidelines describe the architectural and landscape elements that determine the historic character of Lawyers Hill and suggest guidelines for rehabilitation and new construction that will best preserve the neighborhood's character. The Guidelines provide a framework for the Historic District Commission's review of applications and help property owners plan their projects and prepare applications for the Commission. Guidelines do *not* dictate specific solutions that must always prevail; they are not regulations. Their purpose is to provide consistent ground rules for residents and the Historic District Commission, while allowing creativity and individual solutions.

The Howard County Department of Planning and Zoning acts as staff to the Historic District Commission and is responsible for processing applications for Certificates of Approval. Please call or write the Department if you have questions about Historic District requirements or these guidelines:

Howard County
Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043
(410) 313-2393 / (TTY 313-2323)

Chapter 2. Historic Background

Lawyers Hill is located in the Falls Hills, a steep range of hills rising 300 feet above the Patapsco River at the point where Maryland's tidewater region meets the piedmont range. Stretching from ElkrIDGE to Ellicott City, the Falls Hills run along the Baltimore and Howard County sides of the Patapsco River's main branch.

The larger national Lawyers Hill Historic District, as entered on the National Register of Historic Places, was originally part of two 17th century land grants. The largest was a 1,395 acre property called Moore's Morning Choice, granted to Mordecai Moore in 1695 and later sold to Caleb Dorsey, which covered all of the northern and western sections of the Hill. The Dorsey plantation was known as Belmont. A small section of the south and east side of the Hill was part of Hockley, the first land grant in Howard County, made in 1670.

English settlers of the late 17th and early 18th centuries established a port on the Patapsco at a site they named Elk Ridge Landing. Elk Ridge Landing was an attractive port because of its location at the head of navigation on the Patapsco, six miles upstream from what would later become the Baltimore Harbor. It became a thriving town in the 18th century, due to the port activity and the region's wealth of natural mineral resources and fertile soil. Industries established in the river valley near Elk Ridge Landing during the 18th and early 19th centuries included tobacco warehouses, granaries, mining, iron furnaces, foundries, paper mills, saw mills and grist mills. In the early 1800s, shipping activity shifted to the Baltimore port and the valley's industrial base began a gradual decline. Hill-sides that had been stripped of first growth forests by mining activities began to regain new forest growth.

In 1835, the Thomas Viaduct opened, giving Baltimore City dwellers ready railroad access to Lawyers Hill. In 1840, members of the prominent Ellicott family sold Hockley to George Washington Dobbin, the first lawyer to build a house on Lawyers Hill. Members of the Dorsey family began to sell portions of their land to other city dwellers seeking property in a country environment. Drawn by the healthy air and picturesque hillsides, well-off Baltimoreans built country houses in the area, making it one of Baltimore's first railroad commuter suburbs. Prominent Baltimore lawyers Dobbin, Latrobe and Donaldson gave the area its name when they, along with descendants of the Dorsey family, formed the nucleus of the first Lawyers Hill community.

Lawyers Hill residents were leading professionals who, in addition to law, practiced medicine and architecture or ran successful businesses. Many were founders and leaders of professional and cultural organizations such as the Baltimore Bar Association and the Maryland Historical Society, both of which are still active.

The men and women of Lawyers Hill were well-educated, creating an environment that encouraged intellectual activities and nurtured the arts. Social and cultural activities have always been a vital part of community life on the Hill. The center of these activities was the Elkridge Assembly Rooms, a small theater and dance hall funded by residents and constructed in 1871 on donated property at the junction of Lawyers Hill Road and Old Lawyers Hill Road.

Unlike many comparable suburbs or summer communities, Lawyers Hill was not planned by a developer. The community grew incrementally as families subdivided their land to create parcels for their children. The homes were often designed by architects, reflecting the style of the time and expressing the individuality of their builders. The 22 historic homes that survive in the local Historic District include a broad array of architectural styles ranging from 1750 Dutch Colonial to 1937 Georgian Revival. The collection of Victorian domestic architecture (circa 1841 to 1900) clustered along Lawyers Hill Road and Old Lawyers Hill Road is unparalleled in the County.

Lawyers Hill remained undisturbed until the early 1960s, when construction of I-95 split the community in two. Dozens of outbuildings and scores of mature trees were lost during road construction. Eight historic structures, once linked to Lawyers Hill Road by long drives, were cut off from the rest of the community by the new highway and are now reached by Elibank Road. In the early 1970s, the Harbor Tunnel Throughway (I-895) was built on the eastern edge of the district, further disrupting the community. Despite abutting these two major highways, Lawyers Hill still retains its 19th century environment of narrow winding roads, mature trees and the lush Patapsco River valley landscape. □



Chapter 3. Architectural Styles in Lawyers Hill

Buildings in the Historic District encompass over two hundred years of American architectural stylistic variations, with no two alike. Many houses include elements of more than one architectural style, either by original design or as a result of having been built in several stages over a period of years. While buildings vary considerably in style, they are closely related in scale, materials and environmental setting. Informal styles of architecture and landscaping are dominant and wood, used in shingles or siding, is by far the most common building material. There is also a diverse collection of outbuildings in the district, including a rustic Adirondack gazebo, garages dating from the early auto age, and board and batten barns. The homes were designed with minimal clearing and grading to blend with the surrounding hillsides and are surrounded by woods and a diverse collection of ornamental trees and

shrubs, reflecting the Hill's strong landscaping tradition.

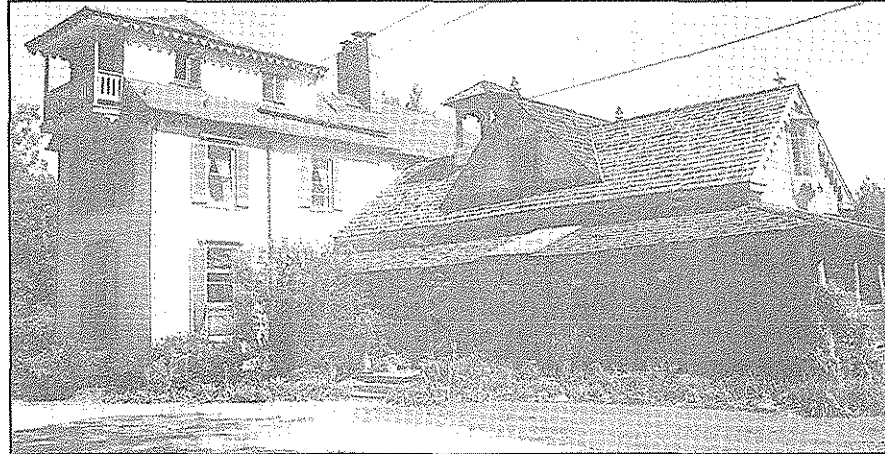
Following is a brief description of architectural styles found in the Historic District.

A. Dutch Colonial 1750

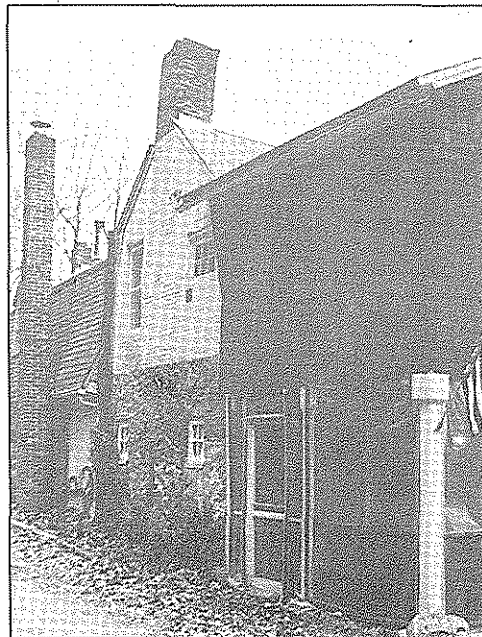
Typically, Dutch Colonial dwellings are 1-1/2 stories and have a distinctive gambrel shaped roof. The windows are small, as all glass was imported from Europe at that time and therefore was very expensive. Only one house in Lawyers Hill, Hockley, falls into this category. In fact, Hockley is the only 18th century house in the District and the only 18th century Dutch Colonial house in the County. Owned by the Maryland Department of Natural Resources, Hockley has a fieldstone foundation and a brick second story laid in English bond pattern. Two 20th century extensions have elongated the original structure.

B. Gothic Revival Cottage 1840-1870

Romantic attitudes and imaginative carpentry influenced mid-19th century American architecture. Alexander Jackson Davis, a prolific architect of Gothic Revival country homes in America, was also the originator of a much smaller style of country house, or cottage, characterized by steeply pitched roofs with a dominant central cross gable and spacious verandas. Typically these cottages had vertical board and batten siding and lots of "gingerbread" accent trim. Made possible by technological advances in jig saws, vergeboards or bargeboards accented the pointed eaves in ornamental tracery patterns recalling Gothic church architecture. Other details sometimes included ornamental finials on the roof ridge and oriel windows.



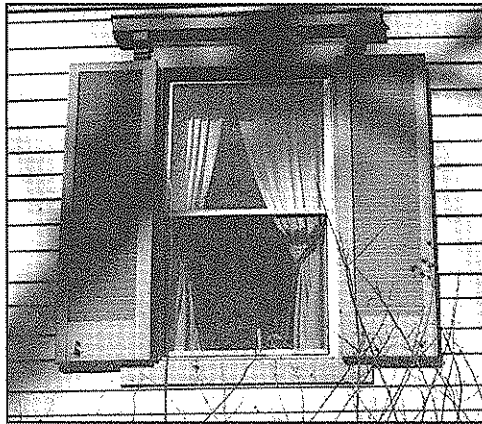
The 1-1/2 story section of The Lawn is a Gothic Revival cottage built in 1842. The taller section, built in 1845, has Italianate details. The 3rd floor observatory was added in 1860.



The central gambrel roof portion of Hockley is a Dutch Colonial dwelling, built c. 1750.



Hursley, a Gothic Revival house built in the 1850s.



Italianate details such as hood molds over windows are found on other houses in Lawyers Hill.

C. Italianate 1850-1880

Low hipped roofs usually top these boxy dwellings characterized by vertical proportions. Symmetrical openings within the boxes are offset by the asymmetrical grouping of the rectilinear blocks, as seen in the rear wing of Armagh. Inspired by both Italian villas and the farmhouses of the Italian countryside, these dwellings nearly always have a veranda or loggia (an arcade or roofed gallery). Romantic features such as bay windows and towers may break up the rectangular block form of the building. Tall, narrow, often



Armagh, an Italianate house built c. 1860.

double-hung windows with two or four larger panes of glass per sash are sometimes grouped in pairs or triples. Vertically paneled wood and glass doors and smooth, uniform wall surfaces are common in this style. Hood molds over windows and towers or turrets are also common features of Italianate style structures.

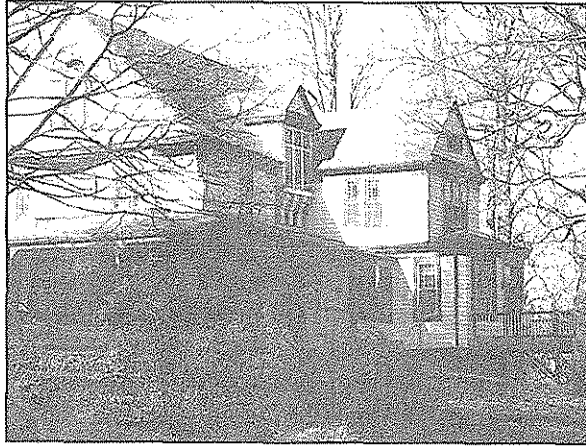
D. Stick Style 1860-1880

Features of the Stick Style include extensive verandas, their roofs carried by posts with diagonal braces; wood siding decorated with board overlays suggesting structural framework; and exposed framing at the gable ends. The character of the architecture develops from the shadows thrown on the surface by the projecting members.

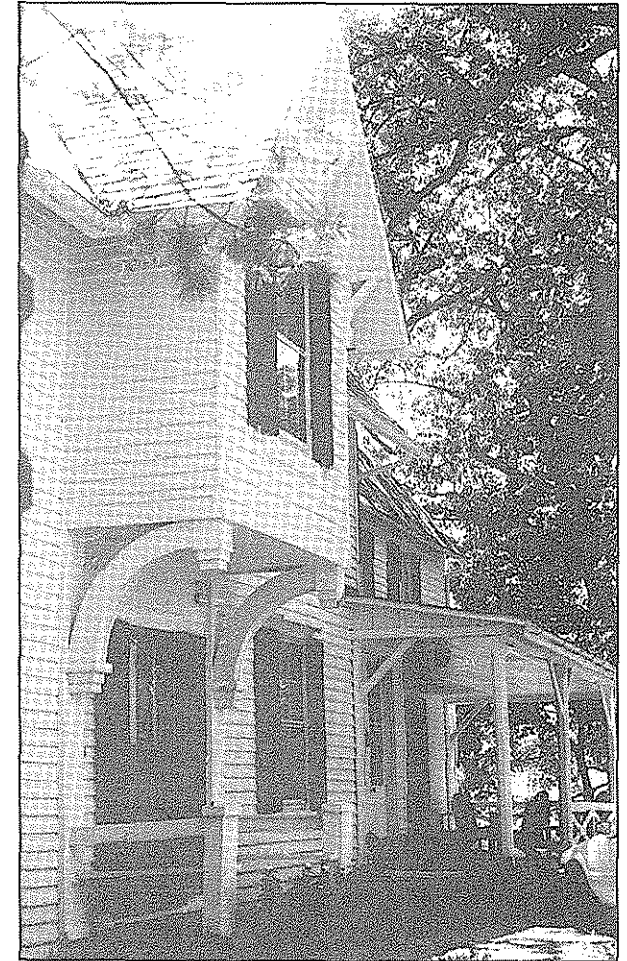
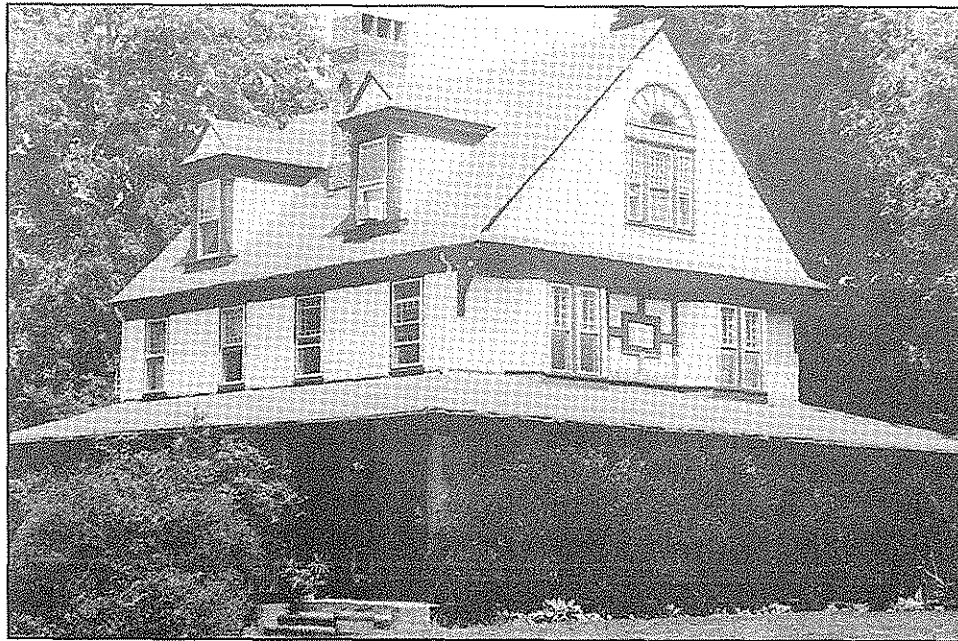
E. Queen Anne 1880-1910

Perhaps the most whimsical of the late 19th century architectural styles, Queen Anne takes its name from an 18th century English queen and was initially inspired by medieval English country cottages. The style emphasizes functional layout, often resulting in rambling floor plans and irregular rooflines. The roofs are sometimes hipped, although gables are more common, and are usually broken with dormers or towers. Rich surface textures are achieved with combinations

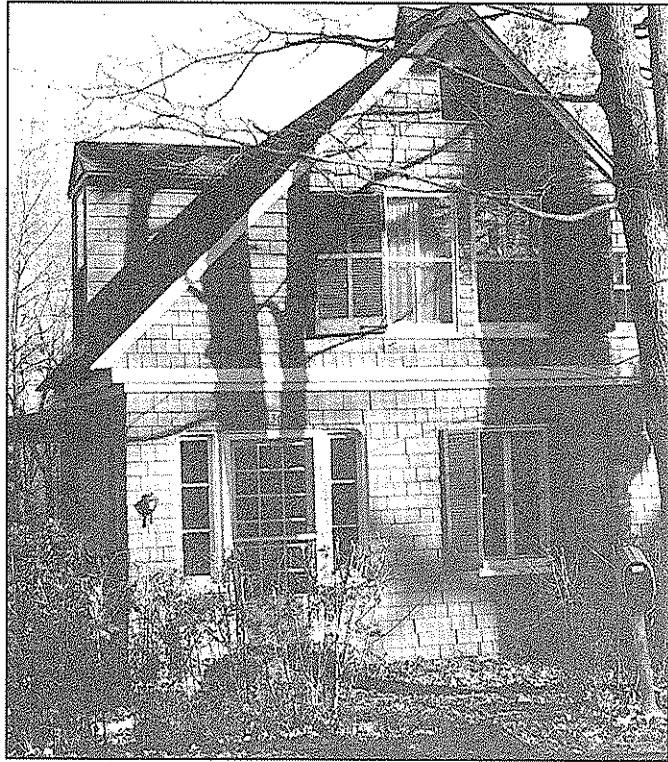
of clapboard, wood shingles, shaped shingles, and panels of wooden ornament. Large chimneys, often ornamented with corbeled brick, projecting bay windows, and broad porches are important features. Characteristic Queen Anne windows have small square panes of glass outlining a larger central pane in either the top or both sashes of double-hung windows. The final decorative effects are highlighted by combining textures and painted color finishes that pick out the details.



Typical of the Queen Anne Style, Maycroft, built in 1881, displays decorative gables, multipaned window sashes, varied siding details, and an ornamental chimney.



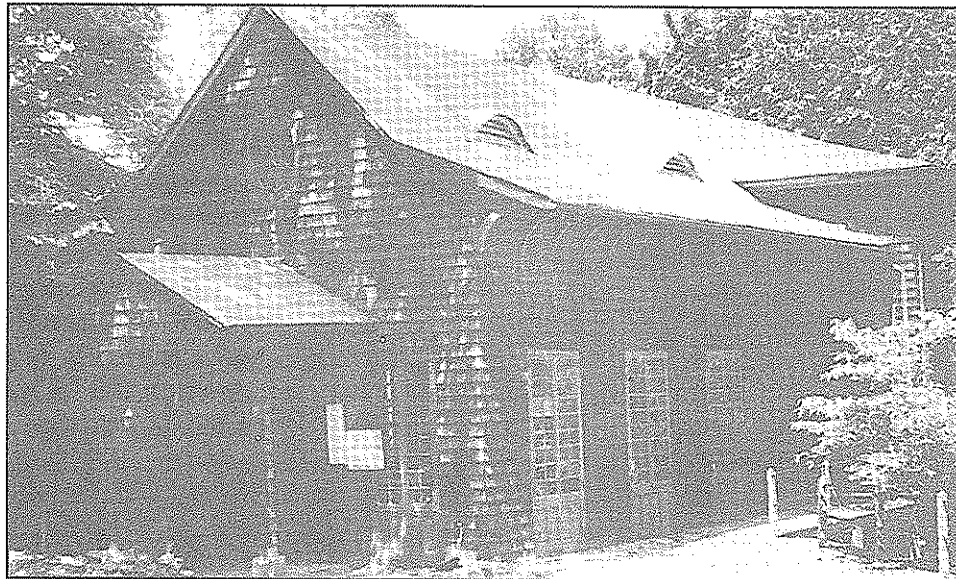
The porch of the 1890's south wing of the Gables is a Stick Style feature, although the two sections of this house are not clearly any one style. The original 1850-era main block appears to be a simplified Davis/Downing style cottage copied from a pattern book. The second story pavilion (a part of a building projecting from the rest) projects boldly on supporting brackets to form a shelter over the main entrance.



Hursley Gatehouse, a Shingle Style house.

F. Shingle Style 1880-1895

Along with the Stick Style, the Shingle Style is a truly American form of architecture. Exterior surfaces are treated simply, with no corner boards to interrupt the appearance of a stretched skin of shingles. On some structures, the shingle surfaces swell into eyebrow dormers and undulate into short towers, curving from the wall onto the tower, creating a continuity of the skin. Even porch posts may be shingled as they are at the Assembly Rooms. The exterior may be broken into carefully coordinated shapes of windows and dormers that are played off against towers and gables as seen at Fairy Knowe's carriage house, which was converted to a residence in the



The Elkridge Assembly Rooms, a community gathering place dating from the 1870s.

1930s. Entries are recessed and windows are typically small-paned with a minimum of trim. The colors are usually dark. The overall effect is simpler and quieter than the Queen Anne style with less variety of color and texture.

G. Twentieth Century Revival Styles

Many of the 20th century revival styles are based on architectural forms from the American past. In response to changing lifestyles and economic opportunities, they are frequently larger than the originals.

Dutch Colonial Revival 1900-1930

The gambrel roof and the 1-1/2 story configuration of the 18th century styling were carried over into this 20th century revival in an enlarged scale. A second story was generally tucked under the roof but enlarged with the use of shed-roofed dormers. The gambrel roofline might be flared at the base of the eaves and integrated with the roof of the main entry to the house. As colonial architecture became the preferred domestic style in the east by about 1910, many aspects, such as the clapboard siding and arched entry roofline, are reminiscent of New England colonial architecture.

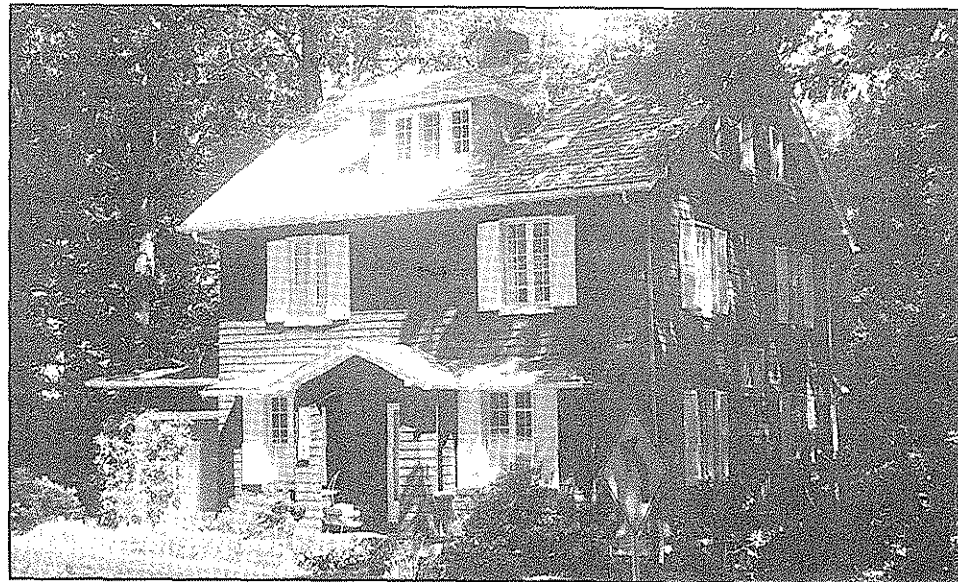
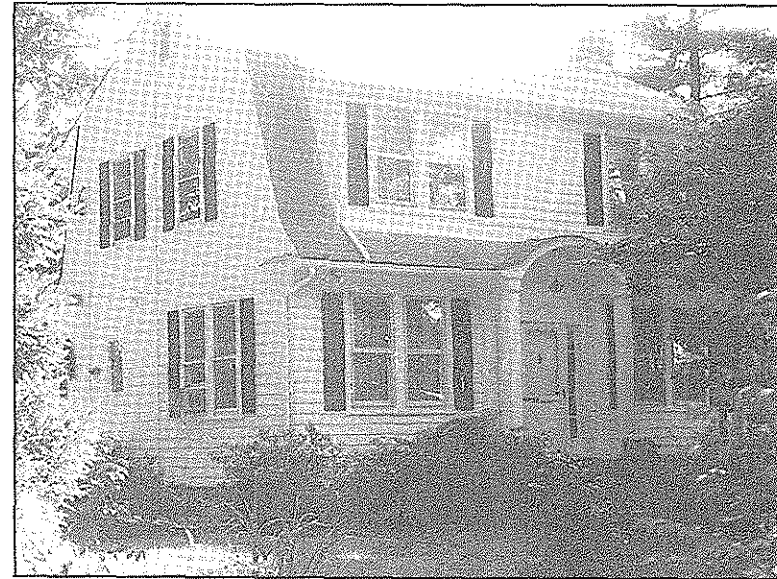
Shingle Style Revived 1900-1920

When the shingled skin dominates, a Queen Anne, Colonial, Bungalow or Craftsman era dwelling may be called Shingle Style, as in the example of 6170 Lawyers Hill Road. In this case, there is Craftsman era detailing at the entry porch and gable end eaves. The boxiness of the house is reminiscent of the American Foursquare style, but without its characteristic shallow hipped roof and broad front porch.

Craftsman Era 1900-1925

Origins of the Craftsman style, another purely American architectural form, are traced to the Indian bungalow and influenced by an enthusiasm for Japanese art with its careful attention to scale, the decorative form of the structure, and the use of quality materials. A dominant low gable roof, large veranda and massive end chimney as seen on 6176 Lawyers Hill Road are forms typical of the Craftsman era. The exaggerated chimney was considered a symbol of domesticity, and the incorporated generous porch, a way to integrate the house's interior with the outdoors. (See photo, page 14)

This Dutch Colonial Revival house is typical of catalog houses sold by Sears, Aladdin and other kit house manufacturers in the 1920s (stretching into the 1930s). It has a garage of the same era and style.



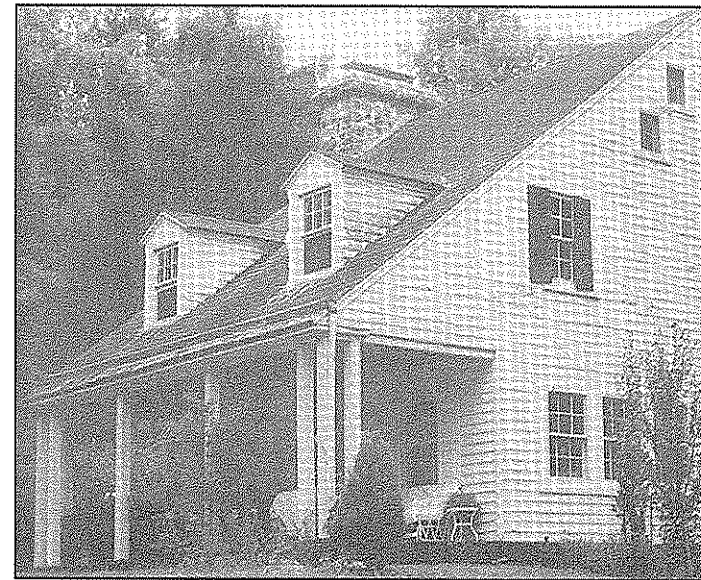
An early 20th century shingled house on Lawyers Hill Road.



Early 20th century vernacular homes in the Historic District.

Twentieth Century Vernacular 1900-1940

Several houses that contribute to the character of the Historic District do not embody the distinctive features of any particular architectural style. These houses are usually constructed as a functional response to the area's climate, typical building materials and popular trends. While not readily labeled, these vernacular, sometimes eclectic, structures are compatible with the older homes found in the Historic District. This compatibility derives not only from their early 20th century construction, but also their scale, massing, setbacks from roads, frame materials, roof shapes, covered porches and window patterns. □



A Craftsman-style house on Lawyers Hill Road.



Chapter 4.

The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties

- The National Historic Preservation Act of 1966, as amended, directed the Secretary of the Interior to develop and make available information on the treatment of historic properties. In response to this Act, the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties were first issued in 1975 and revised in 1983 and 1992. Rehabilitation is defined by the Standards as "the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values."

The 1992 Standards, listed on the next page, are part of the criteria that the Historic District Commission uses to review proposals requiring Certificates of Approval. These standards are the basis for the specific Lawyers Hill Design Guidelines.

Standards for Rehabilitation

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigative measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The National Park Service has published a more detailed text, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*, to further explain the Standards. This publication can be purchased from the National Park Service and is available for review at the Department of Planning and Zoning. □

Chapter 5. Routine Maintenance

The Historic District Commission has broad authority to review even minor changes to the exterior appearance of properties in the Historic District. However, maintenance and repair projects that are classified as routine maintenance do not require a Certificate of Approval from the Historic District Commission (County Code Section 16.609).

Routine maintenance is work that does not alter the exterior features of a structure and has no material effect on the historic significance of the structure. The Code lists the following activities as routine maintenance:

1. Repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights, and other appurtenant fixtures using the same materials and design.
2. Minor landscaping that does not substantially affect the character of the structure.

3. Paving repair using like materials of like design.

4. Painting previously painted surfaces using the same color.

5. Other minor maintenance and repair work that is described as routine maintenance in design guidelines approved by the Historic District Commission.

Routine maintenance activities are listed in each chapter of these guidelines. Routine maintenance generally includes the repair or replacement of building features with materials that exactly match the existing features in material, texture, finish, size, shape and design. New construction or demolition of existing buildings is *never* routine maintenance. Specific questions can be answered by staff of the Department of Planning and Zoning.

Chapter 6. Rehabilitation and Maintenance of Existing Buildings

This Chapter provides guidelines for the treatment of existing buildings in the Historic District. Section A gives general priorities and recommendations for exterior rehabilitation and maintenance of historic buildings. Sections B and C address non-historic buildings and outbuildings, and the remaining sections of the Chapter address specific building components. Each section on specific building components lists the types of work that are considered routine maintenance as discussed in Chapter 5.

A. General Guidelines for Historic Buildings

The historic buildings in Lawyers Hill are the key to the District's historic significance. Protection of the character of these buildings is therefore the first priority of Historic District requirements and these guidelines.

The goal of caring for a historic building is to preserve its characteristic features and architectural style. Significant original components of the building, such as exterior wall and roof materials, chimneys, porches, windows, doors, cornices and trim, should be identified and protected. When replacement of original materials is necessary, matching or similar materials should be used. Saving damaged parts that must be replaced can assist in matching replacements.

New elements can be successfully added to a historic building if they are compatible with both the general architectural style and the specific features of the particular building. Uncharacteristic materials such as aluminum or vinyl siding and metal windows may obscure or diminish a building's original character. A historic building should not be made to look either older or newer than it is known to be by using details from another style or period.

Historic details hidden by subsequent alterations (such as installation of asbestos, aluminum or vinyl siding) can sometimes be uncovered and restored as part of a rehabilitation project. Uncovered materials often need repair due to damage that occurred when the alterations were made or lack of ventilation caused by the siding. In

addition, past features that were removed can sometimes be restored if physical evidence or pictorial documentation of the features is available.

The following guidelines cite approaches to projects that will best preserve a building's historic and architectural significance, while allowing the flexibility needed to respond to particular situations. The guidelines list priorities and general recommendations for implementing these priorities.

1. Priorities for Protection of Historic Building Elements

The following priorities are ranked in order of importance. The lower priorities are *not* unimportant. Nevertheless, when difficult choices must be made, greater weight should be given to the higher priorities.

- a. Preserve historic building elements visible from public roads.
- b. Preserve historic elements that are unique in the Historic District or the County, whether or not they are visible from public roads or neighboring properties.

c. Preserve historic elements visible from a neighboring property, particularly key characteristics of the architectural style or the particular building.

d. Preserve historic elements that are key characteristics of the architectural style or the particular building, whether or not they are visible from public roads or neighboring properties.

e. Preserve other historic elements not visible from public roads or neighboring properties.

2. General Recommendations for Maintenance and Rehabilitation

- Repair and maintain building materials that are original or that have taken on architectural and historic significance of their own.
- If deteriorated materials must be replaced, use products that match the original as closely as possible.
- When adding new materials to a building, whenever feasible use products characteristic of the building's style and similar to the original materials.
- Uncover original materials or details that have been covered by siding or other alterations and repair these materials and details if necessary.

3. Generally Not Recommended

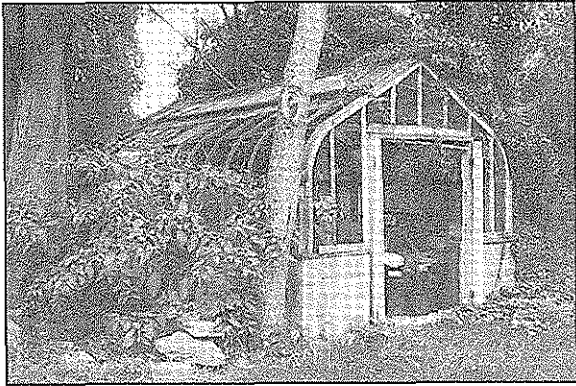
- Removing original materials that can reasonably be repaired.
- Replacing original features with new features that are not similar in scale, proportion, detail or texture.
- Adding materials or details uncharacteristic of the building's period or style.

B. General Guidelines for Non-Historic Buildings

Buildings constructed after 1941 are described in the Lawyers Hill National Register nomination as noncontributing to the historic significance of the District. (These homes are termed noncontributing because they were less than 50 years old at the time that the background information for the nomination was gathered.) Section 16.607(c) of the County Code states that the Historic District Commission is to be lenient in its review of alterations to buildings that are of lesser historic value, "except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area."

Houses listed as noncontributing are not unimportant to the Historic District, and the Commission does have to review and

approve proposed exterior changes to them. These houses may have been built on the foundations of earlier homes, in an environmental setting that displays the historic landscape character of Lawyers Hill. As time passes, these homes will themselves become historic structures that represent the continuing development of the community.



Alterations to noncontributing buildings should be compatible with the style and materials of the existing building. The detailed architectural guidelines apply to noncontributing structures only as necessary to maintain the character of the Historic District as a whole. The definition of routine maintenance and the lists of activities considered routine maintenance also apply to noncontributing buildings.

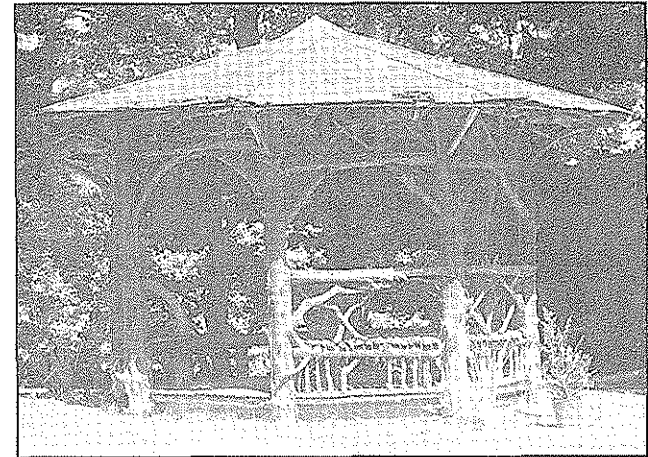
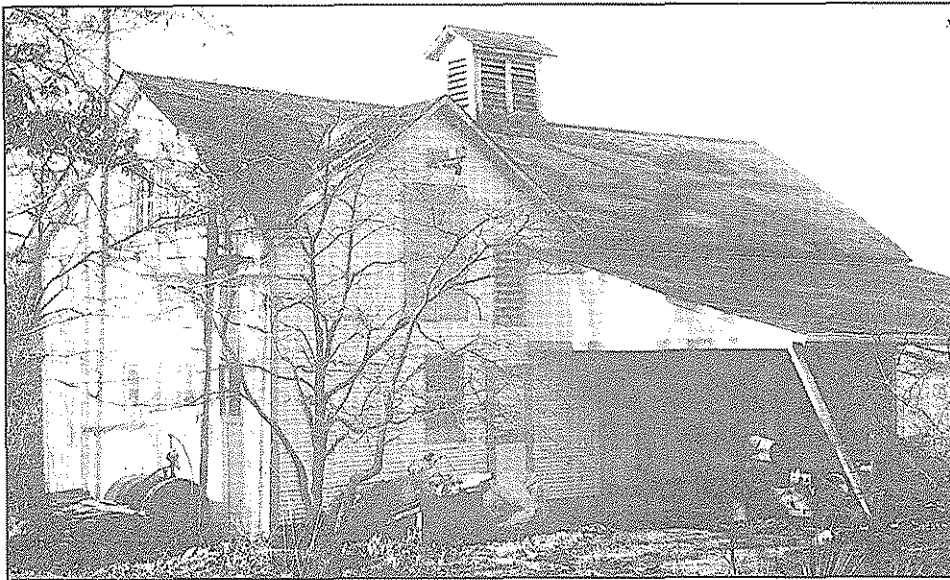
C. Outbuildings

Outbuildings in Lawyers Hill are numerous, varied, and often not visible from public streets or neighboring houses. The features of many outbuildings, such as board and batten siding on a 19th century carriage house,

the unique character of the Adirondack-style gazebo at The Gables, or the style and proportions of early garages, contribute to the Historic District and should be preserved. However, many outbuildings are recent, nonhistoric structures.

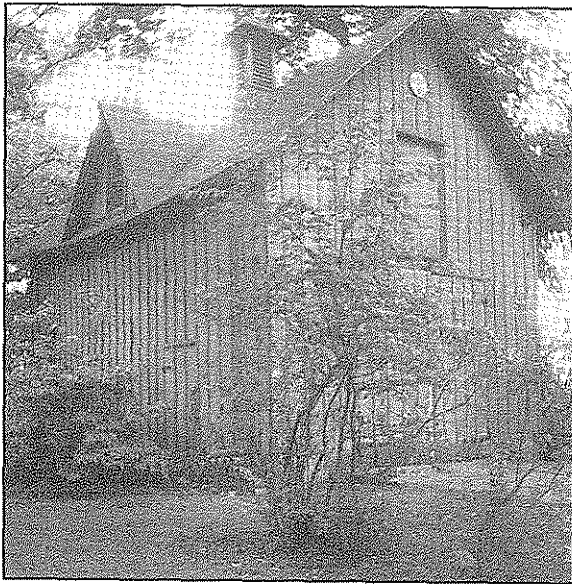
The recommendations given in this Chapter for alterations to existing buildings apply to outbuildings. However, routine maintenance is defined more broadly for outbuildings. Routine maintenance activities for outbuildings are listed below. Demolishing or enlarging an outbuilding or changing the material of exterior walls is not routine maintenance, regardless of the structure's age or visibility.

Historic outbuildings in the Historic District: a greenhouse (above); a stable (right); an Adirondack-style gazebo (far right); and a barn/carriage house (page 21).



Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining and repairing existing features of outbuildings.
- Replacing outbuilding features (such as doors, windows, siding, roofing, foundations, exterior steps, entryways and trim) with new materials that exactly match the existing features and retain existing details and trim.
- On outbuildings not visible at any time of year from public roads or neighboring houses:
 - Painting building features, regardless of the color used.



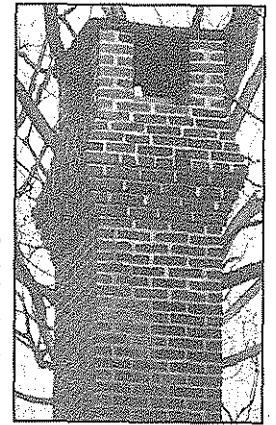
- If the structure is less than 50 years old: replacing doors and windows; adding, removing or altering the shape of door or window openings; replacing steps, roofing, or foundations. Replacement material does not need to match the existing materials.
- If the structure is more than 50 years old: replacing doors and windows with new doors and windows that fit within the original openings.
- For outbuildings visible from a public road or neighboring house, painting previously painted features using colors allowed as routine maintenance for the house on the same property (see Chapter 6, Section O).

D. Masonry

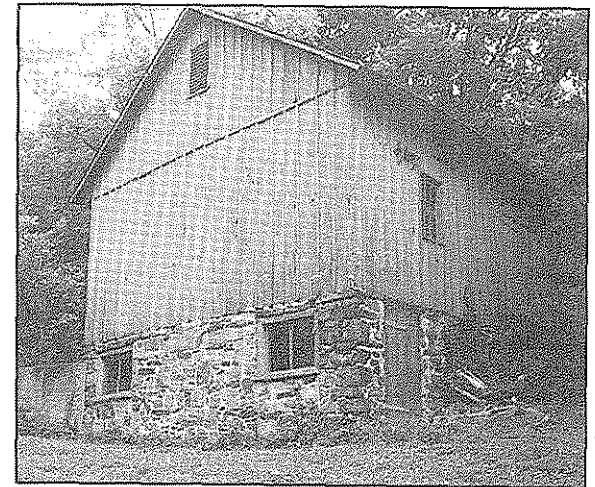
Masonry construction is common in the Historic District. The oldest house (Hockley, c. 1750) has brick and stone walls. Brick construction includes two early 20th century houses and three houses of more recent construction. In addition, many of the historic frame houses have brick chimneys or foundation walls. The brick houses are unpainted, but several brick chimneys and foundations are painted. Most foundations on pre-1900 buildings are rubble stone with a creamy colored, lime-based mortar. The numerous corbelled or straight brick chimneys, and one large fieldstone chimney, are highly visible and characteristic features of

Lawyers Hill's historic buildings and should be preserved.

Houses built after 1900 generally have concrete block foundation walls. Two Gothic Revival cottages, Rose Cottage and Lilac House, were moved to their current locations during the construction of I-95 and placed on new concrete foundations.



Examples of historic masonry in Lawyers Hill: a corbelled brick chimney (right) and a rubble stone foundation on a barn (below).



Masonry is easily damaged by harsh paint removal, waterproofing methods or cleaning techniques, or use of the wrong type of mortar. Consequently, masonry repairs must be made carefully. An application for a Certificate of Approval to repair, clean or remove paint from masonry must specify the method to be used. (For information on masonry repair, see Preservation Briefs #1, "Cleaning and Waterproof Coating of

Masonry Buildings" and #2, "Repointing Mortar Joints in Historic Brick Buildings," published by the National Park Service.)

character. Replacement with modern materials may be approved if historically accurate materials cannot reasonably be required for economic or other reasons.

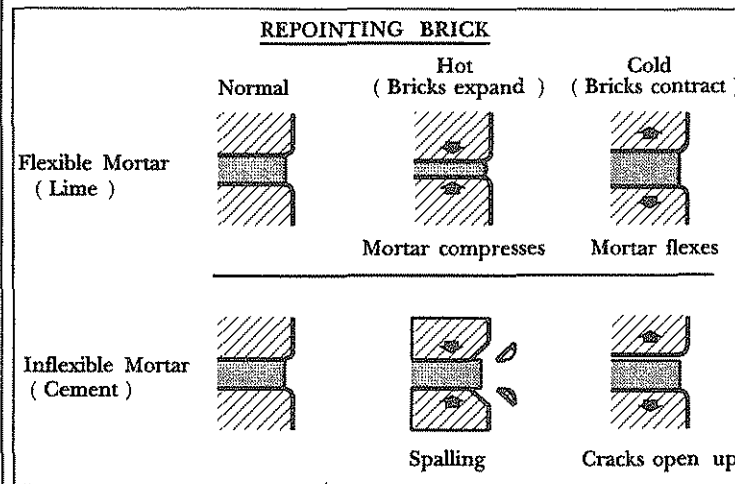
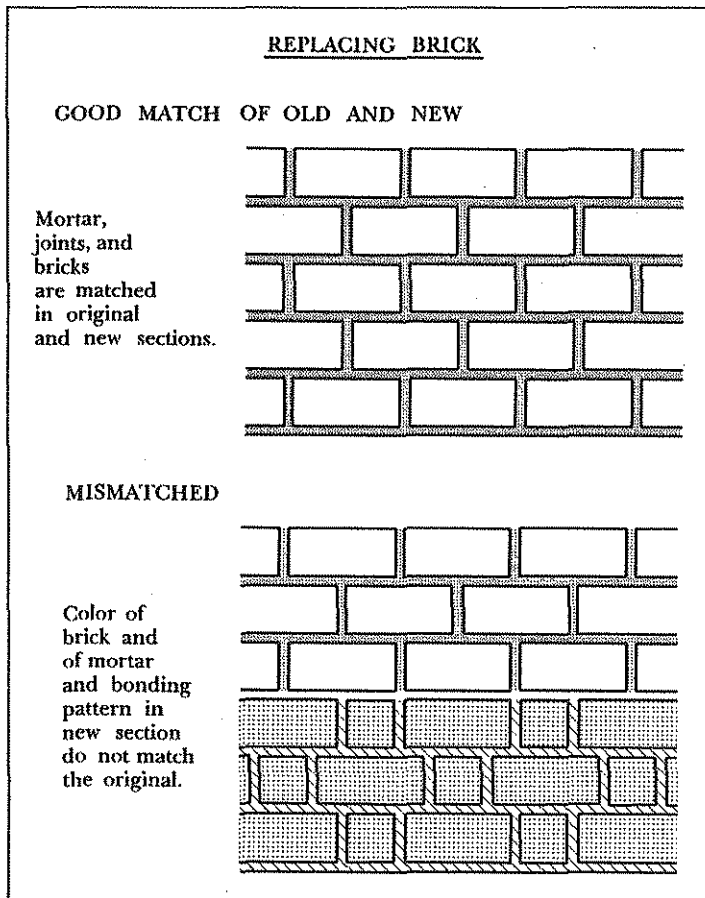
1. Recommended

- Maintain or restore original brick, stone or concrete block construction. Make repairs with materials that match the original as closely as possible.
- If a masonry wall must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building's style or

- Use mortar mixes that are compatible with early brick and stone.
- Maintain previously painted surfaces, including repainting when needed.

2. Not Recommended

- Unnecessarily replacing or covering original brick, stone or concrete block construction.
- Replacing masonry with material that significantly changes the appearance of the building.



Flexible mortar expands and contracts with temperature changes. Bricks bonded by inflexible mortar tend to spall at the edges in hot weather and separate from the mortar when it is cold (from *Illustrated Guidelines for Rehabilitating Historic Buildings*, National Park Service).

- Changing the width of mortar joints in a masonry wall or repointing using incompatible mortar.
- Painting brick or stone that has never been painted.
- Applying water-resistant or water-proof coatings to the exterior of masonry (this allows water to be trapped in the masonry and damages the material).

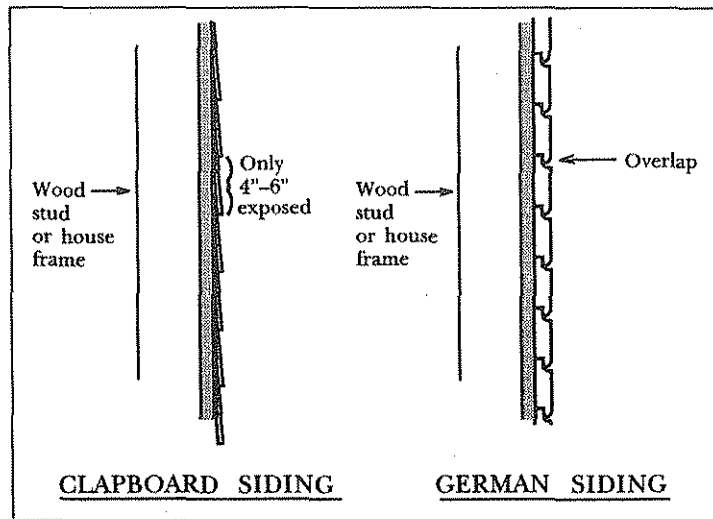
- Cleaning or removing paint from brick or stone walls using methods that damage the material.
- Removing paint from brick or stone that was originally painted.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Repainting painted surfaces using the colors listed in Section O of this Chapter.
- Spot pointing worn areas with new mortar that exactly matches the existing, unweathered mortar in color, texture, joint profile and composition.
- Replacing damaged bricks, stones or concrete blocks with new units that exactly match the existing material.

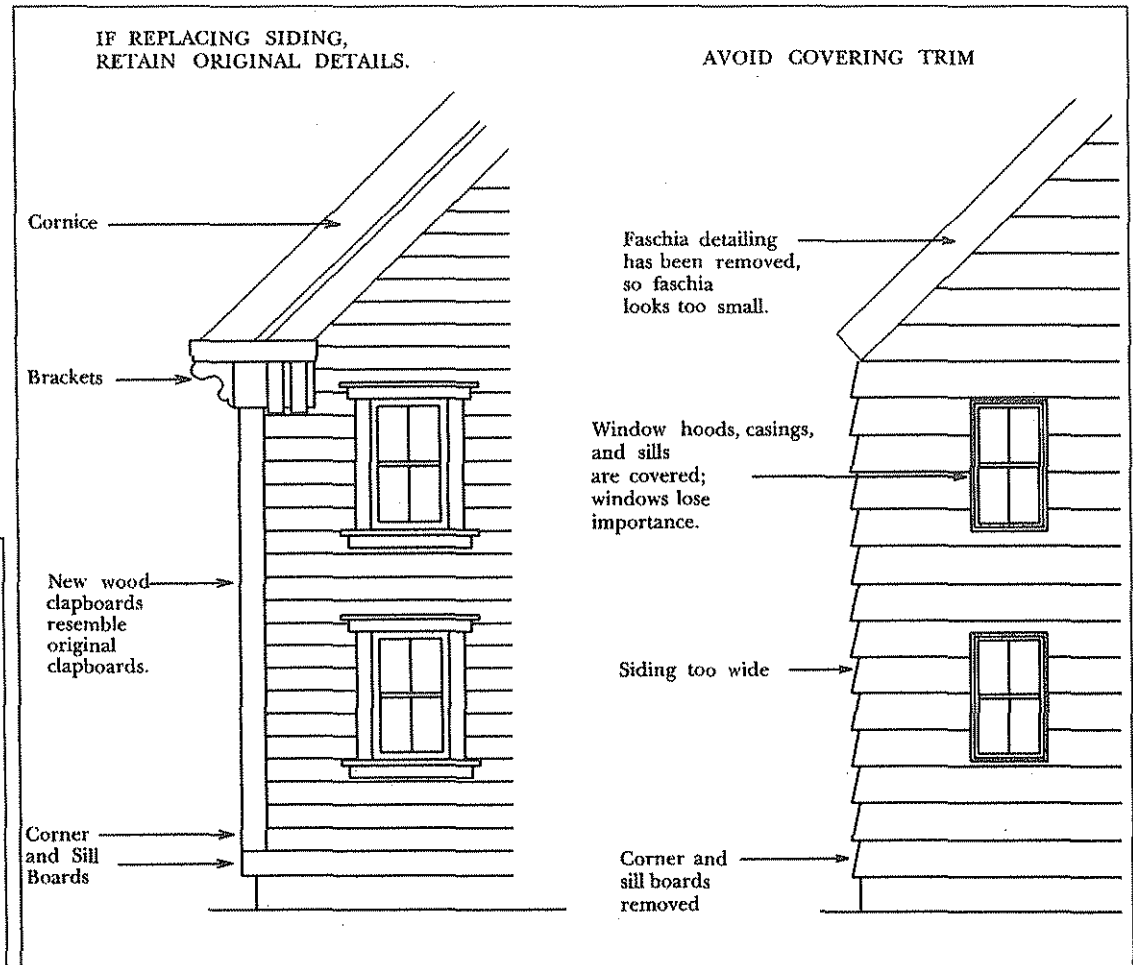
E. Siding and Shingles

The most common exterior wall material in the Historic District is wood siding consisting of overlapping wood boards running horizontally. Both clapboards and German siding are found. Wood



shingles, painted or stained, are used on several houses. Vertical board and batten wood siding is used on part of one house and on outbuildings. Asbestos shingles have been installed over wood siding on a number of houses.

Because wood siding and wood shingles are a key feature of the historic homes in Lawyers Hill, every effort should be made to keep the original material. Wood siding, shingles and related details such as cornerboards and cornices should be maintained and repaired.



1. Recommended

- Maintain and repair existing wood siding or wood shingles.
- When necessary, replace deteriorated wood siding or shingles with materials that match the original as closely as possible in texture, size and shape and that maintain the original shape and width of details such as cornerboards and door and window trim.
- Remove asbestos shingles or other coverings to restore original wall material.

2. Not Recommended

- Covering or replacing wood siding or wood shingles with asbestos, vinyl, aluminum, artificial stone or brick, or other materials not available when the building was constructed.
- Changing the scale of siding; eg. replacing narrow 4"-5" clapboard with 8" siding.
- Covering original door or window trim, cornerboards, cornices and other details.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining and repairing existing siding or shingles.
- Repainting painted surfaces using the colors listed in Section O of this Chapter.

- Replacing deteriorated siding or shingles with materials that exactly match the existing siding or shingles and maintain existing details such as cornerboards, door and window trim, and cornices.

F. Porches

Porches are a dominant feature of many Lawyers Hill residences. Approximately half of the historic homes have porches on the front of the house or wrapping around more than one side. Porches are generally of frame construction with painted wood. Unpainted wood is not common in the Historic District.

The design of porches, including railings, columns, supports and roofline, is important to the character of a house. Removal of a porch removes the architectural transition from outside to inside and can dramatically change the appearance of a house. Enclosing a porch also changes the character of the house and should be avoided or carefully designed to maintain the apparent openness of the porch.

1. Recommended

- Maintain and repair porches, including flooring, railings, columns, supports, ornamentation and roofing, that are original or appropriate to the building's development and style.

- Replace deteriorated features with new materials that match the original as closely as possible in material, design and finish.

- Replace missing features such as supports or railings with materials that are appropriate in scale, proportion and style.

- If additional enclosed space is needed, enclose a porch on a less visible side of a house in a manner that does not destroy its apparent openness and retains details that indicate its original character.

2. Not Recommended

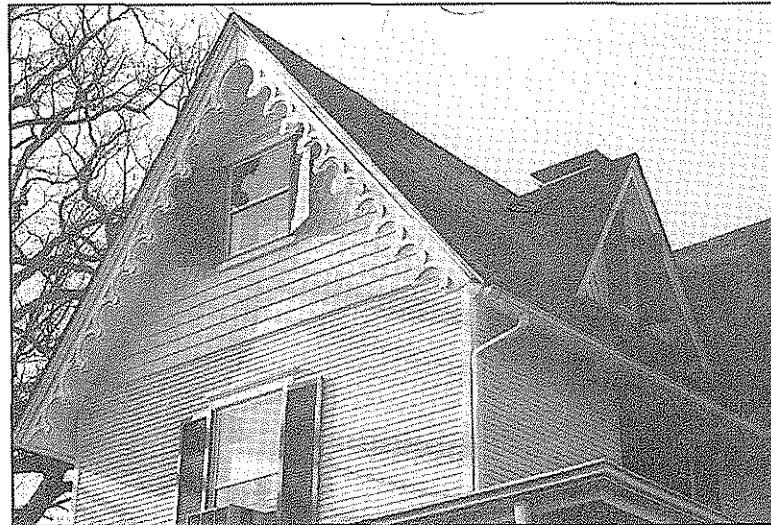
- Removing a porch that is original or appropriate to the building's development and style.
- Adding or replacing features such as supports, columns or railings using materials not appropriate to the building's style. Materials generally not appropriate for porches on historic buildings in Lawyers Hill include unpainted pressure-treated wood, wrought or cast iron, poured concrete, brick and stone.
- Replacing painted tongue and groove flooring with pressure-treated decking or poured concrete.
- Replacing wood steps with masonry ones.
- Enclosing a porch on the primary facade of a house.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining and repairing porches.
- Repainting painted surfaces using the colors listed in Section O of this Chapter.
- Replacing deteriorated features such as flooring, railings, columns, supports, ornamentation and roofing with new materials that exactly match the original.
- Replacing missing porch supports or railings with new materials that exactly match existing supports or railings.

G. Ornamentation and Trim

The architectural styles represented in Lawyers Hill are recognizable in part by the ornamental details typical of these styles. Representative details include bargeboard trim, cornice brackets, window hood molds and ornamental shingles. Because of the variety of architecture, the types of ornamentation vary greatly, adding to the interest and character of the Historic District.



Examples of ornamental details: bargeboard trim (above); brackets at the top of porch support and ornamental woodwork at the peak of a gabled roof (right).

1. Recommended

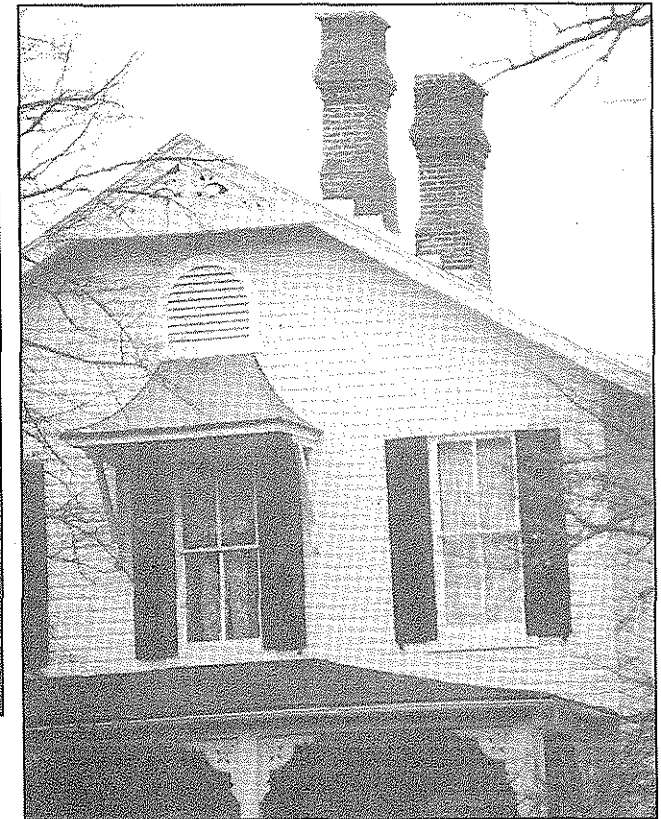
- Maintain and repair original ornamentation and trim.
- Replace deteriorated features with materials as similar to the original as possible.
- Replace missing original features that can be documented by physical evidence, early photographs or other means.

2. Not Recommended

- Unnecessarily removing or covering details.
- Adding or replacing features using materials uncharacteristic of the period and style of the house.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining and repairing original ornamentation and trim.
- Repainting painted surfaces using the colors listed in Section O of this Chapter.
- Replacing ornamentation and trim with materials that exactly match the original.



H. Roofs, Gutters and Downspouts

Original roof materials in Lawyers Hill include slate, standing seam metal, and wood shingles. The original roofing on many of the houses has been replaced with composition (asphalt) shingles, making this material one of the most common in the District. Most houses have gabled roofs, but flatter roofs such as shed roofs on porches and additions are common as well. Gambrel roofs are found on Dutch Colonial and Colonial Revival homes. One house in the District, built in 1900 as a tenant house, has a saltbox roof.

Gutters, downspouts and drains help protect the exterior walls of a building from water damage. Gutters and downspouts should be unobtrusive,

properly sized for the roof area, and maintained in good condition, free of obstructions, clogs and misalignments.

1. Recommended

- Maintain original roofline.
- Repair rather than replace roofs that retain their original material, using material close to the original in size, color and texture.
- When original roofing must be replaced, use material similar to the original or characteristic of the building's period and style, particularly if the roof is visible from a public street or is a key element of the building's style or character. Replacement with modern materials such as composition shingles may be approved if historically accurate roofing cannot reasonably be required for economic or other reasons.

- Use gutters and downspouts made of painted metal or prefinished aluminum of a color consistent with the exterior walls of the building.
- Locate downspouts along natural vertical lines and corners of the building.

2. Not Recommended

- Replacing roofing with materials that significantly alter the structure's appearance.

- Installing skylights on a primary elevation or in a location visible from a public road.

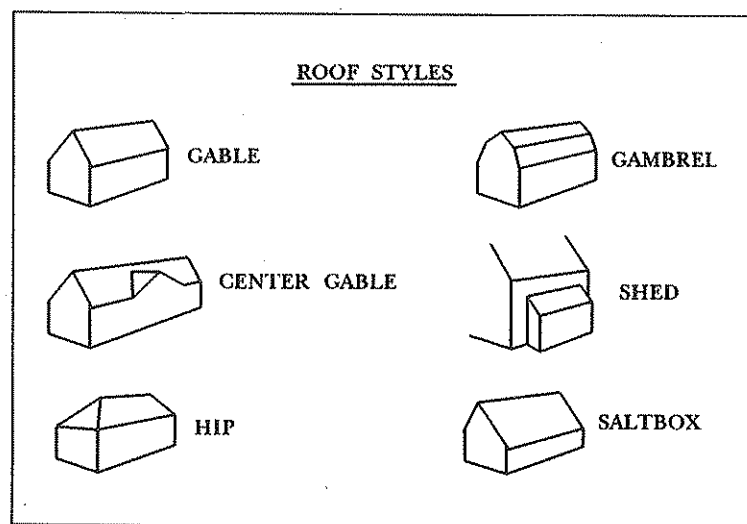
3. Routine Maintenance (work that does not require a Certificate of Approval)

- Repairing roofs using material similar to the existing roofing in size, color and texture.
- Replacing roofing with new material that exactly matches the original.
- Maintaining gutters and downspouts and installing replacements of a similar size, location and finish, in the same color or a color consistent with the exterior building walls.

I. Windows and StormWindows

Window arrangement, size and shape are important in establishing the proportion, scale and character of a building. The materials and details of window frames, sashes and trim also contribute to the building's character and should be preserved whenever possible.

The most common types of windows in Lawyers Hill are double-hung and casement windows. Windows in most of the Gothic Revival, Queen Anne and Shingle style buildings have varied arrangements of numerous small window



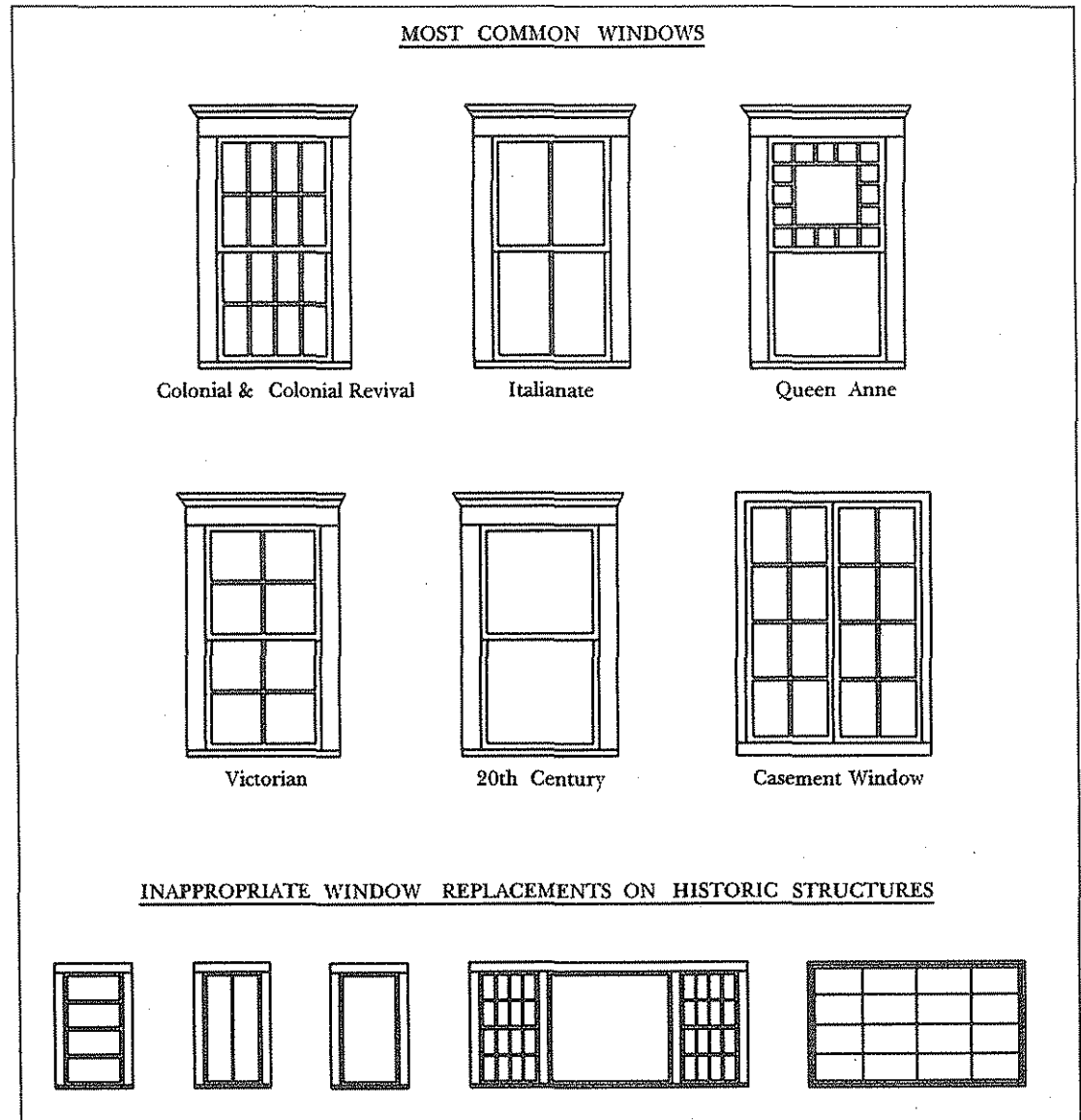
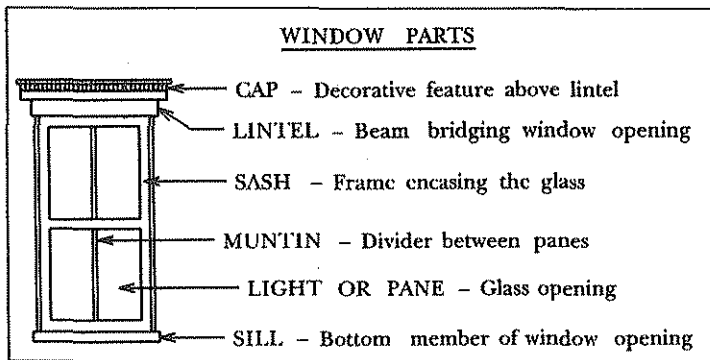
panes, while windows in the Italianate and Colonial Revival styles were generally designed with one or two window panes in a sash. Many Lawyers Hill homes retain their original windows, although storm windows are common and replacement windows have been installed on some houses.

1. Recommended

- Maintain existing window openings. If openings must be removed, added or altered to accommodate changes such as enlargement of the building, limit such changes to the sides or backs of buildings (not on primary facades or facades visible from a public road).
- Maintain and repair existing window sashes, frames and trim. Maintain glazing, putty and paint finishes. Install weatherstripping to reduce air infiltration.
- If replacement is necessary, use windows that fit the original openings and are made of materials and in a style compatible with the style of the house.

Reproduce window pane configuration, frame size and muntin detailing whenever possible.

Consider installing interior rather than exterior storm windows, especially if the windows are significant contributors to the building's architectural character.



2. Not Recommended

- Replacing sound wood windows and frames, even if paint and glazing are in need of repair.
- Replacing wood windows with metal or vinyl.
- Altering the type of window (e.g. replacing a casement window with a double hung window).
- Installing replacement windows with false snap-in muntins, particularly on buildings where the window pane pattern is an important architectural feature.

- Installing storm windows with vertical or horizontal divisions that conflict with sash divisions, or with borders wider than the frame of the primary window sash.
- Installing storm windows that have mill finish aluminum frames or are finished in a color incompatible with the inner window sash and frame.
- Installing thermo-pane glass in a single-glazed primary sash, unless the sash is sufficiently strong to sustain the additional weight.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Repairing existing windows, including replacement of clear glass, repair of glazing putty, repainting (using colors listed in Section O of this Chapter), and installation of weatherstripping.
- Installing replacement windows that exactly match the existing windows in all details including window pane pattern.

J. Shutters and Blinds

Wood blinds (louvered shutters) are found on many houses in Lawyers Hill; less common are paneled wood shutters. Several houses have original blinds designed to be operable (that may or may not be currently operable). A number of houses have ornamental blinds that are not functional and in

some cases are sized so that they would not cover the window if closed. As a common feature of building styles found in Lawyers Hill, installing wood blinds where there are none may be appropriate if physical or pictorial evidence indicates that they were historically found on the building.

1. Recommended

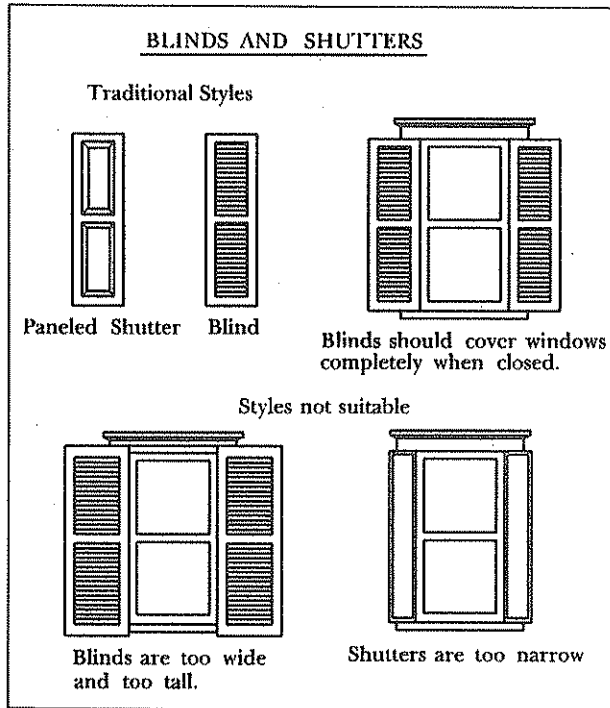
- Maintain and repair original shutters and blinds.
- For replacements, install wood shutters or wood blinds that maintain the size, proportions and locations of the originals. If the replacements are not operable, they should at least appear to be so with hinges and hold backs appropriate to the period of initial construction.

2. Not Recommended

- Unnecessarily removing original shutters.
- Installing shutters or blinds that are too small or too large to cover the window when closed.
- Aluminum or vinyl shutters or blinds.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining and repairing original shutters or blinds.



- Painting shutters using colors listed in Section O of this Chapter.
- Installing new shutters or blinds that exactly match the original.

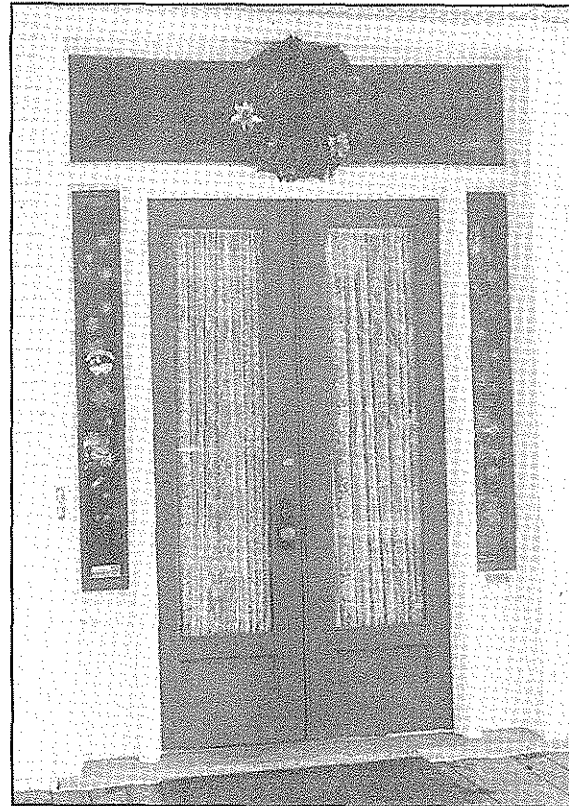
K. Entrances

Entrances to Lawyers Hill houses are simple. The original doors on the historic buildings were typically paneled wood. Most houses currently have paneled wood doors, often with some of the panels replaced with glass. The entrances on a few houses include transoms or narrow sidelights around the door.

Storm doors have been installed on many houses. Although all storm and screen doors partially block the view of the primary doors, simple screen and storm doors with narrow frames reduce the obstruction as much as possible.

1. Recommended

- Maintain and repair original doors, door frames, sidelights and transoms; weatherstrip doors to reduce air infiltration.
- When necessary, install replacement doors that are similar in style and finish to the original doors or appropriate to the style of the house.

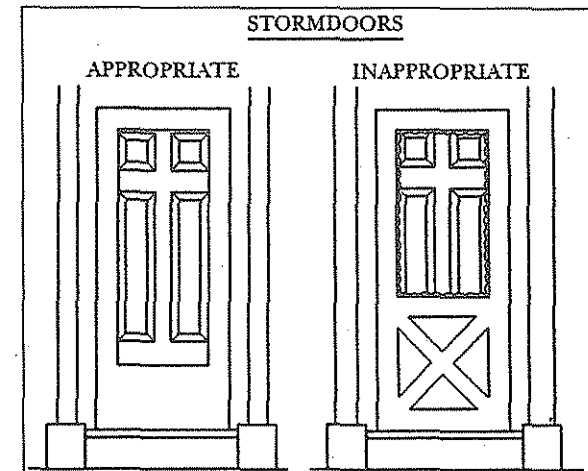
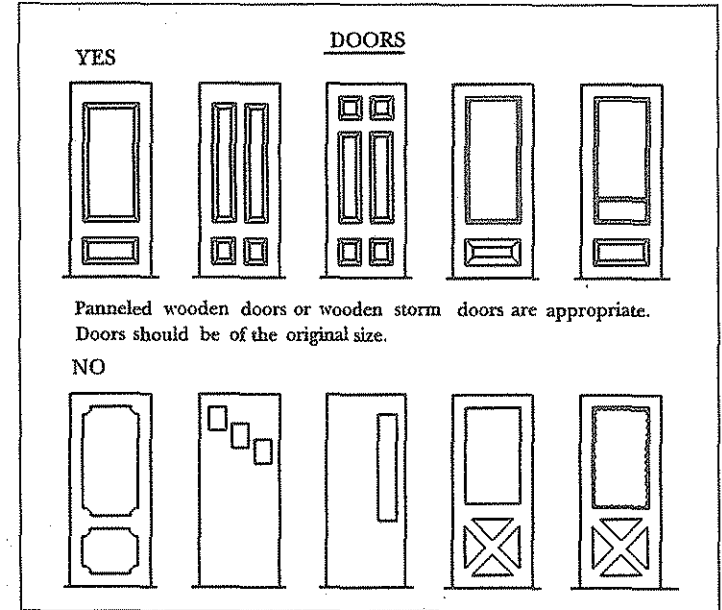


Transoms and sidelights are important features of doors on some of Lawyers Hill's historic houses.

2. Not Recommended

- Unnecessarily replacing original doors.
- Changing the size of door openings; blocking or filling door openings, transoms or sidelights.
- Using metal screen or storm doors that block the view of the main door.

- Using storm doors on sunny elevations where heat build-up can accelerate deterioration of the primary door's finish or warp the original wood door.



3. Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining and repairing original doors, door frames, sidelights and transoms.
- Installing weatherstripping.
- Repainting painted surfaces using colors listed in Section O of this Chapter.
- Replacing doors and related features with materials that exactly match the original.

L. Dormers

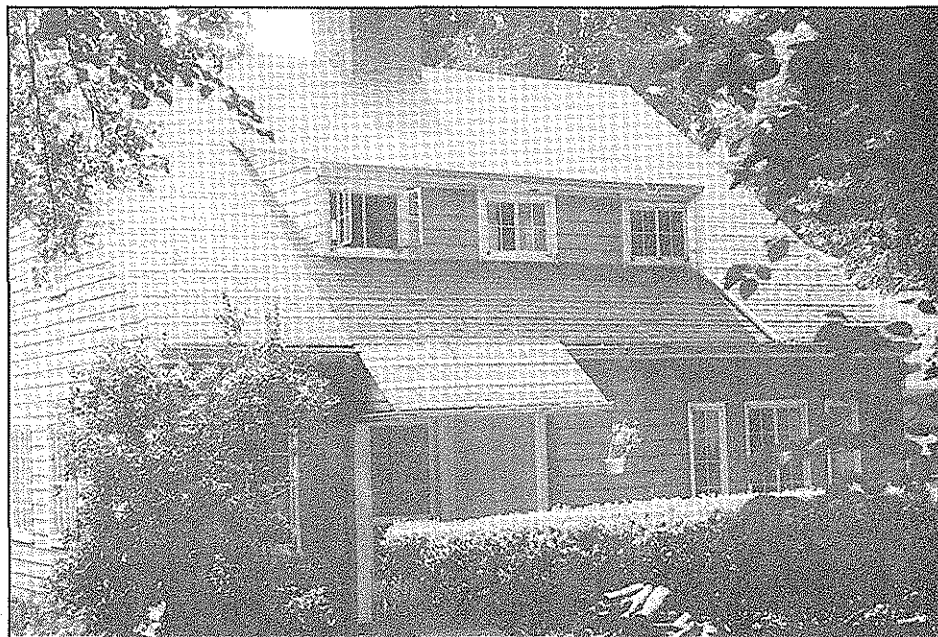
Dormers are used on all of the 1-1/2 story houses and a few of the two-story houses in Lawyers Hill to add light and space to the second or third story. Most dormers are gable-roofed, although shed roof dormers are found on several early 20th century homes. The Assembly Rooms has eyebrow dormer vents. Dormers are highly visible elements of building design that should be retained in their original design.

1. Recommended

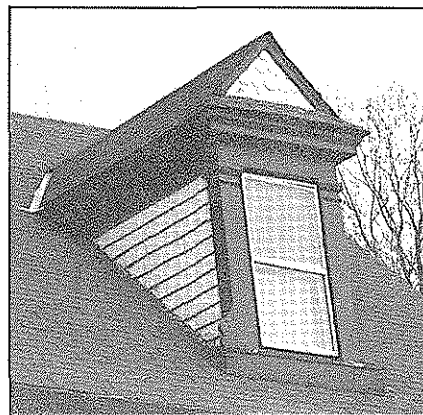
- Maintain existing dormers. Repair or replace dormer windows or louvers.
- If new dormers are added, design and locate the new dormers to be compatible with the architectural style of the building and to preserve the original balance and massing of the building. If there are existing dormers, new dormers should match the proportions, shape and materials of the existing dormers.

2. Not Recommended

- Removing dormers, dormer windows or vents.
- Adding dormers that are incompatible with the architectural style of the building or existing dormers.



A shed roof dormer on an early 20th century house.



A gable roof dormer on a 19th century house.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining existing dormers. Repairing dormer windows or louvers.
- Replacing dormer windows or louvers with new windows or louvers that exactly match the existing features.

M. Equipment

Modern equipment such as antennas, air conditioning units, heat pumps, solar collectors, alarm systems and security bars must sometimes be installed on historic buildings. Modern equipment can usually be installed unobtrusively, screened from roads and neighboring houses.

1. Recommended

- Install equipment out of sight of public roads or neighboring properties.
- Use landscaping or low fencing to screen ground level equipment that must be placed in a location visible from a road or neighboring property.
- If an air conditioner punctures the exterior wall of a building, place the unit in an inconspicuous location that does not require removal of historic building features, and carry condensation away to avoid water damage.
- If possible, install window air conditioners in side or rear windows rather than on the primary facade of the house. Ensure that their condensation does not damage window sills, siding, or masonry foundations.

2. Not Recommended

- Altering historic architectural features to accommodate equipment (e.g. removing sound, original roof materials to install solar collectors).
- Installing antennas or solar collectors on a roof section visible from a public road.
- Installing security bars that do not blend with the colors and style of the house.

3. Routine Maintenance (work that does not require a Certificate of Approval:

- Installing heat pumps, central air conditioning condensers, antennas, satellite dishes and alarm systems in locations not visible at any time of year from public roads and neighboring houses.
- Installing window air conditioners that do not require permanent alterations to the window.

N. Hardware

In Lawyers Hill, the installation of hardware, such as door or window locks and doorknobs, is routine maintenance and does not require a Certificate of Approval. The historic character of a building will be enhanced if original hardware is retained or reproduction hardware is used. Modern replacement hardware should be simple and unobtrusive.

O. Colors

The use of color varies with building period and architectural style. This section describes the colors typical of architectural styles found in Lawyers Hill. The descriptions given here reflect national trends and cannot cover all of the color variations used on individual houses.

For Gothic Revival cottages, designers recommended natural colors that would blend with the landscape rather than the stark white popular with the earlier Greek Revival styles. The siding colors often imitated stone. The trim might be a similar tone or a slight variation.

Designers of the styles that followed Gothic Revival generally used dark, muted colors. Earth colors were popular along with cream and a dark, muted green. This style was sometimes called the "browning" of America, as the colors were muddied in appearance.

Italianate style homes continued the interest in natural colors shown in the Gothic Revival style. The trim was usually accented a shade darker than the siding color, while doors and blinds or shutters might be dark red, chocolate or green-black. In both Italianate and Queen Anne homes, there was an interest in contrasting colors, and the original window sash may have been painted in a different hue than the surrounding trim. Italianate and early Queen Anne houses usually had the window sash darker than the surrounding trim, creating the effect of windows receding into the facade.

Queen Anne and Stick Style designers often chose schemes that were livelier than those of the earlier periods. The movement of the 1870s and 1880s toward richer colors avoided white on the exterior as well as gray, which was perceived to be too cold. Vibrant sash colors became popular, with colors such as red or mustard reversing the shadowed window effect by making the sash stand out. Especially in the Queen Anne style, there may have been more than one wall color used, stacking lighter shades on top of darker colors. Mixing

colors emphasized differences in wall materials and decorative detailing. The projecting parts would have been painted in colors lighter than the recessed or shadowed areas.

Shingle Style houses used darker, more muted colors than Queen Anne and Stick Style homes, with less use of multiple colors and contrasting tones. Late Shingle Style houses sometimes displayed details of the Colonial Revival style, including the use of trim and accent colors of that style.

Nearly all houses built prior to World War I had trim outlined in a different color than walls. The Colonial Revival period departed from this pattern and used a palette of white and pastel colors for siding with white, cream or ivory trim. Popular door and blind colors were medium blue, Indian red, chocolate, bottle green, green-black, and black, although white, cream and ivory to match the trim were popular as well.

Unpainted wood siding or trim was not typical of the architectural styles for houses found in Lawyers Hill (except cedar shingles on Shingle Style houses). Paint was applied to protect wood from the elements. Hardwood doors might be stained and varnished; other trim would have been painted.

For most of the architectural styles described here, it was common for the walls to be painted one color, the trim (such as railings, cornices, porches and window frames) a second color, and doors and blinds a third, contrasting color. Generally, the simpler the house, the fewer the colors used. Because wall color dominates a building's appearance, it is best to choose a muted color, saving the accent colors for particular features.

This summary describes very generally the colors historically related to certain architectural styles. Homeowners interested in knowing the specific colors that have been used on a building can follow these steps:

1. Using a pocket knife, carefully scrape an area on the northern side of the building that has been protected from weathering, such as underneath a porch or an overhanging roof.
2. Cut away the built-up layers of paint at a shallow angle and sand down the resulting bull's eye to reveal concentric circles of color. Moisten the resulting paint cross section with clear oil to bring out the true hues.
3. Discount the layer closest to the wood, which in most cases was applied as a primer under the original finish coat. Also remember that time and chemical leaching may have grayed or bleached the original shade.

This technique can be applied to various features of the original house and later additions to track changes over time.

Historic homes are likely to have lead paint. Anyone working with lead paint should learn about the hazards associated with this type of work prior to beginning a project. Guidelines are published by the Maryland Department of the Environment for methods of abating lead paint hazards, and by the Maryland Occupational Safety and Health Administration for the safety of construction workers exposed to lead.

The color chart at the end of this section lists many of the colors typically used across the nation on architectural styles found in Lawyers Hill. Use of these colors on houses of the appropriate style is routine maintenance. Colors not listed in this chart may also be appropriate, but their use requires a Certificate of Approval from the Commission.

1. Recommended

- Use colors that were historically used on the building.
- Use colors appropriate to the period and style of the building.
- Use colors that are generally compatible with (and do not clash with) the colors used in the District, particularly on neighboring buildings.

2. Not Recommended

- Using primary colors, bright orange, purple and grass green. These are not historically appropriate and generally will not blend with the architecture of the District.
- Using too many colors; this may detract from the architectural design of the building.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Painting previously painted surfaces using the same color as the existing paint.
- Painting previously painted surfaces using the colors listed in the following chart on a house of the appropriate architectural style. For buildings that are a mix of styles or do not fit clearly into any style, use one of the following methods to determine which colors are routine maintenance:
 - For houses that are a mix of styles, use the colors listed for the architectural style of the original or dominant block of the house.

- For houses that do not fit into one of the listed styles, use the date of construction of the earliest portion of the house as a guide:

1840-1880 : Use colors listed in the chart for both Gothic Revival and Italianate. (For door, shutter and blind colors, use choices for either style.)

1880-1900: Use colors listed in the chart for both Queen Anne and Shingle Style.

1900-present: Use any of the colors listed for either Colonial Revival or 20th Century styles.

- Request a determination from the Executive Secretary to the Historic District Commission. The Executive Secretary shall respond in writing after consulting with the County's historic preservation consultant.
- Painting outbuildings that are not visible at any time of year from public roads or neighboring houses. Any color may be used.
- For outbuildings visible from a public road or neighboring house, painting previously painted features using any colors allowed as routine maintenance for the house on the same property.

□ Color Chart for Lawyers Hill Historic District

Gothic Revival Style

Wall Color	Trim Color	Door, Shutter and Blind Color
Beige	Beige	Same as trim colors
Dusty rose beige	Straw	
Straw	Medium brown	
Dark brown	Dark brown	
Putty	Putty	
Light gray	Medium gray	
Medium gray	Dark brick red	
Blue-gray		
Brick red		

Italianate Style

Wall Color	Trim Color	Door, Shutter and Blind Color
Off-white	Off-white (only with gray walls)	<i>Doors only:</i> Stained hardwood Painted grain to imitate hardwood Browns Mustard Terra cotta Dark reddish brown Muted blue
Cream	Cream (only with gray walls)	
Beige	Beige	
Dusty rose beige	Tan	
Tan	Straw	
Pale yellow	Medium brown	
Straw	Dark brown	
Medium brown	Olive	
Dark brown	Putty	
Gray-green	Light gray	
Pale green	Medium gray	
Putty	Dark gray	
Light gray	Blue-gray	<i>Louvered blinds only:</i> Greens
Medium gray		
Blue-gray		

Queen Anne Style

Wall Color	Trim Color	Door, Shutter and Blind Color
Beige	Cream	Stained hardwood (doors only) Painted grain to imitate hardwood (doors only) Dark brown Mustard Dark rust Terra cotta Dark brick red Dark olive Green-black Black
Dusty rose beige	Beige	
Tan	Dusty rose beige	
Golden brown	Tan	
Medium brown	Golden brown	
Dark brown	Medium brown	
Mustard	Dark brown	
Pumpkin	Amber	
Ochre	Mustard	
Rust	Ochre	
Dark brick red	Brick red	Teal Gray-green Medium gray Dark blue-gray-green
Dark green	Dark red	
Olive	Dark green	
Jade	Teal	
Teal	Gray-green	
Gray-green	Medium gray	
Medium gray	Dark blue-gray-green	

Shingle Style

Wall Color	Trim Color	Door, Shutter and Blind Color
Medium brown	Off-white	Stained hardwood (doors only)
Dark brown	Cream	Painted grain to imitate hardwood (doors only)
Dark brick red	Straw	Dark brown
Dark green	Medium brown	Dark terra cotta
Dark olive	Dark brown	Dark brick red
Natural or stained cedar shingles	Amber	Dark green
	Mustard	Green black
	Terra cotta	
	Brick red	
	Dark red	
	Dark green	
	Dark olive	
	Grays	

20th Century Revival Styles (other than Colonial Revival)

Wall Color	Trim Color	Door, Shutter and Blind Color
Off-white	Off-white	Stained hardwood (doors only)
Cream	Cream	Painted grain to imitate hardwood (doors only)
Straw	Straw	Same colors as trim
Tan	Tan	
Dark brown	Medium brown	
Dark brick red	Reddish brown	
Olive	Dark green	
Muted green	Black	
Dark green	Grays	
Dark gray		

Colonial Revival Style

Wall Color	Trim Color	Door, Shutter and Blind Color
Off-white	Off-white	<i>Doors only:</i>
Cream	Cream	Stained hardwood
Beige	Beige	Painted grain to imitate hardwood
Straw	Medium brown	Off-white
Pale yellow	Dark brown	Cream
Medium yellow	Dark brick red	Beige
Medium brown	Dark green	Medium brown
Dark brown		Dark brick red
Dark brick red		Delft blue
Delft blue		Olive
Pale green		
Olive		<i>Blinds and Shutters only:</i>
Light gray		Green-black
Medium gray		Black
Dark blue-gray		Olive
Natural or stained cedar shingles		



Chapter 7. New Construction: Additions, Porches, Garages and Outbuildings

New construction in the Historic District may either enhance or diminish the architectural and landscape qualities that characterize Lawyers Hill. Therefore, construction of new buildings or additions to buildings, no matter how minor, always requires Historic District Commission review and a Certificate of Approval. Additions to historic homes have direct impact on a historic resource and therefore receive more detailed scrutiny from the Commission than new outbuildings or additions to non-historic houses.

A. Additions (including rooms, porches and decks)

Many homes in the Historic District have been enlarged since their original construction, sometimes resulting in a mix of architectural styles within the same structure. Homes in Lawyers Hill will continue occasionally to be modified or enlarged to meet the needs of current residents. A historic structure can be enlarged without diminishing its architectural character or obscuring important features of the original structure. An addition that respects the scale and proportions of the original structure need not replicate details of historic architecture to be a compatible addition to a historic house. Therefore, the following guidelines focus more on location, scale and proportion than on architectural details.

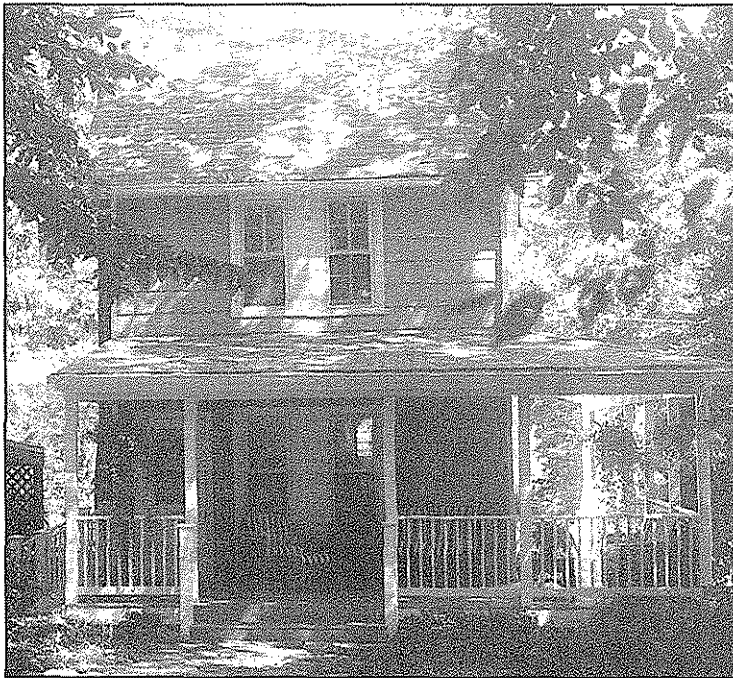
These guidelines apply to the construction of porches, decks or additional rooms on houses and to enlargements of other historic buildings such as barns and garages.

1. Recommended

- Attach additions to the side or rear of a historic building. Design and place additions to avoid damaging or obscuring key architectural features of the historic building.
- Design additions to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish an addition from the original structure by using vertical trim or a setback or offset between the old section and the new.
- Use details to provide a visual link between old and new by continuing a line of trim, or using similar forms in rooflines and other elements.

Design additions so that if they were to be removed in the future, the form and integrity of the original structure would be unimpaired.

Use window sash patterns that repeat or are similar to the sash patterns of existing windows. Sliding glass doors, picture windows and skylights are generally out of character for Lawyers Hill's historic buildings, but they may be used if not on a primary facade or in a highly visible location.



This recently added porch complements the 1850's-era house.

Use a roof design that echoes or complements the original roofline. Gable and shed roofs are both common for additions in Lawyers Hill and will often be appropriate for new additions.

Use exterior materials (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building.

For frame construction, use wood siding rather than aluminum, vinyl and other synthetic materials. Synthetic siding may be used on additions not visible from a public road.

Construct porches, decks, stoops and exterior stairs of painted wood rather than poured concrete or unpainted wood.

2. Not Recommended

Covering or damaging key architectural features when building an addition.

Additions located on the primary facade of a house.

Additions that are taller than or compete in size with the original building.

Additions with exposed foundation walls that are highly visible from the public road.

Use of pressure treated lumber or other unpainted wood for decks or porches visible from a public road.

Use of imitation brick or imitation stone on additions.

Use of hot tar or composition shingle roofing if the new roof is visible from a public road and the roof on the original house is a different material.

B. Garages and Carports

Although garages and carports are not a common feature in Lawyers Hill, the garages and carports that do exist provide examples of appropriate design for new structures.

A few of the early 20th century houses have detached, one-car, frame garages, generally located to the rear of the house and dating from the same period as the house. In addition, two houses constructed after 1941 have attached garages built into the ground floor of the structure. There are three carports in Lawyers Hill. Two are attached to early 20th century homes and probably date from the same period. One relatively new carport is located adjacent to a 19th century house. The early 20th century carports and garages are contributing historic structures that should be maintained and preserved.

New garages built on historic home sites should maintain the historic pattern of detached frame garages, compatible in design with the house and located to the rear of the house. Attached carports can

be appropriately added to homes dating from the early 20th century or later if they are unobtrusive and compatible in design with the house.

1. Recommended

- Design new garages and carports to be compatible with the materials, colors and scale of the existing house.
- Place new detached garages or carports to the rear of the house, separated from the house by a substantial setback.
- On early 20th century houses, use attached carports placed on the side or rear of a house, in a location where the construction does not damage or obscure important architectural features.

2. Not Recommended

- Adding an attached garage to a historic building.
- Placing a new garage or carport where it blocks or obscures views of a historic house, is highly visible from a public road, or is in a front yard.
- Using materials not generally found in the District, such as unpainted wood, plywood, metal or stucco, for the exterior walls or supports of garages or carports.

C. Sheds, Barns and Other Outbuildings

Outbuildings include a variety of permanent structures such as sheds, barns and gazebos. Lawyers Hill has a great variety of outbuildings; some contribute to the District's historic character. Existing outbuildings are generally wood frame structures located in side or rear yards. New outbuildings should continue this historic pattern and should be compatible with existing buildings on the property.

1. Recommended

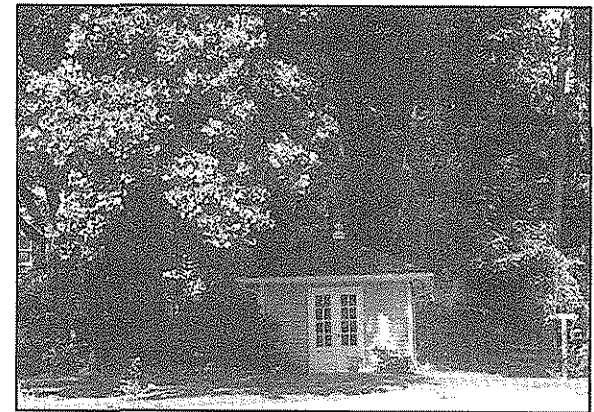
- Design new outbuildings to be compatible with the material, color and scale of the existing house, particularly if visible from public roads or neighboring properties.
- Locate new outbuildings to the side or rear of the house.

2. Not Recommended

- Placing new outbuildings in locations where they block views of a historic house or are highly visible from the public road.
- For outbuildings within view from public roads or neighboring properties, using materials not generally found in the District, including unpainted wood, plywood, metal or stucco.

D. Temporary and Minor Structures

Some improvements are of such a temporary or minor nature that their installation is considered routine maintenance, not requiring Historic District Commission review. These include lawn ornaments, mailboxes, newspaper boxes, above ground swimming pools that are dismantled each year, basketball nets and children's play equipment such as swing sets, sliding boards and climbing equipment. Major, permanent improvements to a site, such as the construction of tennis courts, in-ground swimming pools, or permanent above-ground swimming pools, do require a Certificate of Approval.



Outbuildings can be unintrusive and compatible with nearby houses.



Chapter 8. New Construction: Houses and Other Principal Structures

- The Lawyers Hill Historic District is zoned R-ED (Residential: Environmental Development). New development in the R-ED District must protect environmental and historic resources by minimizing the amount of site disturbance and directing development away from these sensitive resources. To do this, the R-ED District permits tightly clustered residential development at a density no greater than two dwelling units per net acre.

Subdivision sketch plans must be approved by the Planning Board, which evaluates the plans for their effectiveness in minimizing alterations to existing topography, vegetation and landscape character. In some cases, the Planning Board must also review and approve the site development plans for an R-ED development. New houses in the R-ED District may be either single-family detached or attached houses (duplexes or townhouses).

R-ED parcels of less than 100,000 square feet (about 2.3 acres) may be subdivided in accordance with the zoning regulations for the R-20 District (Residential: Single). The R-20 regulations do not require Planning Board review of subdivision or site development plans, and allow single-family detached dwellings on lots of at least 20,000 square feet. Houses may also be clustered on lots as small as 14,000 square feet if additional open space is provided.

In addition to housing, the R-ED District allows certain non-residential land uses, generally subject to approval of a special exception by the Board of Appeals. The guidelines in this section also apply to new structures built for non-residential uses.

The Historic District Commission must review the siting and design of new structures, driveways, parking areas and landscaping, evaluating the development's impact on the historic character of Lawyers Hill. The County Code requires the Commission to be lenient in its review of plans for new construction, except where such plans would seriously impair the historic or architectural value of the surrounding structures or area.

A. Siting New Houses

Because Lawyers Hill grew incrementally, there are a variety of lot sizes and shapes, and homes vary in their distances or setbacks from the roads. Most homes are set back substantially from public roads and screened by trees and shrubs. New development should continue this pattern, which is part of the historic environmental setting of the District, by providing substantial landscaping and locating new structures with large setbacks from Lawyers Hill Road and Old Lawyers Hill Road. New subdivision lots should be designed to allow new homes to have setbacks from these roads similar to those of older houses on neighboring lots.



Many existing houses are framed by mature trees and deep front yards.

1. Recommended

- Provide large setbacks between new houses and Lawyers Hill Road or Old Lawyers Hill Road. Retain existing vegetation and plant new vegetation to screen new homes from these roads.
- Where two or more new houses are built on adjacent lots abutting Lawyers Hill Road and Old Lawyers Hill Road, provide varying setbacks from these roads to emulate the traditional variety in setback distances of the Historic District.

2. Not Recommended

- New homes with little vegetative screening and shallow setbacks from Lawyers Hill Road and Old Lawyers Hill Road.
- Locating new homes so that they block existing views of historic homes from public roads.
- Locating new homes with the backs of the homes facing Lawyers Hill Road or Old Lawyers Hill Road.

B. Site Treatment

The homes in Lawyers Hill were sited and designed to blend with the gently rolling hillsides. Forest growth was retained through minimal clearing and grading, and properties were informally landscaped with an assortment of ornamental trees, shrubs and flowers. Mature trees and shrubs and open, naturalized landscape patterns contribute greatly to the Historic District's environmental setting. It is important that new construction retain these landscape characteristics. Chapter 9, Landscape and Site Elements, provides guidance to achieve this.

C. Design of New Houses

Lawyers Hill developed gradually. The houses reflect the architectural styles popular at different periods, and almost every decade between 1840 and the present is represented. For this reason, homes in the Historic District vary greatly in style, building materials, size and scale.

All homes in the District are single-family detached houses. Historic homes range from one and one-half to three stories in height, with several one-story homes among the more recently constructed houses. Wood frame construction is dominant.

The Historic District is established to preserve the historic value not only of individual historic buildings, but also of the Lawyers Hill community as a whole. Therefore, the Historic District Commission must review the design of new buildings as well as alterations to historic buildings. In keeping with the variety resulting from the gradual development of the District, new homes can represent the architectural styles of their own period and need not attempt to replicate historic styles. However, to preserve the historic character and value of the District, new buildings visible from the District's public roads should be compatible with the form and scale of the historic homes.

Several characteristics of the historic homes should be considered in designing new homes. The historic homes vary in size, but are generally one and one-half to two and one-half stories high and often are complex in form. The homes are generally wider than they are high; additions and porches often contribute to a primarily horizontal orientation. Windows, doors and porches are generously sized and tend to be dominant features of the facades of historic homes. House foundations are not usually visible from public roads. New buildings can be compatible with these characteristics while varying greatly in style and detail.

1. Recommended

- Design new buildings visible from Lawyers Hill Road and Old Lawyers Hill Road to be compatible in form, scale, proportion and height with historic houses in the District. Where new buildings will not blend with the historic homes, they should be screened from public roads by setbacks and vegetation.
- Use wood frame or brick construction for new buildings, with details that are functional and reflect a high level of craftsmanship.

2. Not Recommended

- New houses constructed of materials not typical of the District.
- Use of incompatible decoration or details from the past on new houses.
- New houses with foundations or built-in garages that are highly visible from a public road.

Chapter 9. Landscape and Site Elements

- The Historic District Commission's authority within the Historic District includes not only historic buildings, but also their environmental settings, defined by the County Code (Section 16.601) to include, but not be limited to; walkways, driveways, trees, landscaping, waterways and rocks. This Chapter provides guidelines to preserve Lawyers Hill's historic environmental settings when new development occurs and when changes are made to existing home sites.

During the period when Gothic Revival architecture became popular (1840-1870), landscape gardener and horticulturalist Andrew Jackson Downing was instrumental in popularizing the picturesque style of landscaping. Many properties in Lawyers Hill display this influence in their meandering drives that offer the visitor glimpses and changing views of the homes through strategically located plant materials. The houses are

nestled into the landscape and integrated with the natural contours of the land, and nature appears to be unspoiled. Fruit trees and specimen trees blend with native plants in the mature landscape settings of most of the homes. The guidelines in this section encourage the preservation of this landscaping tradition.

A. Grading and Topography

Lawyers Hill is part of the Falls Hills, which run along the Patapsco River from Elkridge to Ellicott City. Historically, homes in Lawyers Hill have been built to blend with these gently rolling hillsides. The steep, narrow stream valleys were left undisturbed and homes were located along the flatter ridge lines so that minimal clearing and grading were necessary for construction. To maintain this development pattern, new structures should be designed and located to fit the

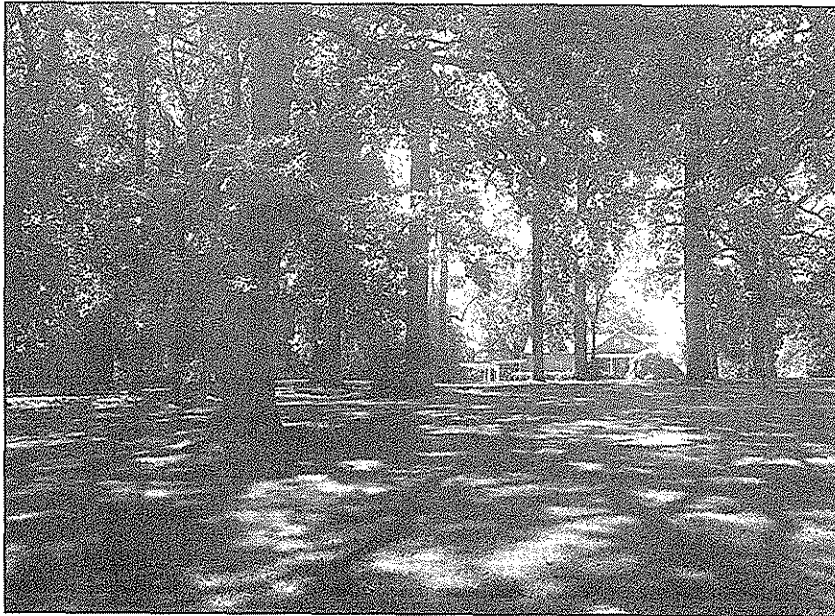
natural contours of the site so that minimal clearing and grading are required during construction.

1. Recommended

Minimize clearing and grading by designing and siting new structures and other site improvements to blend with the natural contours of the site.

2. Not Recommended

Designing and siting new structures and other site improvements so that extensive clearing and grading are necessary.



Mature trees create a park-like setting.

B. Trees and Other Vegetation

Historically, there has been a great emphasis on decorative landscaping in Lawyers Hill, and properties have been adorned with a variety of trees, shrubs and flowers. Residents have preserved much of this multi-layered Victorian (1840-1900) landscape. Landscape patterns are generally informal and vary from native forest to manicured open lawns or park-like settings of mature trees surrounded by lawn. Property line boundaries are seldom marked by vegetation or fencing.

A variety of species can be found on the Hill. Forest trees (many of them native species) include ash, beech, oak, maple, hickory, poplar, cedar, blue spruce, pine, linden, dogwood and holly. Ornamental trees and shrubs, some of which are over 100 years old, include boxwood (especially significant at Fairy Knowe), paulownia, wisteria, rhododendron (especially significant at The Lawn), mountain laurel and roses. Mature fruit trees such as apple, pear, peach and cherry are also present.

Because of the large lot sizes and profusion of vegetation in the Historic District, routine maintenance is defined broadly with respect to vegetation. Many lots have forested acreage and large areas not visible from public roads or neighboring properties. In many cases, removing individual trees or clearing small areas will not affect the character of a particular site or the District as a whole.

Nevertheless, the historic, scenic character of the District will be best preserved if historically significant plantings are retained. New landscaping will be harmonious with the established look of the neighborhood if informal planting patterns and species similar to those found in the District are used. These activities will sometimes be routine maintenance (as defined below) and therefore will not be reviewed by the Historic District Commission; however, the recommendations made below may be helpful to residents making landscaping decisions.

When reviewing requests for clearing vegetation, grading, or cutting down trees, the Historic District Commission will consider the impact of the changes and the planned treatment of the area on the historic setting of the District. The Commission's purview does not include evaluating the environmental impacts of these activities.

The Howard County Forest Conservation Program regulates forest clearing in new subdivisions, as well as clearing on an existing single lot if an area of 40,000 square feet or greater is to be cleared. The Program's forest retention priorities focus on environmental concerns such as the protection of stream valleys, wetlands and steep slopes. Concerns more directly relevant to the Historic District, such as retaining specimen trees and protecting the character of scenic roads, are also priorities but are ranked lower than the environmental concerns. To avoid conflicting priorities, the Historic District Commission will at times need to take into account the requirements of the Forest Conservation Program and other environmental regulations when reviewing forest clearing activity.

The following guidelines encourage preservation of the Historic District's environmental setting.

1. Recommended

- Retain trees, shrubs, and flower gardens that reflect the historic development of the property, particularly mature trees and shrubs. Historic landscaping plans and photographs, if available, are valuable guides in landscaping decisions.
- Minimize removal of mature trees and shrubs and provide for their replacement with similar species whenever possible.
- During construction or grading activities, protect vegetation to be retained, particularly mature trees, by placing fencing or other barriers or markings at the drip line of the vegetation prior to beginning construction. For very large or old trees, consulting an arborist or forester to recommend specific protection measures may be desirable.
- Maintain and install informal landscaping using a variety of trees, shrubs and flowers, particularly native species. Plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow.
- Maintain the open feel of the District by minimizing property line demarcations.

2. Not Recommended

- Topping trees (i.e. cutting off the main leader or other large top branches).
- Using plastic, marble chip, lava rock or other modern ground covers in locations that will be highly visible.

3. Landscaping Activities Requiring a Certificate of Approval

- Removing live trees that are not located within a forest and have a diameter of 12 inches or greater 4.5 feet above ground level.
- Clearing and/or grading more than 5,000 square feet of area per lot per year. This threshold coincides with County regulations that require a grading permit for clearing and grading more than 5,000 square feet of land per year. Clearing refers to the removal of all trees and shrubs from an area; grading refers to changing the contours of the land and removing or disturbing the roots of vegetation.
- Planting trees, shrubs and other vegetation on cleared or graded areas larger than 5,000 square feet.
- Clearing and/or grading within 30 feet of the pavement of Lawyers Hill Road or Old Lawyers Hill Road.

4. Routine Maintenance (work that does not require a Certificate of Approval)

- Clearing and/or grading up to 5,000 square feet of land per year, provided that the area affected is not within 30 feet of Lawyers Hill Road or Old Lawyers Hill Road.
- Removing trees that are located in a yard or other location not within a forest and that have a diameter of less than 12 inches 4.5 feet above ground level.
- Removing trees of any size within a forest.
- Removing dead or diseased vegetation.
- Removing shrubs and other low vegetation.
- Planting trees, shrubs or other vegetation. However, for cleared or graded areas larger than 5,000 square feet, the initial landscape treatment of the cleared site is *not* routine maintenance.
- General gardening activities, including mowing, trimming, pruning, and installing ground covers.

C. Fences

Property lines in Lawyers Hill are only occasionally defined by fencing. Fences are generally low and open, and made of painted wood boards or unpainted split rails.

The open feel of the District will be maintained by limiting the use of fencing and by using low, open fencing when fencing is necessary. One alternative to high, solid fencing may be the use of "invisible" electronic fences to keep pets from roaming.

Existing fences in Lawyers Hill are not historically significant structures. Therefore, as indicated below, removal of existing fencing does not require a Certificate of Approval. Installation of new fencing does require a Certificate of Approval unless it is an exact replacement of an existing fence.

1. Recommended

- When installing new fencing, use fencing that is low, open, and made of wood. If necessary, this type of fencing can have an inconspicuous, inner wire fencing.
- Plant vines or shrubs in front of solid fencing to reduce its visual impact from public roads.

2. Not Recommended

- Installing stockade, chain link, or wrought iron fencing in a location visible from a public road or a neighboring property.

3. Routine Maintenance (work that does not require a Certificate of Approval)

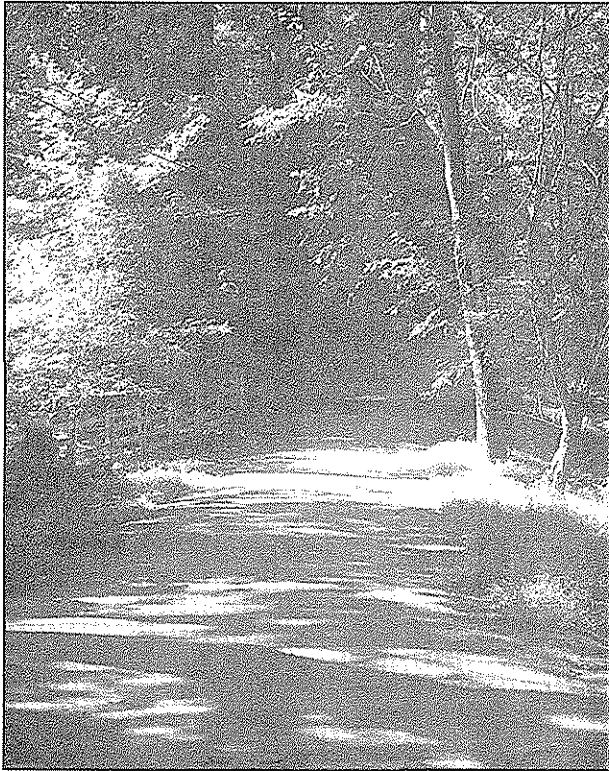
- Maintaining and repairing existing fencing.
- Replacing existing fencing with materials that exactly match the original.
- Removing existing fencing.

D. Retaining Walls

Because homes in Lawyers Hill fit into the natural contours of the surrounding hills, the need for retaining walls has been minimized, and they occur infrequently within the District. Retaining walls in the District are generally low, brick or stone walls that have been built to form decorative structures such as a flower bed or water fountain. High timber retaining walls have been used at one driveway entrance to minimize the need to clear and grade the adjacent slopes. New retaining walls that will be visible from public roads or neighboring properties should be unobtrusive and constructed or faced with brick or stone.

1. Recommended

- Minimize the need for new retaining walls by designing improvements, including driveways and parking areas, to minimize clearing and grading.
- Design new retaining walls to be low and constructed or faced with brick or stone.
- Soften the appearance of highly visible new walls by planting vines or other landscape materials that will cover the wall.



A wooded driveway bordered by an open wood fence.

Where higher retaining walls are required, consider using a series of short, stepped walls with landscape plantings rather than one single high wall.

2. Not Recommended

Retaining walls faced with timber, concrete or concrete block, unless these walls are not visible from a public road or neighboring property.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining and repairing existing walls.
- Installing a new retaining wall no more than two feet high and 12 feet long in a location not visible from a public road at any time of year.

E. Driveways, Walkways and Patios

Driveways in the District are generally long (due to substantial house setbacks from the public roads), sometimes winding or circular, narrow (one lane) and constructed of gravel or asphalt. Driveways often are used for parking, so there are few additional gravel or paved parking areas. The driveways are generally unobtrusive and do not have curbs.

Walkways may lead from driveways or parking areas to the homes or wind through gardens, but they seldom lead to the public roads and there is no public sidewalk system. Walkways and patios are usually constructed of brick or flagstone although there are a few constructed of concrete slab.

Historic driveways, walkways and patios should be maintained whenever possible. While the construction materials used for existing driveways are probably not historic, the alignments themselves may be historic and should be retained. New driveways, walkways and patios should be compatible with width, appearance and surface covering with existing improvements.

1. Recommended

- Maintain existing historic driveway and walkway alignments and patios.
- Where needed, install new driveways that are narrow (one lane), constructed of dark colored gravel or asphalt, and follow the contours of the site to minimize the need for clearing and grading. For new homes, the use of shared driveways should be explored.
- Minimize additional paved or gravel parking areas within view of a public road.
- Construct new walkways and patios of brick, flagstone or concrete pavers designed to look like flagstone. New

walkways may also be constructed of bark chips or gravel.

2. Not Recommended

- Designing and constructing new driveways and parking areas that require extensive clearing and grading.
- Constructing driveways of poured concrete or white gravel.
- Constructing new walkways and patios of poured concrete slabs within view of a public road.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining and repairing existing driveways, walkways and patios.
- Recoating an existing blacktop (asphalt) driveway or blacktopping an existing gravel driveway without increasing the length or width of the driveway.

F. Outdoor Lighting

Historically, Lawyers Hill has had no street lights and minimal outdoor lighting. Outdoor lighting currently found in the Historic District includes fixtures attached to buildings and freestanding fixtures along driveways. The fixtures are generally unobtrusive and the level of lighting in the community is low. Most freestanding fixtures are either black

metal pole fixtures approximately three feet high or dark metal lamppost fixtures approximately six feet high. One home has a railroad lantern converted to a driveway lamppost, making reference to the District's history as a railroad commuter community.

New lighting should be unobtrusive, in keeping with the historically rural character of the District. If street lights are installed along a new subdivision street within the District, the fixtures should also be unobtrusive in appearance in accordance with these guidelines.

A Certificate of Approval is required for new outdoor lighting fixtures, whether attached to buildings or freestanding.

1. Recommended

- Design and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar unobtrusive material for freestanding lights.
- To the extent possible, direct or shield lighting so that it illuminates only the area intended and does not spill onto neighboring properties. Design lighting to provide a reasonable level of brightness for the intended purpose.

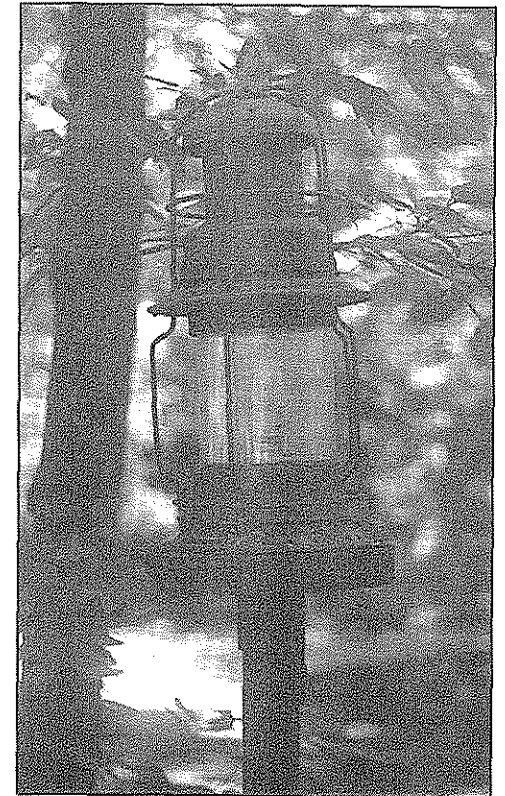
2. Not Recommended

- Lighting fixtures made of unpainted bright metal or other visually intrusive

materials in locations visible from public streets or neighboring houses.

3. Routine Maintenance (work that does not require a Certificate of Approval)

- Maintaining and repairing existing lighting fixtures.
- Replacing lighting fixtures with new fixtures that generally match the existing fixture.



A railroad lantern converted for use on a lamppost.

Chapter 10. Demolition and Relocation

- Demolition or relocation of any structure in the Historic District requires a Certificate of Approval from the Historic District Commission. This requirement applies to structures such as retaining walls, sheds and garages as well as houses.

If the Historic District Commission finds that the structure is not historically significant and does not contribute to the Historic District, demolition or relocation will be routinely approved. The treatment of the site after removal of the structure, and the new location for a relocated building (if the location is within the Historic District) must also be approved by the Commission.

Historic buildings are irreplaceable resources. Because their demolition will have a permanent detrimental effect on the Historic District, the Commission will consider approving demolition only after all possible alternatives to preserve the structure are exhausted. The Commission will approve demolition only if the applicant provides evidence proving severe economic hardship or the lack of a reasonable beneficial use of the property if the demolition application is denied.

For structures of particular historic importance, the County Code (Section 16.608) authorizes the Commission to endeavor to work out with the owner an economically feasible plan to preserve the structure. If no economically feasible plan can be formulated, the Commission may delay making a decision for up to 90 days while seeking a means of preserving the building, including negotiating with the owner and other interested

individuals and organizations who might provide assistance.

If demolition of a historic building is approved by the Historic District Commission, the Commission may require that the owner provide opportunity for County staff to document the building and its site prior to demolition, including landscape features, outbuildings, and the relationship of the building to the site.

Relocation will detract from the integrity of a historic structure and its site and must also have strong justification. If relocation is approved, the building should be moved to a similar setting, preferably within the Historic District, by a competent company with experience in moving historic structures.

The following information must be submitted to the Historic District Commission by an applicant for demolition or relocation of historic homes and other principal structures within the Lawyers Hill Historic District. For most smaller historic structures such as sheds and garages, the Historic

District Commission will need only the information required by items 1, 2, 3, 5 and 7.

1. Form of ownership of the property.
2. Cost of proposed demolition or relocation.
3. Reasons for the proposed demolition or relocation.
4. Fair market value of property as determined by a qualified professional; all appraisals must have been made within the two years immediately preceding the filing of the application.
5. Itemized breakdown of the cost of renovation of the existing structure.
6. A report on the structural integrity of the structure, prepared by an engineer licensed in the State of Maryland who has significant experience with historic structures.
7. Clear photographs of all elevations of the structure.
8. Site plans drawn to scale showing the entire site, the historic structure proposed to be removed, other site improvements, and the relocation site, if applicable. □



Glossary

Bargeboard: A board, often ornately curved, attached to the projecting edges of a gabled roof; sometimes referred to as vergeboard.

Batten: A strip of wood put over a seam between boards to fasten or cover them.

Brace: A diagonal stabilizing member of a building frame.

Bracket: A support element under eaves, shelves or other overhangs; often more decorative than functional.

Casement: A window with sash hung vertically and opening inward or outward.

Cast Iron: Iron, shaped in a mold, that is brittle, hard and cannot be hammer-welded.

Clapboard: A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structures; also known as weatherboard.

Corbel: A small projection constructed outward from a wall to support the eaves of a roof, or from a chimney to support a larger decorative top.

Cornice: Projecting ornamental molding along the top of a building or wall.

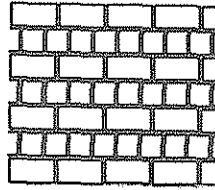
Dormer: A vertically set window on a sloping roof; the roofed structure housing such a window.

Double-Hung Sash Window: A window with two sashes, one above the other, arranged to slide vertically past each other.

Drip Line (of vegetation): A vertical line extending from the outermost edge of the tree canopy or shrub branch to the ground.

Eaves: The projecting overhang at the lower edge of a roof.

English Bond Pattern: Brickwork with alternating rows of headers (bricks with their end exposed) and stretchers (bricks with their side exposed).



Eyebrow Dormer: A low dormer in which the arched roofline forms a reverse curve at each end, giving it the general outline of an eyebrow.

Facade: The face or elevation of a building.

Fieldstone: Slab units, split from rock and suitable for setting as dry-wall masonry.

Finial: An ornament at the top of a spire, gable or pinnacle.

Flagstone: Hard stone split into flat pieces and used in paving walks, terraces, etc.

Gable: A triangular wall segment at the end of a double-pitched or gabled roof.

Gambrel Roof: A ridged roof with two slopes on each side, the lower slope having the steeper pitch.

German Siding: An exterior wall cladding of wooden boards with a concave upper edge that fits into a corresponding groove in the siding above.

Hipped Roof: A roof with four uniformly pitched sides.

Hood Molds: A large molding over a window, originally designed to direct water away from the wall and window; also called a drip molding.

Louver: Horizontal slats tilted to exclude rain, sunlight and view, but allowing air to pass.

Masonry: Wall construction of materials such as stone, brick, concrete or tile.

Molding: A continuous band that is either carved into or applied to a surface.

Mortar: A mixture of sand, water, lime and cement, used to bind together units of masonry.

Muntin: A division separating panes of glass in a window sash or door.

Offset: A shift in the line of a wall resulting in a ledge or right-angled beam, to provide shadow or relief on a flat surface.

Oriel Window: A bay window that does not extend down to a foundation, but is supported by corbels, brackets or a pier attached to the wall below.

Ornament: Detail that is incised, molded, painted, or otherwise added to a building, usually against a plain surface with the purpose of embellishment.

Repointing: Treatment of joints in masonry by removing mortar from between the joints of masonry units and refilling with mortar.

Ridge, Ridgeline: The area of the roof where the upper slopes of the roof meet horizontally.

Rubble: Irregularly formed stones that have not been cut to form regular faces or that have been shaped by fracture.

Sash: A frame in which the panes of a window are set.

Shed Roof: A single pitched roof over a small room or porch; usually attached to a main structure.

Shingles: Pieces of wood or other material, such as asphalt based material, used as an overlapping outer covering on walls or roofs.

Sidelight: A framed area of fixed glass along the side of a door or window opening.

Stockade Fence: A fence made of upright, tightly spaced wooden slats.

Tongue and Groove Flooring: Flooring in which the jutting edge or tongue on one board fits exactly into a groove in another.

Transom Window: Horizontal window over a door, usually hinged.

Veranda: A roofed open gallery or porch.

Wrought Iron: Iron that can be squeezed, hammered or rolled into the desired form. □

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Appendix A: Summary of Activities Requiring a Certificate of Approval

The following summary shows the types of work in the Lawyers Hill Historic District that require a Certificate of Approval from the Historic District Commission, based on the adopted Lawyers Hill Design Guidelines. Work that is classified as "routine maintenance" in the Design Guidelines does not require a Certificate of Approval.

If the summary is unclear, please refer to the Lawyers Hill Design Guidelines. In the case of a conflict between this summary and the Design Guidelines, the Design Guidelines prevail.

A "Yes" or "No" in the right-hand column indicates whether or not a Certificate of Approval is required for the type of work described.

New Construction

- New house or outbuilding Yes
- Addition to building Yes
- Porch or deck addition Yes

Demolition or relocation of house or outbuilding Yes

Repair/Maintenance of Existing Houses

- Maintaining and repairing exterior building featuresNo
- Replacing exterior building materials or features with new materials or features that:
- Exactly match the existing materials or features in material, texture, design, shape and size, and maintain existing details and trim (except masonry - see below)No
 - Do not exactly match the existing materials or features Yes
- Adding new features to a building (i.e. window or door openings, dormers, ornamentation, etc.) Yes
- Replacing masonry walls, foundations, chimneys, etc. Yes
- Repointing masonry Yes
- Except spot pointing of worn areas, using new mortar that exactly matches the existing, unweathered mortar in color, texture, joint profile and compositionNo
- Replacing damaged bricks, stones or concrete blocks with new units that exactly match the existingNo
- Replacing missing porch supports or railings with new materials that exactly match existing supports or railingsNo

- Installing replacement gutters and downspouts of similar size, location and finish as the existing, in the same color or a color consistent with the exterior building walls No
- Repairing roofs using material similar to the existing roofing in size, color and texture No
- Installing weatherstripping around doors and windows No
- Painting previously painted surfaces:
- Using the same color as the existing paint No
 - Using colors listed as appropriate in the Design Guidelines (Chapter 6, Section O) No
 - Using colors not listed as appropriate in the Design Guidelines .Yes
- Painting previously unpainted surfaces .Yes

Outbuildings

- Maintaining and repairing existing building features No
- Replacing building features with new features that exactly match the existing features and retain existing details and trim No
- Changing the material of exterior walls . Yes
- For outbuildings not visible at any time of year from public roads or neighboring houses:
- Replacing doors and windows with new doors and windows that need not match the original, but fit within the original openings No
 - Adding, removing or altering the shape of door or window openings; replacing steps, roofing or foundations:
 - If the outbuilding is less than 50 years old No
 - If the outbuilding is more than 50 years old Yes
 - Painting exterior building features, using any color No
- For outbuildings visible from public roads or neighboring houses:
- Painting exterior surfaces using colors listed in the Design Guidelines (Chapter 6, Section O) as appropriate for the house on the same lot No
 - Painting exterior surfaces using colors not listed in the Design Guidelines as appropriate for the house on the same lot Yes

Equipment and Hardware

- Maintaining and repairing existing equipment or hardware Yes
- Outdoor lighting fixtures (attached to building or freestanding):
 - Replacing lights with new fixtures that generally match the existing No
 - Installing new lighting fixtures Yes
- Installing equipment or hardware:
 - Locks, door knobs, door knockers, etc. No
 - Window air conditioners (not requiring permanent alterations to window) No
 - Heat pumps, central air conditioning condensers, antennas, satellite dishes, alarm systems:
 - Visible from public roads or neighboring houses Yes
 - Not visible from public roads or neighboring houses No
 - Solar collectors Yes
 - Security bars Yes
 - Skylights Yes

Other Site Improvements

- Maintaining and repairing existing site improvements No
- Replacing site improvements with new improvements that exactly match the existing No
- Driveways, walkways, patios:
 - Installing new driveways, walkways, patios Yes
 - Widening or enlarging driveways, walkways, patios Yes
 - Blacktopping a gravel driveway or recoating an existing blacktop driveway (without widening) No
- Fencing:
 - Removing existing fencing No
 - Installing new fencing Yes
- Retaining walls:
 - Installing new retaining walls that are no more than 2' high and 12' long and not visible from public road No
 - Installing other new retaining walls Yes
 - Removing existing retaining walls Yes
- Installing lawn ornaments, mailboxes, newspaper boxes, basketball nets, play equipment, above-ground swimming pools that are dismantled each year No
- Installing tennis courts Yes
- Installing in-ground and permanent, above-ground swimming pools Yes

Landscaping

- General gardening: mowing, trimming, pruning and installing ground covers No
- Planting trees, shrubs or other plants No
 - Except initial landscaping of a cleared or graded area larger than 5,000 square feet Yes
- Removing shrubs and other low vegetation No
- Cutting down trees:
 - Dead or diseased No
 - Located within a forest No
 - Not located within a forest, and with a trunk diameter of less than 12 inches 4.5 feet above ground level No
 - Not located within a forest, and with a trunk diameter of 12 inches or greater 4.5 feet above ground level Yes
- Clearing and/or grading land:
 - Within 30 feet of the pavement of Lawyers Hill Rd. or Old Lawyers Hill Rd. Yes
 - In any other location, up to 5,000 square feet of land area per lot per year No
 - In any other location, more than 5,000 square feet of land area per lot per year Yes