HARFORD COUNTY

HISTORIC PRESERVATION DESIGN GUIDELINES

BARRY GLASSMAN, COUNTY EXECUTIVE

Cover Images (clockwise from top):

Harford County Courthouse (HA-218), Bel Air

Ayres Chapel (HA-461), Norrisville

Jolly Acres Old Mill (HA-458), Norrisville

Jericho Covered Bridge (HA-0438), Joppa

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1. Introduction

The following acronyms are used throughout the document; all definitions are provided in the Chapter 11 Glossary of Terms:

- **ADA - Americans with Disabilities Act**
- **ASTM - American Society for Testing and Materials**
- **COA - Certificate of Appropriateness**
- **MHT - Maryland Historical Trust**
- **NPS - National Park Service**
- **SOI - Secretary of the Interior**

A. Purpose of Design Guidelines

Harford County has a diverse collection of several thousand documented historic **resources** of cultural and historic significance. These **resources** provide a unique sense of place and a tangible link to the past by reflecting the history of the County. In maintaining and protecting these historic **resources** we preserve the architectural heritage of Harford County, strengthen the local economy, and improve property values. The Harford County Historic Preservation Design Guidelines (Guidelines) have been created to help enhance, preserve, and protect the unique character of Harford County and its distinct communities.

The Guidelines provide guidance in best practices for rehabilitation and advise owners, architects, and contractors when making changes to historic properties. The Guidelines provide an objective tool for the **Harford County Historic Preservation Commission (Commission)** and Department of Planning and Zoning staff in evaluating proposed changes to locally designated historic properties.

Spesutia Church, c. 1671 (HA-249), Perryman.

Berkley School (Hosanna School), 1868 (HA-210), Darlington. HCG File Photo.

The Guidelines are also intended to help educate the public and encourage the preservation of historic **resources**. Sections B, C, and D below explain the specific processes for nomination, review, and approval for local historic designation as well as the processes for application, review and approval activities for **Certificates of Appropriateness (COA)** and county historic tax credits. The Guidelines do not dictate exact styles, materials, or methods of construction, and allow for flexibility in their application to each project. For additional references related to the preservation, rehabilitation, and adaptive reuse of historic structures, refer to the Directory of Resources in Appendix B.

B. Historic Designations

Historic **resources** are recognized, inventoried, and protected in different ways at the federal, state, and local levels, though the designations are not mutually exclusive. Federal designations include National Historic Landmarks, which represent **resources** most significant to our nation's history, and the National Register for Historic Places. The national designations are largely honorary and do not impose restriction on what private property owners can do with their property. They do require that federal action or funded activity (such as building a highway) consider the effects that these activities may have upon National Register eligible or listed properties. Federally listed property owners are eligible for state and federal historic tax credits.

The **Maryland Historical Trust (MHT)**, Maryland's state historic preservation office, provides support for federal designations and offers a number of financial incentives - including tax credits, grants, and loans for historic preservation - that often require that properties be listed in or eligible for listing in the National Register. Refer to the Directory of Resources in Appendix B for more information about eligibility by program.

Local designations protect historic **resources** with preservation ordinances that are tailored to the local community. Harford County's preservation ordinance falls under Article XIII, General Provisions for Historic Landmarks, of the County Zoning Code. A local historic **resource** is designated as a **Harford County Historic Landmark (Landmark)** or a contributing site within a Harford County Historic District (District). Refer to section D below for local nomination and review processes.

Owners of local **Landmarks** agree to obtain approval from the **Historic Preservation Commission** prior to undertaking any exterior work on their property other than routine maintenance. **Landmark** designation provides a level of protection for properties and provides local preservation tax credits to assist owners with maintaining them. These Guidelines are the policy of Harford County for all designated **Harford County Historic Landmarks** and Historic Districts and serve as a reference for historic preservation best practices. The Guidelines apply to new construction or additions on designated

Landmark properties as well as within designated historic Districts. The Guidelines may be adopted by municipalities within the county, depending upon local policy.

C. Historic Preservation Commission

The **Harford County Historic Preservation Commission (Commission)** recommends local properties for **Landmark** designation and reviews proposals for exterior work on those properties already designated. The **Commission** consists of seven members appointed by the County Executive and confirmed by the County Council. The county's Historic Preservation Planner staffs the **Commission** and provides technical assistance. The **Commission** members have experience in fields related to historic preservation. The duties of the **Commission** include:

- Conducting an ongoing survey to identify historically and architecturally significant properties throughout Harford County;
- Working with the Harford County Department of Planning and Zoning to investigate and recommend historic properties that are seeking local **Landmark** designation;
- Keeping a list of all **resources** that have been designated as local **Landmarks** or historic Districts;
- Reviewing applications for local **Landmark** designation;
- Reviewing proposed rehabilitation or modification work to local **Landmark** properties; and
- Reviewing applications for local historic preservation tax credits.

D. Review Processes

1. Designating a Harford County Historic Landmark

Designating a **Harford County Historic Landmark** begins with submitting a nomination form to the Harford County Department of Planning and Zoning with the owner's approval. Forms are available online at the county website. Prior to designation as a local **Landmark** or District, historic properties must be surveyed and included in the Maryland Inventory of Historic Properties, maintained by **MHT**. This provides important baseline documentation about the property and its historical features. Several thousand properties have already been inventoried in Harford County. Refer to the Directory of Resources in Appendix B for more information about nomination forms.

Roscrea, 1881 (HA-311), Darlington.

A site, structure, or area must have either historical and cultural significance, architectural and design significance, or both in order to be considered for local designation. Refer to § 267-109 of the County Code for more information related to criteria for designation.

The nomination form will be reviewed by County staff and a report written. The nomination will then be reviewed before the **Commission** at a public meeting. If the **Commission** recommends designation for the nominated property, it goes back to the County Planning Department to prepare a resolution. Finally, the resolution approving the property nomination must receive

Forest Hill Railroad Station, 1914 (HA-1272), Forest Hill.

Ada Asher Building, c. 1880 (HA-1179), Havre de Grace.

Grace Memorial Rectory, c. 1880 (HA-79), Darlington.

a vote of approval at a Harford County Council Meeting to be designated a **Harford County Historic Landmark**.

2. Establishing a Harford County Historic District

Per the Harford County Zoning Code, an historic district is an area that has a "significant concentration, linkage, or continuity of sites, structures, or objects that are united historically, architecturally, archeologically, culturally, or aesthetically by plan or physical development." A district may include all or part of a neighborhood but must include at least two lots that are linked. The lots of an historic district are typically contiguous and often share a developmental history. Streetscape and landscape elements and **archeological resources** may be important features of a district.

While individual buildings within a district may be significant on their own, the cohesive quality, distinctiveness, and overall integrity of the area are key aspects of an historic district. When establishing a local district, it is important to define and describe these aspects and identify which **resources** are **contributing** and **non-contributing** to this overall integrity - these can be determined on a case-by-case basis within each district. The **Commission** only reviews contributing **resources**; homeowners should work with historic preservation staff early in the process to determine whether a review is necessary. Refer to Chapter 4, Section B for more information.

When establishing a Harford County Historic District, the owners of 75% or more of the lots within the proposed district must agree to designation, with each lot having one vote. The applicant must obtain owner signatures prior to filing for designation. The designation of an historic district follows the same process as that described in Section D.1 above for a **Harford County Historic Landmark**. Once established, any undertaking that results in a change or alteration to an exterior feature of or affects the integrity of an historic district is subject to review by the **Commission** and requires a Certificate of Appropriateness (refer to Section D.3 below).

3. Certificate of Appropriateness

A **Certificate of Appropriateness (COA)** is required prior to undertaking any exterior work on a local **Landmark** or a site or structure located within a local historic District that requires a permit, results in a change to historic materials, alters an exterior feature, or for new construction on an historic site or in an historic district. A **COA** is not needed for interior work or for routine maintenance. Routine maintenance includes work that does not change or alter an exterior feature or materials. Examples of routine maintenance include realigning a sagging gutter and replacing broken glass.

A building permit cannot be issued until after a **COA** has been approved. All building permits must

be applied for and received separately from the **COA**; a **COA** is not a building permit.

An application for a **COA** must first be filed with the Harford County Department of Planning and Zoning. Applications are available online at the county website; refer to the Directory of Resources in Appendix B for more information. The application, including a description of the proposed work, is reviewed by County staff and a report written.

The proposed work is presented to the **Commission** at a public meeting. The **Commission** may ask to review physical material samples in reviewing the proposed work. The **Commission** will apply these Guidelines in determining the appropriateness of the work and will issue an approval of the application, approve the application subject to conditions or modifications, or deny the application.

4. Local Historic Tax Credits

All designated **Harford County Historic Landmark** owners are eligible to apply for local historic tax credits to assist with property maintenance. The local tax credits may be combined with state tax credits. Please note that the processes and reviews for state and local tax credits are different, and it is not guaranteed that property owners who qualify for local credits will qualify for state credit.

There is a two-part process for review and approval of local tax credits. The first step is receiving approval for a Certificate of Appropriateness for the proposed work; refer to section D.2 above. Upon receipt of the **COA**, the work may be performed. It is important to maintain good financial records of the work performed.

The second step after the work is complete is to submit a *Certificate of Completed Work* application certifying the work was completed according to the approved **COA**. The application is available online; refer to the Directory of Resources in Appendix B for more information. A staff site visit will follow. Finally, the work will be reviewed by the **Commission** at a public meeting and must receive final approval.

E. Standards for Review

The *Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties* was established as part of the National Historic Preservation Act of 1966 to promote historic preservation best practices and protect our nation's cultural **resources**. Its framework for responsible preservation practices can be applied to a broad scope of historic **resources**, including buildings, sites, structures, objects, and districts.

The *Standards* recommend four approaches to the treatment of historic properties – preservation, rehabilitation, restoration, and reconstruction. The Harford County Historic Preservation Design

View of Darlington Historic District (HA-1746) from Shuresville Road.

Guidelines are based on the *Secretary of the Interior's Standards for Rehabilitation*, codified as 36 CFR 67, including any future modifications or amendments. The *Standards* are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. They are as follows:

1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces 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 architectural elements from other buildings, shall not be undertaken.

4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic 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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8) Significant **archeological resources** affected by a project shall be protected and preserved. If such **resources** must be disturbed, mitigation measure shall be undertaken.

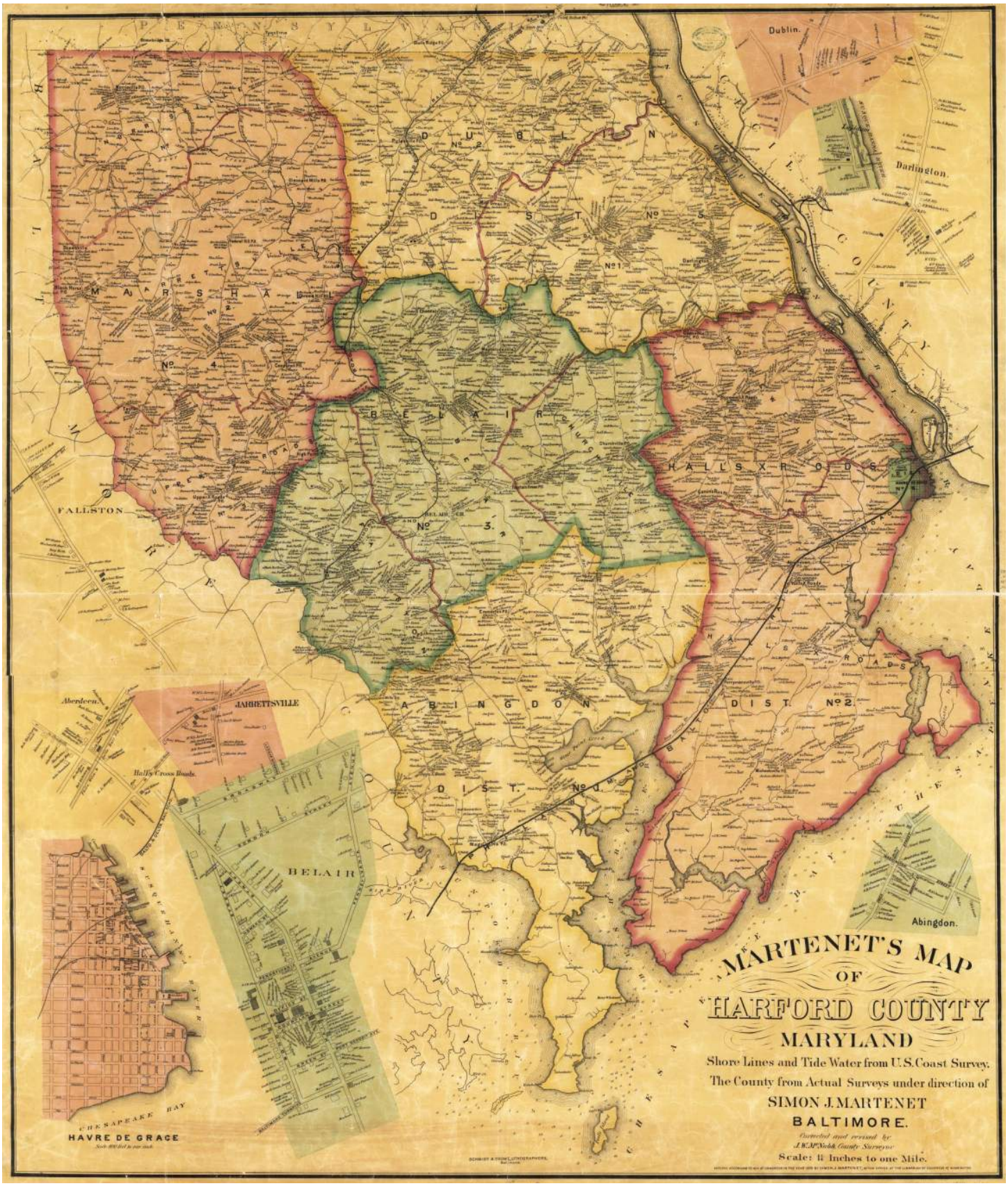
9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the integrity of the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

F. Organization of the Guidelines

The Harford County Historic Preservation Design Guidelines are organized into ten main chapters after the Introduction. They include a discussion of **character-defining features**, design principles, historic districts, building exteriors, historic settings, landscape and site features, other **resources** that are not conventional buildings, additions and new construction, sustainability, and a glossary of terms.

The chapters are subdivided to address the individual elements that one may encounter when undertaking alterations or rehabilitation work on an historic property in Harford County. The Guidelines suggest appropriate measures to restore, repair, or replace the architectural element including consideration of modern construction materials and methods and energy efficiency. A discussion of architectural styles and a directory of **resources** are included in the appendix.



1878 Martenet's Map of Harford County. Image courtesy of Library of Congress.

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2. Character-Defining Features

Sion Hill, c. 1789 (HA-525), Havre de Grace, has many character-defining features including a three-part brick structure, a pedeimented front porch, elaborate windows, two large brick chimneys, and its siting at the crest of a hill on the large estate. Image courtesy of Library of Congress.

A **character-defining feature** is a visual or tangible element that contributes to the unique quality of an historic building, structure, or site; if removed or inappropriately altered, the architectural character of the building, structure, or site would be compromised. Buildings evolve over time, and additions of later time periods may be **character-defining features** in their own right.

While **character-defining features** also include interior building elements, the **Commission** only reviews exterior work on local **Landmarks**.

Character-defining elements may include:

- Overall building or structure form
- Materials, surface finishes, and craftsmanship
- Roof form and features
- Openings - windows, doors
- Porches, balconies, arcades
- Decorative details
- Setting of the property, buildings, structure, or object
- Landscape and site features

In order to successfully preserve an historic property, it is important to identify those features and elements that make the building, structure, or site unique. It is extremely helpful to have a complete understanding of the property, including its evolutionary history and knowledge of the builder and owners in assessing its **character-defining features.**

The visual and tangible aspects of an historic

building, structure, or site should be evaluated both from afar, to understand the form, context and setting, and up close, to recognize materiality, craftsmanship, and finishes.

A. Overall Character

An overall look from afar is the first step in identifying the characteristic features of an historic property. A building often has an easily identifiable primary **elevation**, usually the side facing the street. In many cases, a secondary **elevation** may be equally important to the character of the property, particularly if it has a distinguishing form that helps define the building type or if it fronts an important landscape feature.

Shape and scale describe the massing of a building or structure, which is observed from a distance. The shape and height of the roof and its associated features, such as chimneys, the number and spacing of the window and door openings, and the building projections, such as porches and balconies, are all crucial to the visual character of a building. Refer to Chapter 3 for more on massing, scale, proportion, order, and rhythm and how these principles help define the unique qualities of a building or structure.

The setting provides the context for an historic property and often greatly influences the character of the building or structure within it. Setting can include region, town, neighborhood, or streetscape. Refer to Chapter 6 for more on historic settings.

B. Detail Character

Surface quality, materiality, and craftsmanship should be viewed at close range in assessing the **character-defining features** of an historic property. The visual characteristics of each material, such as texture, profile, finish, and color impart a sense of quality and age to an historic building, structure, or site and make it distinctive. The way in which the materials are put together also contributes to the overall surface quality. For example, bricks have distinctive colors, shapes, sizes, and textures, but the way they are arranged to form a wall, the material characteristics of the mortar, and the profile of the joints between the bricks together create a unique **character-defining feature**.

Craft details, such as the way stones were cut and laid to form a wall or the scroll work on a porch are noteworthy and usually noticeable elements that are important to the character of a building, structure, or site.

For more information about evaluating **character-defining features** refer to the **National Park Service (NPS)** Preservation Brief 17, "Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character."

The easily distinguishable gambrel roof is a character-defining feature of the Hays House, 1788 (HA-225), Bel Air.

The rubble-fieldstone walls of the Jerusalem Mill Blacksmith's Shop (HA-435), Joppa are an important character-defining feature.

3. Design Principles

Darlington Elementary School, 1938 (HA-2179), Darlington. An example of window repetition and spacing used to produce a regular rhythm along the primary elevation.

Buildings, particularly residential ones, do not always fit perfectly within one architectural style. **Vernacular** architecture, which makes up the majority of historic buildings in Harford County, reflects local materials and craftsmanship rather than being characterized by stylistic elements. In evaluating an historic property or designing new construction on an historic property, rather than focusing on a particular architectural style, it is often better to consider the design principles of historic architecture, particularly massing, scale, proportion, order, and rhythm.

A. Massing

Massing refers to the overall form and size of a building or structure. It may be simple in form but very large, like many barn structures, or it may have various wings and appendages and still be modest in size; complexity of form and size are independent features.

The roof is often the most prominent visual feature of a building or structure when viewing it from a distance. The form, pitch, and height of the roof all contribute to the overall character of the building or structure and often evoke a feeling. For example, intersecting roof forms with steep pitches and other visual elements often denote grandeur.

New construction on an historic site or within an historic district should be designed to relate to the patterns of massing found nearby. For example, a new building in a town or village should not tower over its neighbors, nor should it be significantly shorter; its overall mass should be in keeping with the neighborhood.

The cross gable centered over the two-story William M. Williams House, c. 1895 (HA-1922), Cardiff gives the impression of great mass overlooking the street.

The Harford County Courthouse, 1858 (HA-218), Bel Air is designed at a monumental scale to emphasize its importance.

Cranberry United Methodist Church, c. 1888 (HA-1665), Perryman has a front entrance door and flanking windows that are sized proportionaltely to the overall front elevation.

B. Scale

Scale describes the relationship of parts to the whole. This principle applies to individual buildings as well as streetscapes. It is important for individual elements to be in keeping with the whole, such as the size of a front door compared to the overall building **elevation**. Similarly, buildings within a neighborhood should be generally in keeping with each other.

Often buildings are designed in relation to the scale of a human body. Typically residential buildings have features scaled appropriately for human use; the tops of doors and windows are often set within a few feet of human height. Conversely, sometimes buildings are designed at a monumental scale, much larger than human size, to evoke the feeling of importance.

C. Proportion

Proportion describes the relationship of building parts to each other. For example porch columns are typically sized in relation to the overall building and that of the porch. Excessively wide columns on a relatively small building would give the porch the appearance of being squat or heavy. Building elements that are sized and detailed proportionately will give the impression of a well-considered design.

D. Order

Order describes the arrangement of parts in an overall composition. A balanced visual composition is pleasing to the eye, and an asymmetrical **elevation** may still have a balanced overall appearance if the various elements have similar visual weight.

Sometimes elements are ordered in other ways, such as in relation to the ground. For example, a building may have taller windows at the first floor and shorter windows at the upper floors.

E. Rhythm

Rhythm describes the spacing and repetition of elements in an overall composition. Rhythm can apply to individual buildings, such as the windows

and doors of an **elevation**, and to streetscapes, such as the open space between freestanding buildings along a street. Maintaining the rhythm of a building is important to the appearance of the whole. For example, infilling an original window or door opening can interrupt a building's rhythm, which would be detrimental to its original character.

The design principles of scale, proportion, order, and rhythm are crucial in considering alterations to historic buildings. Modifying a building element from its original design without consideration to the size and spacing of other elements and to the whole can result in an unbalanced composition and damage to the historic character of the site.

These principles are also important in designing additions and new construction on historic sites and in historic districts. Refer to Chapter 9 for more on additions and new construction.

This Queen Style house on Bel Air Avenue in Aberdeen has a balance of detail elements although the front elevation is asymmetrical.

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4. Historic Districts

View of Cardiff-Whiteford Historic District (HA-1748) from Main Street.

A. Character-Defining Features

There can be many different sizes and types of historic districts, and each has its own distinct unifying character. Like the discussion in Chapter 2 regarding **character-defining features** of an individual building, structure, or site, it is important to identify the features of a district that make it unique in order to ensure its preservation. Often, the contributing **resources** of a district share a developmental history. It is helpful to understand the evolutionary history of the **resources** in assessing the district's **character-defining features**.

In Harford County there is an abundance of established rural settlements, also known as rural villages, that are excellent examples of potential local historic districts. These settlements were uniquely developed, usually around a local industry or trade, for example, slate mining. The rural villages of Harford County include both residential and business properties. These villages have evolved over time to accommodate the changing needs of society, but many remain important rural centers in Harford County.

1. Defining Qualities of a District

The character of a neighborhood or historic district is greatly defined by the visual continuity of similarly designed buildings and the rhythm of open-to-built space that is established along a streetscape (refer to Chapter 3 for more on rhythm).

The general form of a district is important and will vary depending on whether the district is in a rural, village, suburban, or urban setting. A district made up of primarily agricultural properties, for example, will have larger lots, likely of indistinct forms but similar in acreage, with buildings situated far away from property lines. In contrast, rural villages have smaller individual lots, more distinct street patterns with main thoroughfares, and buildings set closer to property lines.

Within an historic district, buildings are often similarly situated on their site, of similar building height and roof form, their entrances address the public right-of-way in the same manner, and their setbacks from the public rights-of-way are consistent. Porches, other building appendages, outbuildings, such as sheds and garages, and landscape features impact this visual pattern.

Character-defining elements of an historic district may include:

- Overall form and pattern of development
- Rhythm of open-to-built space
- Uniform site setbacks
- Buildings of the same style, height, or roof form
- Consistent landscape features
- Similar building materials and detailing
- Buildings of similar age and use

2. Streetscape and Landscape Features

Streetscape and landscape features impact the overall form of a district. The evolution of rural villages in Harford County was directly related to the arrangement of streets. Some villages evolved linearly, along a main thoroughfare, while others were formed at crossroads of two main intersecting roads. Some of the rural villages developed in a grid pattern. The evolution of agricultural properties depended heavily on landscape features such as topography and natural bodies of water.

View of Forest Hill Historic District (HA-1949) from East Jarrettsville Road; note the buildings are all of similar height and the roof forms and front porches create a rhythm along the street edge.

Main crossroads of Forest Hill Historic District (HA-1949) looking southeast towards Tucker's Store (HA-1273).

Looking north along Route 24 through Forest Hill Historic District (HA-1949); note the lack of sidewalks and street width that is consistent through the village.

Regardless of their form, streetscape elements are consistent across properties within historic districts. Street width, paving material, sidewalks, walkways, parking areas, trees and plantings, lighting, site furnishings, signage, and green areas all impact the character of a streetscape.

Landscape elements that may be found throughout historic districts include broad patterns of vegetation such as crops, pastures, and wetlands, individual planned landscapes such as gardens and yards, and fences and walls.

3. Architectural Features of Buildings and Structures

Architectural features of buildings and structures, sometimes defined by a particular style, are often consistent within an historic district. The architectural principles of massing, scale, proportion, order, and rhythm discussed in Chapter 2 apply to properties within historic districts as well as to elements of individual buildings. Architectural features may include:

- Building/structure mass and scale
- Roof height
- Roof pitch and complexity of form
- Porches and building entrances
- Cladding material and color

In rural districts, buildings and structures may be simple forms with large masses, such as barns used for agricultural purposes, while in village districts, buildings are more likely to be of smaller mass and sometimes more complex forms. Porches typically define residential entrances, and within a village district are often street-facing.

Historic building cladding and other site features like fences and walls were often made from locally available materials and are therefore likely to be consistent within a particular district. Slate was a common roofing material found throughout Harford County. Brick, local fieldstone, and wood are all materials commonly used in wall construction and may be detailed in particular ways depending on the neighborhood or district and the local craftsmen who constructed them.

B. Contributing Resources

Contributing **resources** date from the historic period of significance identified for a particular historic district. There are typically some non-contributing **resources** within an historic district; the non-contributing **resources** may have been included in order to establish a contiguous district area. Those **resources** either do not date to the period of significance, do not contribute to the district's character, or have been altered. For example, in the case of the Joppa Historic

District, multiple contributing **resources** (such as the Rumsey Mansion) are scattered across modern suburban developments which are non-contributing.

Proposed changes to non-contributing **resources** will be evaluated by the **Commission** in the same manner as proposed changes to contributing **resources**.

C. Archeological Resources

In some cases, an historic district may be established based on **archeological resources** that are linked across multiple lots. For example, the Joppa Historic District (HA-1315) contains significant archeological materials from various sites that are the only remaining part of an eighteenth century town. **Archeological resources** may or may not be the uniting factor of a district, but property owners within a designated district should be aware that there is always potential for **archeological resources**, particularly if they are discovered on nearby sites within a district.

D. Preserving Historic Districts

The following list of items is a general summary of recommendations; see later sections of the report for additional clarifications. Historic districts should be preserved by:

- Maintaining and preserving existing contributing **resources** in a district.
- Siting new buildings and structures similarly to those on directly adjacent properties; refer to Chapter 6.
- Maintaining and defining property edges with plantings or fences; refer to Chapter 7.
- Maintaining a consistent building height and massing throughout an historic district, refer to Chapter 3.
- Designing new roof forms to match the character of the existing buildings of a district; refer to Chapter 9.
- Including porches or vestibules in the design of new construction that are in keeping with the mass and scale of nearby properties; refer to Chapter 9.
- Establishing, maintaining, and extending sidewalks and pedestrian and bicycle paths, where possible. New pedestrian facilities should match traditional and historic materials, patterns, and widths, while also addressing accessibility and safety concerns.
- Locating new parking areas behind buildings, whenever possible, and screening them from view.

Resurrection Episcopal Church [Copley Parish] in the foreground, Rumsey Mansion c. 1720 (HA-1), Joppa, in the background. Modern suburan development visible at left.

5. Building Exteriors

A. Roofs

1. Roof Overview

a. Roof Systems

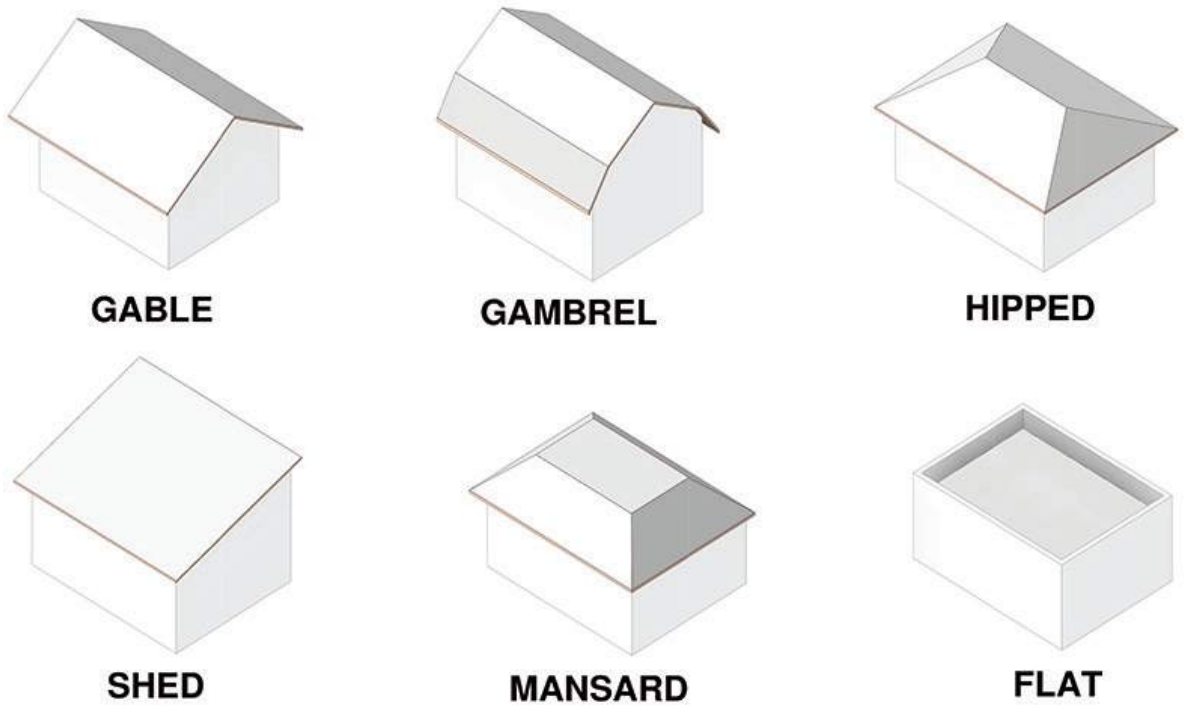
The roof is one of the most critical elements of a building and its form and detailing impact the building's overall character. The roof system is comprised of framing, sheathing, roofing material, **flashing**, and water drainage elements, such as roof drains, gutters, downspouts, and boots. The roof system should be addressed holistically when considering repairs or changes.

Proper maintenance to ensure a weather-tight roof is critical in the preservation of a building and to help prevent damage that can impact all parts of a building. Water infiltration can go unnoticed and result in rot of roof and wall structures, rust of metal elements, masonry deterioration, paint deterioration, and damage to interior elements. The subsequent repair work will quickly become cost prohibitive.

Historically, roof systems were designed to breathe. Installing insulation tightly beneath a roof system, such as between wooden rafters, can be detrimental to the natural ventilation, causing condensation-related moisture to damage the structure and roofing materials to deteriorate more quickly.

Temporary patching to historic roofs should be carefully considered to prevent inadvertent damage to historic building fabric. It is important to understand the value of the historic materials of the roof and inspect the entire roof system for causes of failure prior to undertaking repair or replacement work.

Jerusalem Mill, 1772 (HA-433), Joppa.



Examples of common roof forms.

b. Roof Forms

Many different roof forms are exhibited on the historic buildings of Harford County. Smaller-scale residential buildings, utilitarian structures, and outbuildings often had simple roof forms, such as a gable or shed, while larger, more intricately designed homes tended to have elaborate roof forms with **dormers**, towers, and other appendages. Similarly, for non-residential buildings, modest churches, schoolhouses, and commercial buildings often had straightforward roof forms, while the larger examples sometimes had complex roof structures. There are fewer examples of flat roofs, typically used on larger buildings like manufacturing and industrial facilities. The overall roof form should not be altered.

2. Associated Elements

a. Chimneys

Chimneys are characteristic elements of many historic buildings. Chimneys are made of masonry construction, often brick or stone, and sometimes finished in stucco. A chimney can intersect a roof in different ways, such as at the end of a gable or projecting through a roof slope. The **flashing** at the chimney-roof intersection is critical for preventing leaks.

It is important to address signs of chimney cracking, movement, or leaning as unstable masonry can be hazardous. Ornamental brickwork and corbelling are decorative features of a chimney that are often unique to a building and should be retained when repair work is needed.

b. Dormers, Cupolas, & Other Appendages

A **dormer** is a small projection from the sloping side of a roof used to create a window opening in the roof plane; **dormers** essentially allow attics to be habitable space. A **dormer** can have a variety of roof forms independent of the main roof. **Dormers** break up the overall roof plane and bring visual interest to the building composition.

A cupola is a small structure that projects from the **ridge** line of a roof or sits on top of a dome; it is often used to let light and air into the building.

The mansard roof of Fair Meadows, 1868 (HA-1067), Creswell (no longer extant) includes dormers with rounded tops and a cupola at the top. HCG File Photo.

Ayres Chapel, 1896 (HA-461), Norrisville has a steeply sloped slate roof and unique belfry over the entrance.

Other building appendages at or near the roof line include towers and decorative elements like finials and cresting.

Dormers, cupolas, towers, finials, and cresting are all important **character-defining features** of an historic building; if original, they should not be removed.

c. Flashing

Roof **flashing** is used where different roof slopes meet or where an element projects through the roof surface; its purpose is to divert water away from the joints where the elements connect. Lead was commonly used for **flashing** on historic buildings.

When **flashing** fails, often due to thermal stresses, metal deterioration, or poor installation, it can be a major undertaking to repair or replace. Areas of roofing material must be removed in sections to install new **flashing**. Take care to retain and reinstall the original roofing material. Quality materials should be used for new **flashing**, and attention must be paid to ensure that the **flashing** and fasteners are compatible with the other roofing materials to avoid corrosion.

d. Gutters & Downspouts

Gutters and downspouts are used to carry water from the roof away from the building and to the ground, though not all historic buildings used them. Gutters mounted at the roof edge connect to downspouts that are mounted to the surface of the building. Less typically, gutters can be built into the perimeter of the roof and hidden from view; built-in gutter systems can drain within the walls into the ground, through scuppers in the **parapet** wall, or connect to downspouts on the wall surface. The shape and design of gutters are important to the overall appearance of the building.

Original built-in gutters that are failing should be repaired or rebuilt; replacing built-in gutters with an exposed edge-mounted type of gutter should not be done.

When edge-mounted gutters are beyond repair and

Tudor Hall, 1847 (HA-117), Bel Air has a built-in gutter system. HCG File Photo.

Church of the Prince of Peace, 1908 (HA-617), Fallston has a chestnut shingle roof.

must be replaced, care should be taken to select a shape that is historically appropriate to the building. K-style gutters are modern and should only be used on buildings constructed after 1950. K-style gutters are designed to be installed up against a flat fascia board and will not function properly if hung freely beneath a roof edge. Half-round gutters are typically more stylistically appropriate on historic buildings. Plain round or rectangular shaped downspouts are preferred for historic buildings over the corrugated type.

e. Skylights

Skylight technology existed as early as the middle of the eighteenth century and original or early skylights are an important **character-defining feature** of a building. They should be retained whenever possible. If replacement of a skylight is necessary, it is important to retain the size, shape, and location of the historic element.

New skylights on an historic building should not be located on a primary roof **elevation** if the roof is pitched or visible. New skylights should sit flush with the roof plane and have frames to match the color of the roof material. Bubble-type skylights should not be used.

3. Roofing Materials

As there are many different roof forms found throughout Harford County, there are also many roofing materials. Wood shingles were commonly used on early buildings. Slate roofing became prolific in Harford County due to the natural abundance of slate in the northern region of the County near Cardiff. Metal roofing became more widely available with technological advances in the nineteenth century. Other roofing materials include clay tiles, asphalt shingles, and built-up roofing on flat surfaces. The material with which a roof is constructed is often an important **character-defining feature**.

a. Wood Shingles

Wood shingles were commonly used on early buildings because they are lightweight, made with simple tools from readily available trees, and easily installed. Due to fire risks and developing technology of metal roofing, they became less abundant. The size, shape, detailing, and installation of wood shingles all influence the overall style and appearance of the roof. Many details reflect craft practices at the time of construction, while other details were specific to reducing moisture penetration. It is important to understand these details specific to a building before repair work is undertaken.

Wood shingles can last from 15 to more than 60 years; their longevity is greatly dependent on the shingle material and the manner with which it is installed. Wood shingles were originally hand split, but the advent of the steam-powered saw mill in the nineteenth century made machine-sawn types readily available. Historically, all wooden roofing products were called shingles. Shake is a modern

term used to differentiate a sawn product from a wood shingle that is hand split.

- Routine maintenance to extend the life of a wood roof includes keeping the roof clean and free of debris, inspecting the shingles, **flashing**, sheathing, and gutters for damage, and taking care when walking on the surface.
- Leaves, branches, and moss can trap moisture in the wood and rot the shingles. Loose or damaged shingles should be selectively repaired or replaced with **in-kind** materials.
- Roof treatments, like fungicide, stain, and revitalizing oil need to be regularly re-coated every few years.

Replacement of the roofing should be considered if more than twenty percent of the shingles are eroded, cracked, or split or if there is pervasive moisture damage. Before replacement, it is important to establish the original shingle material, configuration, and detailing to preserve the character of the building; refer to section 4 below for more on roof replacement.

b. Slate Tiles

Thanks to the discovery of a large slate bed that runs roughly from Pylesville northeast into Pennsylvania, by the early nineteenth century slate was becoming an abundant and popular material for roofing in Harford County. The color, pattern, shape, and detailing of the slate tiles are important features of historic buildings that should be preserved.

Slate tiles are extremely durable, lasting from 60 to more than 100 years. Natural weathering can cause slate to delaminate and flake; the resulting deteriorated tiles can hold moisture and lead to rotting of the roof structure. Failure may also occur at the anchor points of the tiles if the metal fasteners become corroded. Slate tiles can be damaged by hail or tree limbs. Broken, cracked, or missing tiles should be repaired promptly by someone who has experience with slate roofing.

- Routine maintenance should include an annual inspection of the overall roof condition as

Grace Memorial Episcopal Church, 1876 (HA-78), Darlington has slate tile roofing.

Examples of various slate roof tile shapes.

well as the **flashing**, gutters, and downspouts.

- Gutters should be regularly cleaned of leaves and debris. It is recommended to keep foot traffic off the roof tiles.

If more than twenty percent of the roof tiles are damaged or missing and the roof is generally in good condition repair may still be advantageous over replacement. It is likely that the roof **flashing** will wear out before the slate, in which case repairs can be made. If, however, the roof is approaching the end of its serviceable life, replacement may be required.

c. Clay Tiles

Clay tiles are a distinctive and decorative roofing material that greatly impact the character of an historic building and should be preserved. Clay tiles have been used for roofing for thousands of years and were popular in Colonial America because of their fire resistance.

Clay tile roofs can last for more than 100 years and come in many shapes, colors, profiles, patterns, and textures. Clay tiles can be categorized into two kinds of shapes: **pantiles** and flat tiles. **Pantiles**

Old First National Bank Building, c. 1905 (HA-1113), Havre de Grace has a clay tile roof.

have a curved profile, including "S" tiles, Barrel tiles, and many other variations. Flat tiles are similar to slate shingles. Specialty shapes are used in conjunction with field tile to cover odd-shaped spaces, like **ridges**, **valleys**, and **eaves**.

Clay tile roofing most commonly fails at the fastening system when metal nails or clips have corroded. Another weak point can be the metal **flashing** and gutter system. Tree limbs, hail, or walking across an unprotected surface can crack roofing tiles and lead to water infiltration. Water infiltration can deteriorate the roof battens, sheathing, or rafters eventually leading to structural failure, particularly due to the weight of the clay tiles.

- Routine maintenance should include an annual inspection of the overall roof condition as well as the **flashing**, gutters, and downspouts.
- Gutters should be regularly cleaned of leaves and debris. Roof tiles should be properly protected prior to walking on the roof surface.

Repairs should be performed by a roofer who has experience working with clay tiles. If the fastening system is failing, it is not uncommon to remove all the tile roofing and reinstall to make the necessary repairs. Care should be taken to label and organize the roofing as it is removed. Due to the durability of the material, it is rarely necessary to replace all the clay tiles of a roof. Replacement tiles should be

James-Kennedy House, 1914 (HA-1349), Bel Air has a standing seam metal roof.

carefully selected or custom fabricated to match the historic tiles in shape, color, thickness, and texture.

d. Metal Roofing

Metal roofing was not widely used in the United States until the nineteenth century when manufactured iron sheet metal became available. The appearance of a metal roof depends on the type of metal used, its finish, and the way the metal is joined. Copper is very ductile and has a high resistance to corrosion but is more costly than other metals; often copper roofing was left unfinished to patina to a green color. Conversely, iron is less costly, but corrodes quickly. Galvanizing with zinc tin plating, and terne plating were common methods for protecting the iron; galvanized, tin, and terne roofing were typically painted for an extra layer of protection. Sheet metal roofing is seamed together, and the seams are either flattened or raised, known as standing-seam metal roofing. Embossed galvanized or tin metal shingles were commonly used to imitate the appearance of tile roofing.

Metal roofing can deteriorate over time from chemical action from rain and pollutants, can rust if not properly coated, and can fatigue.

- If metal roofing has a painted finish it is important to maintain it and regularly inspect the roofing, **flashing**, gutters, and downspouts for damage and debris.
- Individual metal panels can be replaced if damaged; it is important to replace the metal in kind and the seaming and installation of the replacement panel should match the original. Metal roofing has a distinctive appearance that is an important **character-defining feature** of an historic building.

e. Asphalt Shingles

Asphalt shingles were used as early as the 1890s and have since become the most commonly used residential roofing material. Asphalt shingles come in a variety of colors and shapes, though they are rarely considered architecturally significant to an historic building.

Asphalt shingle roofing is subject to damage from puncture, abrasion, and lifting from wind, and has a significantly shorter life than other traditional roofing materials, approximately twenty years. Replacement asphalt shingle roofing should match the original in shape, color, and pattern.

f. Built-Up Roofing

Flat roofing made of layers of felt and tar were used as early as the mid-nineteenth century and are known as built-up roofing. The flat roof system has a slight slope to allow water to drain. Built-up roofing is subject to cracking and delamination of the roofing layers, which will quickly lead to water infiltration and damage to the roof structure.

Flat roofs are typically surrounded by **parapet** walls and are not highly visible from the public right of way. Built-up roofing can be repaired with the application of roofing tar, but if full replacement is required, a modern built-up roofing system or other synthetic membrane roofing systems are acceptable when the roof is not visible from the right of way.

4. Roof Repair or Replacement

It is better to selectively repair deteriorated sections of historic building fabric than to replace the roof. Problems may be detected early by performing an annual inspection of the roof to ensure all surfaces, **flashing**, and gutter systems are watertight and

Edward L. Wilkinson Farm, late 19th century (HA-1569), Level (left image courtesy of Maryland Historical Trust). The roofing on the lower portion of the tower has been replaced with wood shingles matching the upper portion.

draining. Regular maintenance should include cleaning gutters to remove leaves and debris and checking the **flashing** at **parapets**, chimneys, **dormers**, and at **valleys** where roof slopes intersect.

If historic roofing cannot be repaired and replacement is necessary, replace the historic roofing with materials that match the existing roofing, whenever possible. Physical samples of materials are encouraged and may be required during the **Commission** review process. In cases where the original material is no longer available, or the existing material is not original, alternative materials should be carefully considered; refer to section 5 below.

During roof replacement, take care to protect adjacent historic features from damage, such as cornices, windows, trim, and chimneys.

5. Alternative Materials

When considering a roof rehabilitation project, alternative roofing materials will be considered for approval if the historic material is no longer available or current building codes no longer allow for that material. Practical considerations, such as maintenance, should be weighted carefully against historical considerations. In some cases, the impact of substituting a roofing material will be minimal; in other cases, if the roof has a distinctly unique pattern or texture and is highly visible, an alternative material may seriously alter the character of the building.

If the roof is flat and not visible, a modern flat roofing system is an acceptable alternative, and may be advantageous for construction and economic reasons. However, if the roof is visible, the alternative materials should be visually, physically, and chemically compatible with the historic materials. The general appearance of the new material should match the original in color, texture, size, shape, and profile to maintain the historic character of the building. The alternative material must be compatible with the original materials remaining on the building.

The **Commission** will review alternative roofing materials on a case-by-case basis. Product literature and physical samples of the material are encouraged and may be required during the review process.

6. Miscellaneous

Modern equipment, including solar panels, satellite dishes, and mechanical equipment, should be carefully considered so that their installation is sensitive to an historic building and site. Modern equipment should be installed in the least obtrusive location and damage to historic fabric should be avoided.

Harford County encourages the use of sustainable technology like solar panels, provided the historic character of the building is not compromised. Prior to consideration of solar technology, all appropriate measures to improve the building's energy efficiency should be implemented.

- Modern equipment should not be installed on a primary **elevation** or in a highly visible location from the public right of way.
- It is preferable to install equipment on a non-historic building or addition if possible.
- If equipment is installed in a yard, it should be screened to minimize visibility. It should not alter any **character-defining features** of the landscape.
- If equipment is installed on an historic building, its installation should not damage the historic building fabric and its installation should be reversible.
- Equipment mounted to masonry should be attached through mortar joints rather than through the brick or stone.

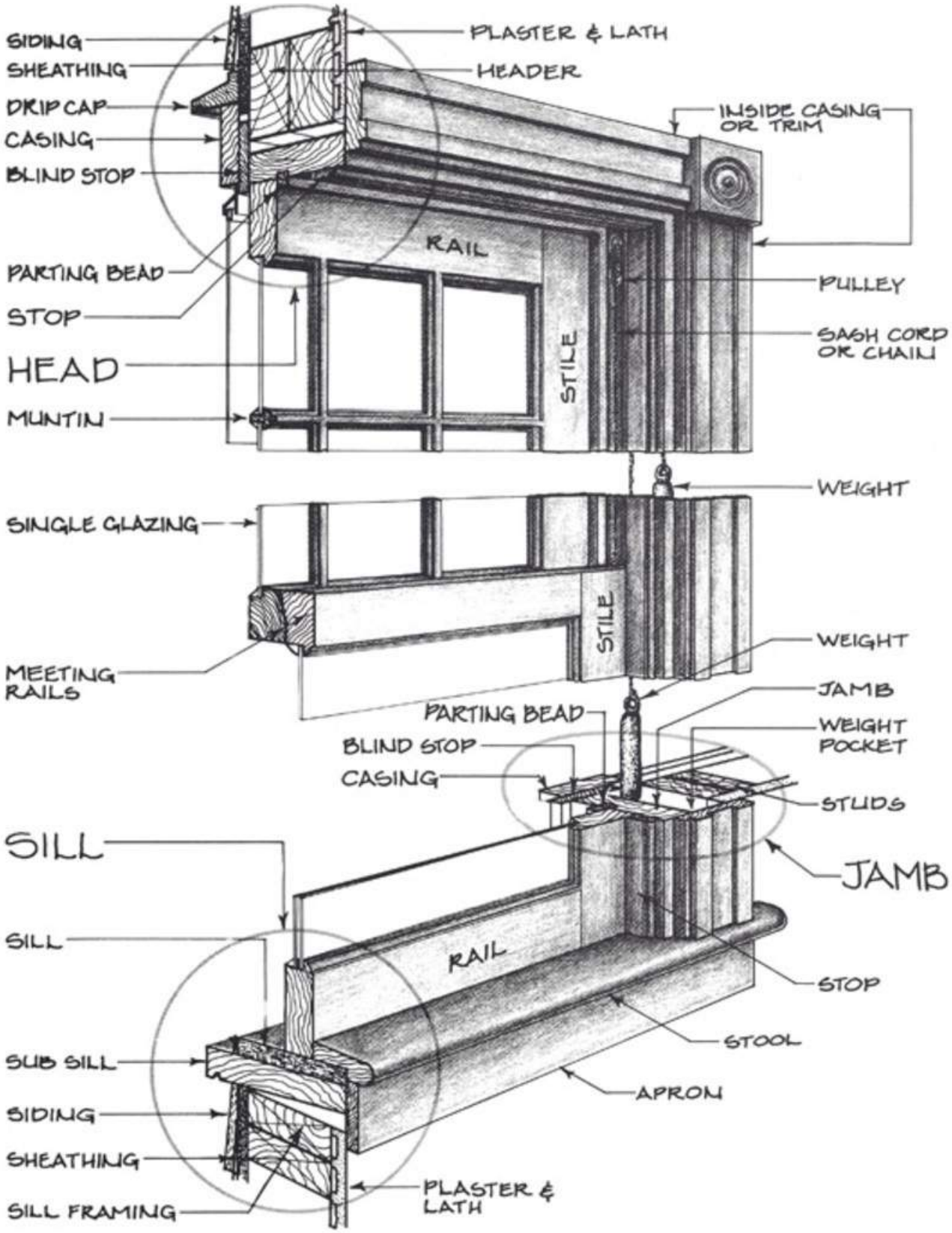
B. Openings

1. Window Overview

Windows are a noticeable and important design feature of a building and contribute to its sense of scale, proportion, order, and rhythm. Windows are functionally important, particularly to historic buildings, for admitting natural light to the interior spaces, providing fresh air and ventilation, and providing a link to the outside. There are many different window types, which are categorized by how they operate; some examples include casement, double-hung, awning, and fixed. A window's detailing dramatically impacts the overall building appearance. Windows are important character-defining elements and should be preserved.

Deer Creek Friends Meeting House, 1784 (HA-12), Darlington has six-over-six double-hung wood sash windows.

A window unit is made up of several components, typically including a frame, the operable pieces called the **sash**, the glass panes within the **sash**, and the hardware used to operate and secure the windows. The number of moving **sash** and the way in which they move vary. Casement windows were the first type used in early residential architecture in the United States. Casements have **sash** that are hinged at the sides and swing out. Double-hung windows have two operable **sash** that slide up and down. An awning window is hinged at the top of the **sash** and tilts out.



"The Anatomy of a Double-Hung Window" reprinted courtesy of Old House Journal, *November 13, 2015.*

Harford County Courthouse, 1858 (HA-218), Bel Air.

Darlington Elementarry School, 1938 (HA-2179), Darlington.

Ayres Chapel, 1896 (HA-461), Norrisville.

The glass panes of a **sash**, or lights, are held in place with narrow strips of wood or metal called **muntins**. A **sash** can be divided into any number of glass panes. **Muntins** were often necessary in historic windows due to the limited size of available glazing.

Window hardware contributes to the historic character of a window. Examples include **sash** locks and handles. Historic double-hung windows used counter weights supported on cords or chains hidden inside the jambs of the window to help raise and lower the **sash**.

While many factors contribute to the deterioration of windows, including lack of maintenance, insect damage, and poor design, moisture damage is the primary reason for window decay, particularly in wood windows. Metal windows are subject to corrosion. Because historic windows were often well constructed of individual parts, it is possible and advisable to repair individual window components rather than replacing the entire window.

2. Window Placement and Alterations

Windows contribute to the overall scale, proportion, order, and rhythm of a building **elevation** and are generally carefully arranged to create a balanced composition. Changing the size, location, or shape of a window opening undermines the historic character of an historic building and should not be done. On primary building **elevations**, original window openings should not be covered up and new openings should not be created. When required, new openings should be located on a secondary **elevation** and not visible from a public right of way. The **Commission** will review all proposed window work on a case-by-case basis.

New floors and suspended ceilings should not be located on the interior of a building where they obstruct the glazed area of historic windows. If floors or ceilings are required within the vertical height of an historic window, they should be designed to be set back from the window.

Historic window frames, sills, or associated trim should not be covered over with siding materials. Original window **sash** and frames should not be altered to accommodate modern mechanical units or other building systems. Window screens and storm windows may be installed. Refer to section 9 below for additional information regarding storm windows.

Historic documentation should be referenced when reconstructing a missing window or window feature. If sufficient documentation is unavailable, the new window should be compatible with the architectural character of the building.

3. Window Materials

a. Wood Windows

Windows were largely made of wood until the early twentieth century. In a framed building, the window surround was typically made of wood, whereas in a masonry building, the surround was typically made of masonry. Wood windows were one of the first building components to be manufactured in a factory, rather than constructed on site. Even factory made, wood windows were available in a wide range of shapes, sizes, and configurations. The advent of machine-drawn glass circa 1900 allowed for larger pieces of glazing and the number and configuration of divided lights in a **sash** became more stylistic rather than based on functionality.

Historic wood windows were constructed out of old growth wood, which is more resistant to rot than wood that is available today. Therefore, historic wood windows have a significantly longer life than replacement wood windows and should be repaired and protected rather than replaced. Refer to Chapter 5.D.4 below for more on window repairs and replacement.

Hopkins House, 1879 (HA-1244), Bel Air.

- Wood windows should be inspected regularly and undergo routine maintenance to increase their longevity.
- Examining the paint finish of a wood window will help indicate issues related to moisture. Paint will blister, crack, flake, or peel if moisture is present in the wood, though this does not necessarily indicate that the wood is in poor condition or irreparable.
- Each window should be carefully examined independently.
- Routine maintenance of historic wood windows should include some degree of paint removal, and repair of **sash** as needed, repairs to the window frame, weatherstripping and reinstallation of the **sash**, and finally repainting.

b. Steel Windows

Steel windows became popular in the United States after 1890 when rolled steel technology allowed them to be cost competitive with wood windows. Another reason for their popularity was because of strict fire codes for commercial buildings after devastating fires in major cities. Steel frames, **sash**, and wire glass resulted in fire-resistant windows.

Steel window frames are strong and durable, allowing for larger windows, and the large expanses of glass impacted the design of industrial and commercial buildings of the late nineteenth and early twentieth centuries. Historic steel windows are important **character-defining features**, particularly in more minimally detailed industrial buildings, and should be retained.

- Steel windows should be individually and carefully evaluated for corrosion and deterioration.
- Like with wood windows, the condition of the paint finish is important in protecting the material beneath.
- Corrosion of the metal can range from superficial and repairable, to severe rust that leads to structural damage. A thorough evaluation will indicate if repairs in place are

feasible.

- Routine maintenance of historic steel windows should include the removal of light rust and excessive paint, priming of the exposed metal, replacement of broken glazing or glazing compound, replacement of missing screws or fasteners, cleaning of hinges, repainting of steel, and finally caulking of the masonry surround.

4. Window Repair or Replacement

Every effort should be made to repair deteriorated historic windows rather than replace them. Replacement should only be considered when the windows are deteriorated beyond repair. Because historic windows were made of individual components, repairs can include **in-kind** replacement of parts and pieces. If substitute materials are necessary for repairs, the material must match the appearance of the original window and be chemically compatible.

Window replacement may be considered if the existing historic window is deteriorated beyond repair or does not contribute to the historic character or the building. Replacement windows should match the original in size, type, configuration, detailing, and overall appearance and must fit properly in the original opening.

Replacement windows should replicate the material of the historic windows. Snap-on **muntins**, removable grilles, and grilles between the glazing should not be used, but simulated divided light windows may be considered. Simulated divided light **muntins** should match the historic **muntin** profile and depth, include an interior space bar to visually divide the grilles, and be integral to the window **sash**. Replacement windows will be reviewed by the **Commission** on a case-by-case basis.

5. Door Overview

Doors and entryways are important **character-defining features** of an historic building and, like windows, they contribute to a building's scale,

Wood door and stone surround at Grace Memorial Episcopal Church, 1876 (HA-78), Darlington.

proportion, order, and rhythm. Entryway features may include **transom** lights or **fanlights** over the door, sidelights, pilasters, entablatures, and door hardware. There are many different types of doors and door detailing; typically, primary entrance doors were more elaborately designed than side and back doors. Most historic doors were made of wood though historic doors may also be made of metal. Doors and entryway elements should be repaired and retained, rather than replaced.

Storm doors can improve the thermal performance of historic doors, particularly those with glazing, but they are only appropriate for residential buildings. The storm door should be fully glazed and have trim painted to match the historic door; it should not obscure the details of the historic door.

Historic door openings should not be infilled. If a new doorway is required on an historic building, it should be designed on an **elevation** that is not visible from the public right of way and should

Wood paneled entrance doors and transom of Darlington United Methodist Church, 1852 (HA-24), Darlington.

Farmers & Merchants Bank Building, 1914 (HA-1464), Bel Air. The entrance is demarcated by corinthian columns and pediment. The main doors are not original.

result in a minimal loss of historic fabric. A new door opening should not be made on the primary **elevation**. The new door should be compatible with the scale, proportion, and materiality of the existing building features, but not replicate an historic feature exactly.

Historic documentation should be referenced when reconstructing a missing door feature. If sufficient documentation is unavailable, the new door feature should be compatible with the architectural character of the building.

- Doors are subject to damage from constant use, and like windows, are susceptible to moisture penetration that can lead to rot or corrosion.
- Regular inspections and maintenance should be performed including cleaning, rust removal on metal doors, limited paint removal, glass repairs, weatherstripping repairs, and new finish coats of paint or other protective coatings.

6. Door Repair or Replacement

Deterioration of doors due to moisture infiltration is often most noticeable at wood thresholds and lower portions of the door and door surround. Minor rot and insect damage can be repaired using a wood consolidant. More extensive damage may require patching or replacement of some elements; the patches or replacement parts should be made of the same material and sized and profiled to match the existing feature. Every effort should be made to repair a door rather than replace it.

If an historic door is deteriorated beyond repair, replacement may be considered. The replacement door should replicate the original in material, size, style, and paneling and glazing configuration. The original size and shape of the doorway should be maintained.

7. Storefront Overview

Commercial storefront design, with large expanses of glass for exhibiting merchandise, came about in the 1850s due to the simultaneous developments in plate glass and architectural cast iron. These display windows quickly gained popularity in downtowns and along commercial streets. Iron craftsmen experimented with designs and ornate architectural styles became popular; cast iron storefronts could be selected from catalogs. Later in the 1870s sheet metal storefront systems were developed.

Typical storefront arrangements of the nineteenth

century included a single or double recessed entrance door flanked by display windows. Often **transom** windows were set above the windows and door. The windows were usually set on wood or cast iron panels, raising them off of the ground. Awnings and canopies of varying types and materials were popularly used to shade the storefronts.

It became common to upgrade existing buildings at the ground floor level with iron storefronts, thereby altering their original appearance. In many cases these altered storefronts have become part of the **character-defining features** of the building.

New materials were introduced to storefront systems in the 1920s and 1930s, such as aluminum and stainless steel, pigmented structural glass, mirrored glass, glass block, and neon lights. In many cases these modern features are now considered historically significant and should be retained.

8. Storefront Repair or Replacement

In rehabilitating a commercial storefront, it is important to evaluate the physical condition of the storefront as well as the architectural character of the storefront to determine if it is a **character-defining feature** of the building to which it is attached. One should assess the role of the storefront to the overall building design, and the construction materials of the storefront system can provide some clues. It can be helpful to look at neighboring commercial buildings to help determine the significance of the storefront to the overall streetscape.

Even if not original to the building, if the storefront has gained architectural significance it should be retained as part of the historical evolution of the building. Mild deterioration, such as flaking paint and rusting metal, can be repaired with minor maintenance-level work. Moderate deterioration may require patching with new pieces to match the existing material. More severe deterioration may require replacement of storefront elements.

Store on Main Street (HA-1690), Darlington with storefront glazing.

Full storefront replacement should only be considered if deterioration of the historic storefront is beyond repair. There are two courses of action for the design of a replacement storefront: design a contemporary storefront that is compatible with the historic character of the rest of the building, but does not mimic historic details, or design an historically accurate restoration of the original storefront using thorough research and documentation of physical evidence.

9. Improving Thermal Efficiency

Simple weatherization techniques can be performed to improve the energy efficiency of historic windows, as most heat loss occurs around a leaky window frame or **sash**. Weatherization can be substantially more cost-effective than window replacement and it has the added benefit of preserving the original windows, which are often important **character-defining features** of a building. Window repair work should be undertaken prior to weatherization. Refer to Chapter 10.A for additional information regarding weatherization and insulation techniques.

Weatherstripping and caulking can be used around the window frame and **sash** to reduce air infiltration. Appropriate contemporary materials are acceptable for weatherstripping and caulking, so long as they are compatible with the historic window and wall materials.

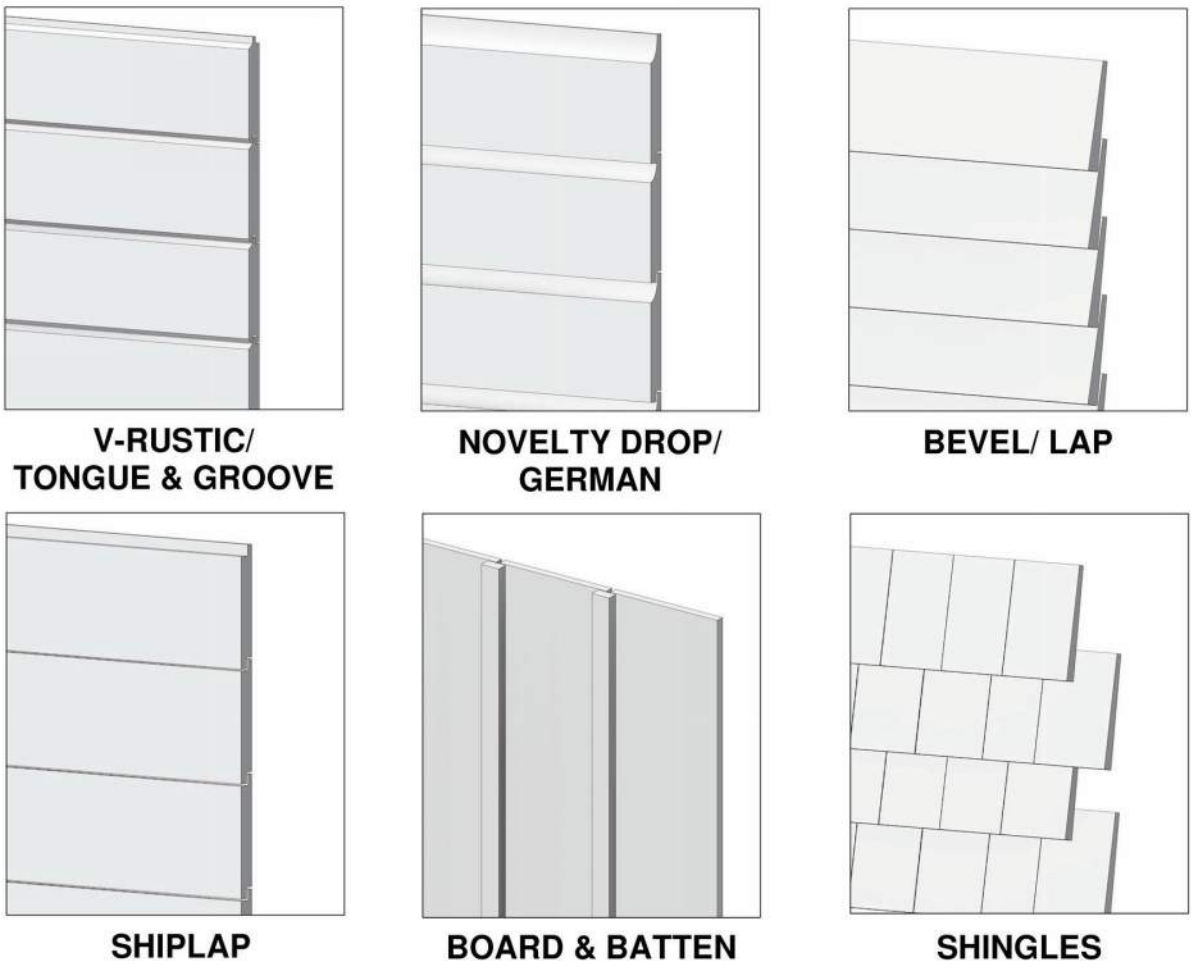
Storm windows can be installed on the exterior or interior of historic windows to improve their thermal performance. When properly installed, storm windows are thermally efficient, cost-effective, reversible, and preserve the original building fabric. The installation location of storm windows should be carefully considered; to avoid condensation between the windows and damage to historic fabric, the interior window must be the tighter of the two units.

If installed on the exterior side, storm window frames should match the color of the existing exterior trim and the configuration of the historic window should be clearly visible through the storm window. If installed on the interior side, consideration must be made to ventilating the original window and prevent condensation from forming.

C. Exterior Walls

1. Wall and Foundation Systems Overview

Exterior walls are both aesthetically and structurally important to a building. The cladding materials, detailing, and arrangement of window and door openings all contribute to the historic character of a building. The walls carry the weight of the roof and floors down to the building foundation. The detailing of the wall-to-roof connections and the wall-to-foundation connections are important **character-defining features.**



Examples of wood siding.

Historic buildings in Harford County generally have walls made of wood or masonry. Wood walls have a wood structural frame and are finished with an exterior cladding material, most typically wood boards. Before the twentieth century, masonry walls of brick or stone were constructed as load bearing walls, where the structure of the wall and the finish are one in the same. Sometimes masonry walls have a stucco finish. In the twentieth century, **veneer** masonry evolved, where the structure of the building is made of a steel frame and the brick or stone masonry becomes the building cladding.

Foundation walls extend into the earth to support the structure and were typically partially exposed above the ground where they connect to the walls above. Foundation walls were usually made of stone, brick, or concrete. The material and finish of the foundation walls are **character-defining features** of a building.

While solid masonry walls are inherently insulative, generally keeping the interior spaces cooler in summer and warmer in winter, framed walls of historic buildings were not designed with insulation in the wall cavities as they are today. Before adding modern wall insulation to historic buildings, one should first consider sealing around windows, doors, and any penetrations in the building envelope and adding insulation to the attic and basement. Historic walls that do not have sheathing should not be insulated; the insulation can trap moisture in the wall cavity and cause deterioration and rot to historic materials. Access to the wall cavity is also problematic and often requires removal of historic finishes. The challenges and benefits of adding insulation should be carefully considered prior to undertaking insulation of historic walls.

2. Wood Walls

Wood is a resilient and easily malleable material that can be used on a building for structural framing, exterior siding, and many different types of detail elements. Wood details include shutters, steps and handrails, cornices, brackets, and finials.

McComas Institute, 1867 (HA-307), Joppa has wood lap siding.

Gray Gables, c. 1885 (HA-310), Darlington has wood shingle siding and half-timbering decoration at the gables.

Wood shingle repairs to the Millstone Farm (HA-1693), Darlington.

Deer Creek Friends Meeting House, 1784 (HA-12), Darlington has fieldstone walls.

Wood windows and doors are addressed in section B.3 above. Wood siding and decorative detailing are some of the most unique aspects of historic buildings and contribute to the overall character of a building. Wood siding and details should be repaired rather than replaced whenever possible.

a. Wood Siding

Wood siding can be found in many forms such as horizontal boards, vertical board and battens, and shingles, though horizontal boards are the most prevalent. Horizontal boards and shingles are designed to be installed in overlapping rows, from the bottom of the wall up, to ensure that water drains away from the surface of the wall. There are many different profiles for wood siding, they are often associated with particular architectural styles or building periods. Wood siding is a **character-defining feature** of a building and should not be removed or replaced with a different style.

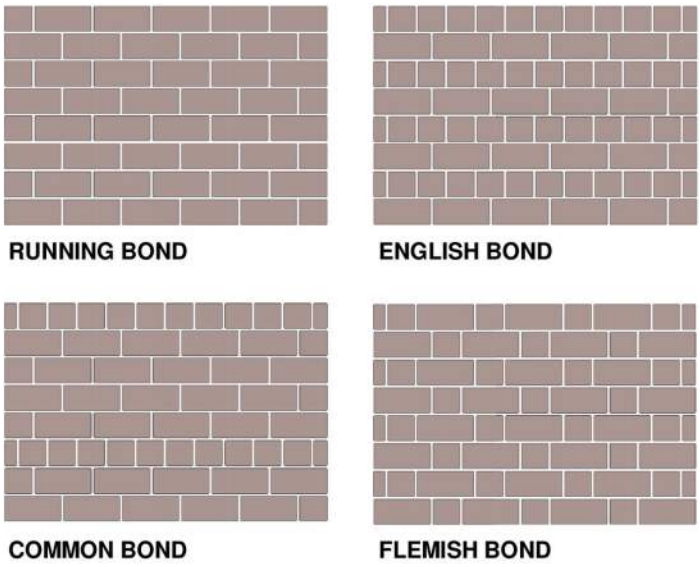
Though wood is durable, it was typically stained or painted to resist deterioration. The wood finish must be regularly maintained. Architectural details close to the roof line that are difficult to access are most susceptible to decay. When a paint finish blisters, cracks, flakes, or peels, it needs to be refinished.

b. Wood Painting and Repairs

Lead-based paint was used prior to 1978; before repainting an historic building, samples should be tested for lead. If lead is present in the paint, it should be removed by a qualified professional prior to performing any other work. If the deteriorating paint is free of lead, loose paint should be carefully removed by hand scraping and sanding, which can be a time-consuming process. Sandblasting should not be performed on historic wood elements. The new paint coating system should be compatible with the existing materials and applied following manufacturers' recommendations.

- Wood elements should be inspected for rot, fungus, and insect infestation.
- Repairs should be performed using appropriate patching, piecing-in, and consolidation techniques.
- Replacing wood siding or architectural features should only be done when they are

Deer Creek Harmony Presbyterian Church, 1867 (HA-165), Darlington has walls made of granite from the neighboring Susquehanna hills.



*Examples of **brick bonds**.*

Sophia's Dairy, 1768 (HA-5), Belcamp is constructed of Flemish bond brick walls. HCG File Photo.

beyond repair; wood elements should be replaced **in-kind**.

- Missing features should be replicated based on historic documentation and physical evidence.

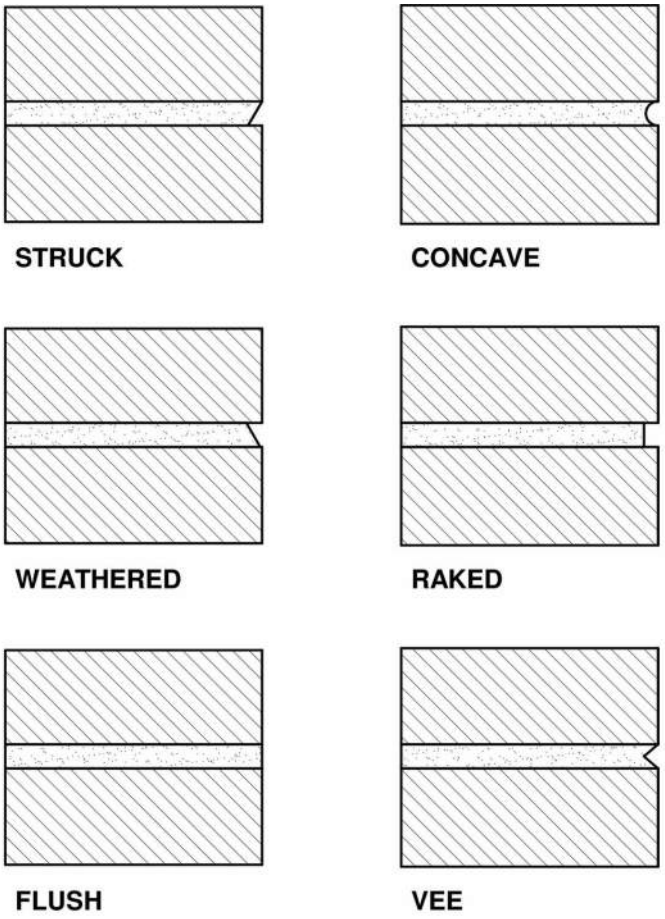
When **in-kind** replacement materials for wood elements are not possible, alternative materials may be considered by the **Commission**. Physical samples of materials are encouraged and may be required during the **Commission** review process. In cases where the original material is no longer available, or the existing material is not original, alternative materials should be carefully considered; refer to section 6 below.

3. Masonry Walls

Historic masonry walls in Harford County were typically constructed of brick or stone, though other types of masonry like terra cotta and concrete block exist. In addition to wall construction, masonry was regularly used for other architectural elements, such as chimneys, steps, and landscape features. Masonry walls were often structural, but brick and stone **veneers** were used increasingly in the twentieth century with the increased availability of structural steel.

a. Stone Walls

In Harford County, many different types of stone were used in building construction, including granite, granite gneiss, serpentinite, ashlar, natural fieldstone, rubblestone, and stacked stone. Cast



Examples of tooled mortar joints.

stone was sometimes used in conjunction with natural stone, particularly as a trim element.

Stone construction was important in **vernacular** housing; the selection of stone was based on what was readily available and nearby, typically fieldstone and rubblestone. More decorative and refined stone was sought out for grander buildings.

The way in which stones are cut, finished, stacked, and arranged give walls their distinctive appearance. Fieldstone was harvested from the ground and tends to have rounded edges and an irregular shape. Quarried stone was split or cut into pieces and tends to have a more regular, modular appearance.

b. Brick Walls

Bricks are found in a variety of colors, shapes, sizes, and textures, and depending on how they are made, bricks can vary in durability. Prior to the 1870s, bricks were hand made; these early bricks were typically more porous and vulnerable to moisture infiltration. By the 1880s, pressed bricks and machine-made bricks were fired in high temperature gas-fueled kilns, resulting in harder, more durable bricks.

Structural brick walls have multiple layers, or **wythes**, often interlocking, to give the wall stability. Brick **veneer** is typically only one **wythe** thick. A typical brick has three different dimensions, a short side, a long side, and a height. Bricks are laid in courses and depending on which side of the brick faces out, different patterns, or bonds, are achieved on the surface of the wall. There are many different types of **brick bonds** that were used on historic masonry buildings, some of the most popular being Common bond, English bond, and Flemish bond.

Often at the base of a wall where it intersects the foundation, brick water tables were used both for function and aesthetics. A water table is a projection of the brick or other masonry from the face of the wall, which helps delineate the ground plane, but also deflects water away from the foundation wall below. **Brick bonds** and other brick detailing are important **character-defining features** of a building that should be retained.

c. Stucco Walls

Stucco is a plaster material that was applied over top of stone, brick, and sometimes log construction to refine the appearance of the building; it is a **character-defining feature** of a building. Stucco also served as a protective coating from the weather and provided an extra layer of insulation. Early stucco was made from hydrated lime mixed with sand, straw, and sometimes animal hair. Later, natural cements and then portland cement were added to the mix increasing the durability of the stucco.

Stucco typically had a smooth finish, though the amount of sand in the mixture influenced the texture. The stucco finish could be scored to resemble large ashlar stones. Original stucco should not be removed from an historic wall to reveal the brick or stone beneath.

Havre de Grace United Methodist Church, 1902 (HA-1125), Havre de Grace has rock-faced ashlar walls made of Port Deposit granite.

Stucco is not a long-lasting finish material and regular maintenance and repairs are necessary to prevent deterioration on historic buildings. Stucco is particularly susceptible to water infiltration and should be inspected regularly to note cracking, staining, or hollow areas. When repairing stucco, only the damaged material should be removed, and repairs should be made with stucco that matches the existing in strength, composition, color, texture, and finish. Modern exterior insulation finish systems should not be used as a replacement for historic stucco.

d. Mortar

Mortar has been used in masonry construction for thousands of years to join masonry units together and protect masonry walls from weather. Mortar joints can be untooled, meaning the mortar is left protruding between the joints, or tooled, meaning struck in various ways to a uniform profile between bricks. Properly tooled joints help shed water from the surface of the wall. The variation in mortar color and joint detailing contribute to the overall appearance of a building.

Early mortar was made with lime and mixed in different ratios with water and sand as well as other added ingredients. The advent of portland cement had a great impact on mortar mixtures. Portland cement was first created in 1824, though not widely used in the United States until the early twentieth century. Portland cement strengthens mortar and quickens the drying time.

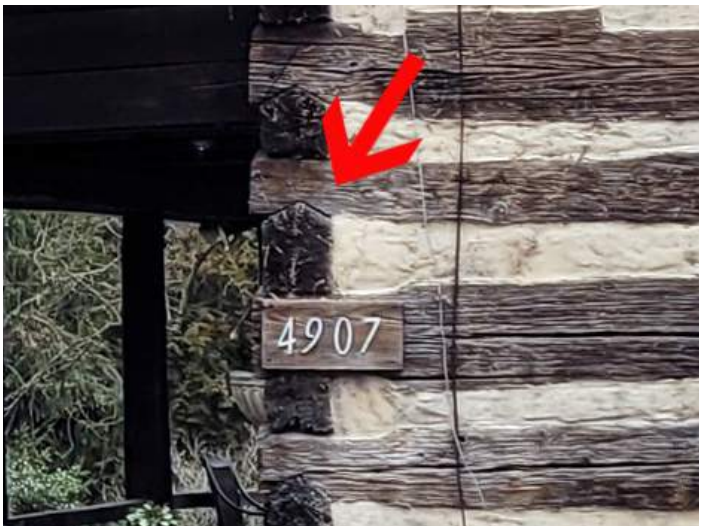
In repointing and repairing historic masonry, it is critical to identify the correct mortar mixture that is compatible with the masonry as well as the original mortar. Using mortar that is too rich in portland cement on historic masonry can lead to the deterioration of the masonry unit. The mortar mixture should always be more permeable and softer than the masonry units. This allows the wall to expand and contract along the mortar joints rather than at the bricks, which would cause **spalling** and cracking. It also allows moisture to escape through the joints rather than the masonry units, which would lead to masonry deterioration.

e. Selecting a Mortar Mixture

Mortars for repointing historic masonry are typically custom mixes in order to match the physical and visual qualities of the original. Preblended masonry cement that is available at most hardware stores is generally not recommended for historic masonry as it contains a large amount of portland cement, giving it a high compressive strength. As noted above, new mortar that is harder than the masonry units can be detrimental to the historic fabric. Modern chemical additives are also not recommended for historic masonry and may have detrimental effects.

Materials used in a repointing mortar mix should be specified to conform to the **American Society for Testing and Materials (ASTM)**. **ASTM** designates five mortar types. In decreasing order of strength, they are Type M, Type S, Type N, Type O, and Type K, with Type K having the highest lime content. Mortar mix ratios are listed in order of cement-lime-sand. For example, a mortar mix of

Jolly Acres Old Mill, c. 1800 (HA-458), Norrisville is a two-story log building.



The Jolly Acres Old Mill in Norrisville is constructed using "V" notching.

1-3-10 means one part cement to three parts lime to ten parts sand. The ratio of these ingredients determine the strength of the mortar as well as its texture and workability.

f. Masonry Cleaning and Repairs

Masonry walls and mortar joints should be regularly inspected for signs of deterioration, like cracking, **spalling**, open joints, and interior dampness. Roof, wall, and site drainage should be maintained to prevent water intrusion through the masonry. Cleaning should be performed if the building is soiled, the dirt is damaging the masonry, or a clean surface is needed for repairs or surveying. If mortar is severely eroded, repointing should be done prior to cleaning.

- Cleaning should be undertaken with extreme care to avoid damaging historic fabric.
- Start cleaning with the gentlest means possible and test methods in small areas. Sandblasting of historic masonry should not be done.
- Waterproofing or other surface coatings are not recommended over historic masonry; historic masonry walls were designed to breathe and release moisture.
- Modern waterproofing can discolor masonry and trap moisture within the wall, leading to deterioration.
- Mortar joints deteriorate faster than the masonry units and need periodic repointing.
- Only deteriorated joints should be repointed rather than the whole wall surface.
- Unsound mortar should be carefully removed to a one-inch depth, preferably by hand, to avoid damaging masonry units.
- The replacement mortar should be chemically compatible with the historic masonry and the original mortar mix; it should match the original mortar in color, texture, and tooling.

A common cause of masonry **spalling**, or chipping off at the surface, is the presence of moisture. Water that seeps into the masonry units then freezes and thaws prior to escaping will lead to deterioration. Often this is most prevalent at the foundation walls due to rising dampness. Patching can be done to repair lightly **spalling** masonry, but more severe damage will require replacing the masonry units **in-kind**. The replacement brick or stone should be carefully chosen to match the existing in color, size, and texture; the replacement brick should not be stronger than the original. Historic masonry walls should not be removed or rebuilt unless there are concerns with structural integrity.

4. Log Buildings

Log buildings were typically constructed of locally

available timber, of which there was an abundance in Harford County. A traditional log floor plan is based around a single room enclosure, called a single pen. The single pen could be sub-divided with interior partitions or multiple pens grouped together to create rooms. Most log buildings were one or one-and-one-half story cabins. More refined or second-generation log buildings sometimes had two stories, or a second story was added later.

Log building were typically constructed of hewn logs stacked horizontally and locked in place at the ends with corner notching. Corner notching provided structural stability and rigidity and is a characteristic feature of most log buildings. The corner notching details vary depending upon the skill level of the builder and construction time. Examples include a simple "saddle" notch, a "V" notch, and "full dovetail."

Chinking and daubing were used to fill in the joints between logs, which helped seal the exterior from weather and vermin, and helped shed rain. **Chinking and daubing** were made from materials found at hand. Chinking, installed first, included stones, wood pieces, moss, sand, and oakum. Daubing is the smooth outer layer, typically a mixture of clay and lime.

It was common for log buildings to be covered in exterior cladding, which was sometimes added later as money allowed, or after additions were added to the building.

a. Log Maintenance and Repairs

The most common areas of deterioration of a log building are at the foundations where settling may occur, at the sill logs located close to the ground, and at window and door sills and corner notches, which are susceptible to rain runoff. Measures should be taken to direct water away from the structure, including gutter repair or installation and sloping the exterior grade away from the foundations.

- **Chinking and daubing** are the least durable part of a log building and require regular inspection, patching, and replacement.
- Patching and replacing should only be done after the logs are inspected and, if needed, repaired.
- New **chinking and daubing** mixtures should match the original as closely as possible.
- The building should be carefully inspected for decay and insect infestation and the logs should be probed for rot.
- Most log decay can be repaired, which is preferred to replacement.
- Repair methods include piecing-in new pieces of wood or use of epoxies, or both.
- If full log replacement is necessary, the replacement should match the original log in species, size, and appearance. It is recommended that an experienced craftsperson carry out the work.

Seneca Mansion, c. 1885 (HA-815), Havre de Grace has copper covered turrets and other decorative metal elements.

5. Metal

Metal is a versatile material that is used in a variety

Modern synthetic materials (upper left and middle) do not typically have the same texture and thickness as traditional materials.

of building elements including railings, cornices, roofing and decorative roof elements, columns, piers, and windows and doors. Metal roofing is addressed in section A.3 above and metal windows and doors are addressed in section B.3 above. With changes in technology, metal architectural elements have transformed considerably from how they were first designed in the eighteenth century.

Prior to the nineteenth century, wrought iron was used in architecture as minor structural elements and some decorative elements. During the nineteenth century, the development of cast iron played an important role in the Industrial Revolution in the United States. Unlike wrought iron, cast iron could be fabricated quickly and affordably and into mass-produced interchangeable parts. It became a popular material, particularly in large cities, for commercial building fronts, serving as both structure and decoration. In the 1870s, advances in steel manufacturing made it affordable and widely available. Other metals used in architectural elements include lead, tin, zinc, copper, nickel, and aluminum, and their associated alloys.

Metal is inherently durable, but weathers, oxidizes, and corrodes when exposed to water. Metal elements that are located near or on the roof are particularly vulnerable as they are often difficult to access. Metal elements should be regularly inspected, properly maintained, and preserved, rather than replaced.

a. Metal Maintenance and Repairs

Before treating deteriorated metal, it is important to determine its metallic composition, which could be challenging if the metal is severely corroded or coated in layers of paint.

- Cleaning should be done using the gentlest means possible; a small area should be tested with the cleaning method prior to treating the entire surface.
- Corrosion and paint build up should be carefully removed.
- Historic metal elements should be repaired using techniques appropriate to the specific type of metal.
- Portions of elements should be replaced only if they are deteriorated beyond repair.
- Replacement metal should match the existing in chemical composition, size, form, texture, and appearance.
- If **in-kind** replacement is not possible, the substitute material must be chemically compatible with the existing metal elements.
- Paint coatings should only be applied to surfaces that were originally painted, not to surfaces that were historically exposed.
- Historic documentation or physical evidence

Hartwell-Baker House, 1893 (HA-784), Aberdeen has Queen Anne detailing with a three-bay porch at the first floor and a covered balcony at the second floor.

should be referenced when reconstructing a missing metal feature.

- If sufficient documentation is unavailable, the new feature should be a new design compatible with the architectural character of the building.

6. Alternative Materials

If original building fabric is missing or replacement is necessary, alternative exterior cladding materials may be considered for approval if the historic material is no longer available or current building codes no longer allow for that material. On secondary building **elevations** that are not visible from the public right of way, the **Commission** may approve alternative materials. Practical considerations, such as cost and maintenance, should be weighted carefully against historical considerations; an alternative material may seriously alter the historic character of the building.

The alternative material proposed must be compatible with the original materials remaining on the building and should match the size, profile, texture, and general appearance of the historic material. The **Commission** will review alternative cladding materials on a case-by-case basis. Product

House on Shuresville Road (HA-1686), Darlington.

Silverstein House, c. 1865 (HA-542), Havre de Grace.

literature and physical samples of the material are encouraged and may be required during the review process.

D. Porches

1. Overview of Porches

Porches, arcades, and other exterior building appendages, like balconies, are important in defining a building's historic character. They are also key elements along a streetscape because they help create a sense of rhythm and continuity. For **vernacular** buildings, the porch is likely the most decorative building feature. Sometimes a porch may have been added to a building in a later style to replace an earlier porch but has become a **character-defining feature**.

Porches provide a transition between inside and out and offer protection from the weather. Providing a place to sit and gather, porches are a link between the public and private realms. Porches are made up of a variety of components, including structural members like beams and columns, floor decking, stairs, railings, decorative elements, and roof. Each component may be made of a different material. Though porches often have independent foundations they are most often connected to the main structure. Those connections are important details when considering repair work.

2. Porch Elements

In assessing the condition of a porch, the structural members should be addressed first. Porch foundations may be a continuous wall of masonry, individual piers, or a combination of both, and they may be independent of or connected to the foundation of the main building. The porch foundations support the floor framing and porch columns above. The porch columns or posts support the porch roof above, which may be an extension of the main building roof or independent. A visual inspection of the porch structure should note any crumbling masonry, areas where the sill or joists no longer rest on the foundation, the appearance of mold, and open cracks or gaps at structural connections.

Porch decking is subject to deterioration due to heavy use and because the horizontal surface is more exposed to weather. Porch **balustrades**, brackets, column capitals and bases, and other decorative elements are typically more delicate and therefore prone to deterioration. Blistering, cracking, peeling, or flaking of finish coatings indicates maintenance or repairs are needed.

- Whenever possible, deteriorated porch elements should be repaired rather than

replaced; in most cases even severe deterioration can be remedied.

- Only elements that are deteriorated beyond repair should be replaced.
- Before replacing a deteriorated porch element, it should be photographed or documented.
- New porch elements should be **in-kind** replacements that match the material, size, texture, and finish of the original element.
- Historic documentation or physical evidence should be used when replicating a missing porch feature.
- If such documentation is not available, a contemporary design that is compatible with the historic characteristics of the building should be used.

3. Steps and Railings

Steps for accessing a porch or building entrance are generally made of wood, stone, or brick and can be important **character-defining features** of an historic building. Often the steps have railings, typically made of wood or metal. If railings are required to meet current building codes and they did not originally exist, new railings should be designed simply and in keeping with the historic character of the building; they should not mimic historic fabric.

Steps and railings often extend beyond the roof line of a porch and are more exposed to weather; the most exposed elements will likely deteriorate the faster.

- Historic steps and railings should be repaired rather than replaced whenever possible.
- If deterioration is beyond repair and replacement is necessary, they should be replaced **in-kind**.
- Historic documentation or physical evidence should be used to replicate missing steps and railings.

4. Alternative Materials and Alterations

If it is necessary to replace deteriorated or missing porch elements alternative materials may be considered for approval by the **Commission** if the historic material is no longer available. The alternative material proposed must be compatible with the original materials remaining on the porch and should match the size, form, texture, and general appearance of the historic material. The **Commission** will review alternative porch materials on a case-by-case basis. Product literature and physical samples of the material are encouraged and may be required during the review process.

Historic porches should not be removed from a building entirely. If removal of a porch is necessary, it should be replaced **in-kind**. Character-defining porches should not be modified or enclosed. In some cases, enclosing a porch that is not important to the historic character of the building, on a rear or secondary **elevation**, may be considered by the **Commission**. The proposed materials for enclosing the porch should be compatible with the other historic materials.

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6. Historic Settings

View of the Jerusalem Mill Village from the river bank (HA-1745), Joppa.

Setting refers to the area, environment, or surroundings in which a property is located and experienced, its context. Region and town are examples of broad context, while neighborhood and streetscape are examples of more immediate context; both are important in considering **character-defining features**. The historic properties of Harford County are found in a variety of settings; most are rural and suburban, though there are a few more densely developed urban areas around Bel Air, Aberdeen, and Havre de Grace. Rural settings, such as farms, have very different characteristics and densities than those of villages and towns.

A. Circulation Systems

Circulation systems for people and goods, including roads, streets, driveways, railroad tracks and alignments, parking areas, walkways, pathways, and sidewalks, are important characteristics of a setting. For historic circulation systems, their width, paving materials, and other **character-defining features** should be retained and preserved. The expansion or construction of new circulation systems will have an effect on historic settings, and care must be taken to ensure that it does not destroy historic materials or elements that characterize the property. The new work should be differentiated from the old, but must be compatible with the massing, size, scale, and materials to protect the historic integrity of the property.

In rural settings, vehicular circulation systems are usually narrow, winding roads and buildings are often set back from the public right-of-way. Building entrances may not face the public right-of-way on large rural properties and within farm complexes, instead facing onto internal circulation systems.

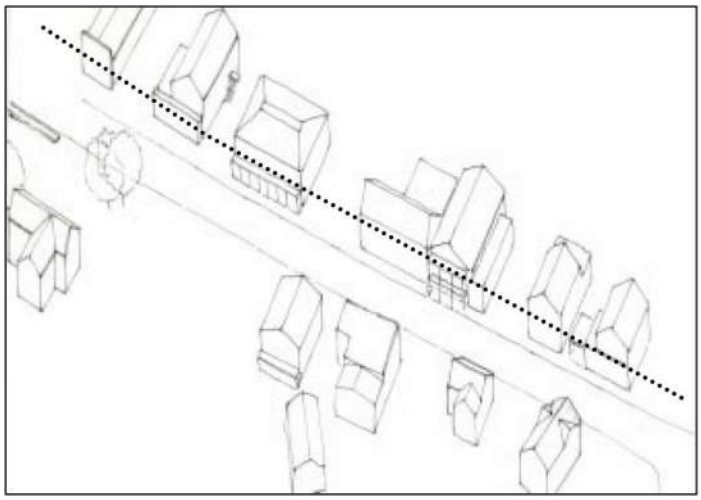


Diagram of building setbacks in a rural village. Image courtesy of Harford County Rural Village Study, *Harford County Department of Planning and Zoning, September, 2007.*

Within rural villages (refer to Chapter 4), the relationship of buildings to streets changes. The buildings in rural villages often face the main thoroughfare and have developed a denser pattern of built space with less open space between properties.

In suburban and urban settings, streets typically form a pattern of vehicular circulation, and the larger thoroughfares are often wider than the secondary streets. Sidewalks typically line the streets in urban areas for pedestrian circulation. In dense areas of development, buildings are located closer to, and typically face, the street.

B. Open Space and Viewsheds

Open space and viewsheds are important characteristics of historic settings and should be retained. Rural settings have broad expanses of open areas and views to natural site features. In some cases, an historic property may not have any buildings on it.

Open spaces, such as yards, gardens, public parks, and views through these spaces, are equally important to preserve in villages and towns.

C. Preserving Historic Settings

The setting of historic properties should be preserved by:

- Carefully considering new construction, including buildings, driveways, parking lots, and landscape improvements, so that the historic character of a property is not altered; refer to Chapter 9 for more on new construction.
- Retaining important viewsheds.
- Maintaining existing or restoring historic circulation routes, their width, and surface materials.
- Maintaining major patterns of vegetation.
- Maintaining neighborhood building setbacks from public right-of-way, side, and rear yards.
- Maintaining spatial relationships between buildings, such as yard space between neighboring houses and primary buildings to garages or other outbuildings.

View across the rural landscape along Old York Road in western Harford County.

7. Landscape and Site Features

Ladew Topiary Gardens, c. 1935 (HA-1245), Monkton HCG File Photo.

Darlington United Methodist Church, 1852 (HA-24), Darlington iron fence.

Westacre, c. 1886 (HA-322), Darlington fence and entrance drive.

Jolly Acres Old Mill, c. 1800 (HA-458), Norrisville wood fencing.

Historic properties often include significant features beyond a single primary building. These can include historic natural settings, designed landscapes and landscape features, outbuildings, earthworks, and archeological sites. The **Commission** reviews all exterior changes to local **Landmarks** and properties within local historic Districts, including landscape and site features.

Site features, both natural and man-made, should be considered in relation to the community and greater region when assessing a cultural **resource**. Natural features and topography influence patterns of settlement. Harford County has an abundance of natural features, which vary from the marshy tidewaters along the Bush and Gunpowder Rivers to the hilly Piedmont, with many streams flowing throughout. Popular activities in Harford County throughout the first half of the twentieth century, including hunting, fishing, horseback riding, and gardening, have influenced the cultural landscape of the region.

A. Fences and Walls

Fences and walls are often used to delineate a property and provide safety and security. Fence styles include wood pickets, wood split rails, and wrought iron pickets. Historic fences contribute to the character of a site and should be retained. Historic fences should be repaired using pickets, posts, and rails that match the original. If they are deteriorated beyond repair, replacement fences should match the original and be reconstructed based on historic documentation or physical evidence. When **in-kind** replacement is not possible, alternative materials that are physically compatible with the original should be used. Replicated fencing elements should match the original in size, form, texture, and overall appearance.

Site walls are typically constructed of brick or stone and often also serve as retaining walls to negotiate changes in topography. Retaining walls are both structural and aesthetic. The masonry material, mortar joints, and coursing all contribute to the character of the wall and should be retained. Masonry walls should be maintained and repaired in a similar fashion to the masonry walls of a building, as address in Chapter 5.C.3 above.

Proposed new fences on historic properties shall be reviewed by the **Commission**. New fences should be made of materials that are in keeping with the character of the site or community. Generally, traditional materials are acceptable while chain-link and vinyl fences are not suitable. The County Code regulates the height and setback requirements for fencing.

B. Terraces

A terrace is a paved, roofless area, often connected directly or with walkways to a building. A terrace may be raised in varying degrees above grade and bordered by walls, fences, or other architectural elements. An original or early terrace is an

important **character-defining feature** of an historic site and should be retained.

Historic terraces were typically paved with brick, stone, or tile. Deteriorated paving materials should be repaired; if materials are deteriorated beyond repair and replacement is necessary, the paving materials should be replaced **in-kind**. When **in-kind** replacement is not possible, alternative materials that are physically compatible with the original should be used. The alternative materials should match the original as closely as possible in size, form, texture, and color.

Proposed new terraces or decks on historic properties should be located in rear yards or other less visible areas of the site. The terrace or decking material should be in keeping with the character of the building and site.

C. Gardens

Much like buildings, gardens were often designed in particular styles, which changed in popularity and developed over time. Gardens were used in both public and private landscapes and were often designed adjacent to an historic building. Historic gardens ranged from more formal, symmetrically arranged gardens to natural, picturesque in style. Picturesque design, of both architecture and gardens, was prevalent in Harford County in the middle of the nineteenth century and beyond. Its emphasis on idyllic natural landscapes complemented the hilly and scenic countryside of the County.

Gardens are important **character-defining features** of an historic site. They include formal and informal planting beds, trees, shrubs, pathways, fences, and walls. Landscape features critical to the identity of the garden and significant views in, out, and through the garden should be preserved and protected.

D. Accessibility Improvements

Historically, buildings and landscapes were not designed with accessibility in mind, but with thoughtful design and careful planning, historic sites can be made accessible to people with disabilities without compromising the integrity of their historic character. In 1990, the passage of the **Americans with Disabilities Act (ADA)** made access to public properties a civil right, and building codes allow for creative solutions to address accessibility. While public buildings and sites are required to be accessible, barrier-free access may be beneficial for private use as well.

In creating barrier-free access to an historic site, the path of travel from a parking lot, sidewalk, or public street to the entrance of the building should be considered. The path should be as short and direct as possible, appropriately graded with a firm and slip-resistant surface, and of adequate width.

Stone garden wall at Grace Memorial Episcopal Church, 1876 (HA-78), Darlington.

Dr. Kirk House, 1745 (HA-21), Darlington outbuildings and other features include carriage house and well.

Care should be taken to modify existing paths to meet these requirements without destroying significant landscape features or historic materials.

A barrier-free entrance to an historic building typically involves a change in elevation. Steps, narrow doorways, high thresholds, and even doorknobs (rather than levers or pulls) can be difficult for a person with a disability to navigate. The primary public entrance should be made accessible whenever possible. If the primary entrance to an historic building cannot be made accessible without damaging **character-defining features**, one other entrance used by the public should be made accessible and directional signage to that route should be provided.

Solutions to making entrances accessible typically include regrading the site around the entry point, installing a ramp or wheelchair lift, creating a new entrance or entry addition that is barrier free, and modifying doors, door hardware, and thresholds.

Ramps and lifts should be located to minimize the loss of historic building fabric. Railings at ramps and lifts should be distinguishable from the historic details of the building rather than mimic them. Ramp materials should be of the same quality and sympathetic to those of the historic building.

An accessible pedestrian path through an historic landscape should be considered and designed in a similar manner to an accessible path to a building entrance. Whenever possible, without destroying the **character-defining features** of a landscape, a pedestrian route should be made barrier free. This may include modifying the width of a walkway, considering pavement pattern, texture, and joint details, and regrading for gentler slopes. Sometimes full access to an historic landscape may not be feasible, but care should be taken to provide access to the predominant public features.

Old First National Bank Building, c. 1905 (HA-1113), Havre de Grace ADA ramp.

8. Other Historic Resources

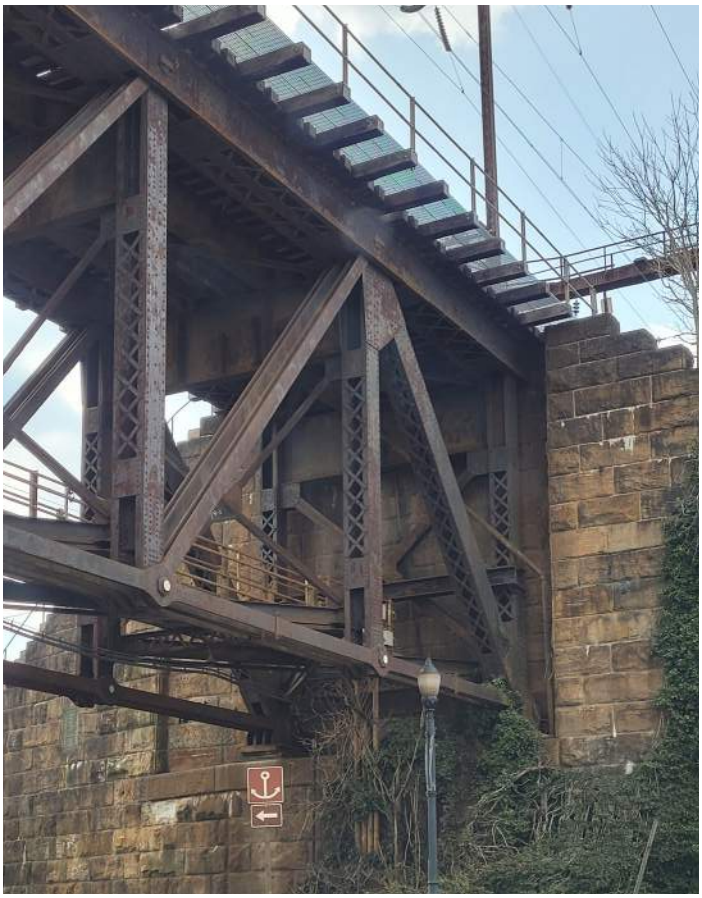
Bottom Road Iron Bridge, 1886 (BA-961), Fallston is a wrought iron Pratt through truss.

A. Outbuildings

Many historic sites include outbuildings or accessory structures that are associated with the primary building, particularly the farmsteads and large estates of Harford County. Accessory structures include garages, carriage houses, sheds, barns, smoke houses, and ice houses. Historic outbuildings may be significant as stand-alone structures, but also contribute to the character of the site as a whole.

Often historic outbuildings were sited carefully in relation to the primary building and were connected via paths or paved drives. Outbuildings were often constructed with many of the same materials as the primary building. Historic outbuildings should be retained in place rather than replaced, relocated, or removed. Deteriorated materials and features of

Jerusalem Spring House, 1840 (HA-432), Joppa.



Amtrak Railroad Bridge over the Susquehanna River, 1906 (HA-1712), Havre de Grace is a deck-and-through truss bridge made of steel with stone piers.

Jericho Covered Bridge, 1906 (HA-0438), Joppa is the only remaiing covered bridge in Harford County.

the outbuildings should be repaired using **in-kind** materials. If replacement materials are proposed, the new materials should match the existing in size, texture, color, and durability. Historic outbuildings should only be replaced if they are beyond repair.

Proposed new outbuildings should be designed to complement, not mimic, the historic features of the existing primary building and other accessory structures of the site. They should be constructed of similar materials. New outbuildings should not convey a false sense of history and should not be confused with the historic features of the site. New outbuildings should be sited in rear yards or other less visible areas of the site.

B. Bridges

Historic bridges are important cultural **resources** that contribute significantly to the character of a landscape and a community. The **Commission** reviews work proposed on bridges that are part of local **Landmark** properties, bridges that are individually designated as **Landmarks**, and bridges where federal funds are used.

Made of stone, wood, metal, or concrete, bridge design varies greatly and reflects the transportation network of a region. Historic bridges are often examples of innovative technology of the time; they should be retained for their historical and cultural significance.

Bridges were a necessity for traveling across the diverse terrain of Harford County. One historic covered bridge remains in the village of Jerusalem, but many other examples of historic bridges dot the landscape of the County. Historic bridge materials included iron and later steel, timber, concrete, and stone. The majority of the historic bridges in Harford County are short, spanning less than fifty feet.

The cemetery at Deer Creek Friends Meeting House (HA-12), Darlington has an early slate grave marker dating to 1775.

Some of the earliest bridges were made of timber, which remained a popular bridge building material in Harford County to the twentieth century. Simple post and beam structures could be constructed quickly and inexpensively over small streams and rivers. By the early nineteenth century, technology was evolving, and **truss** bridges made of timber were popularized. From the 1930s onward, timber was used in conjunction with concrete in bridge construction.

Bridges have been made of stone since ancient times. Stone arch bridges, made of rubble masonry, squared stones, or ashlar masonry, have great load-carrying capacity and long lifespans. Temporary support, typically made of timber framework, was necessary in stone arch bridge construction until the final keystone was properly in place. Stone arch bridges contributed to the development of modern concrete bridge design.

Metal **truss** bridges were popularized in the United States in the 1840s and constitute the majority of the historic bridges remaining in Harford County. A **truss** is made up of individual members, in direct tension or compression, fastened together to form a framework. **Truss** members are typically fastened in triangular sections and can be arranged in an infinite number of forms. **Trusses** were characterized by their specific arrangement, and many designs were patented in the nineteenth century. Early metal **truss** bridges used cast iron, which is strong in compression, and wrought iron, which is ductile and better for tensile members, together in **truss** design.

Historic bridges can be beautiful examples of technological design, but they are also highly functional. There are many safety considerations in bridge preservation that require a balanced approach. Bridge preservation should begin with a careful evaluation and structural analysis. Harford County's Department of Public Works Bureau of Engineering has a Bridge Inspection Program to gather and maintain crucial data related to the conditions of the bridges throughout the County, including the historic bridges. The Bridge Management Program run by the Bureau of Engineering analyzes and prioritizes the rehabilitation of those inventoried bridges. These programs should be referenced prior to undertaking any repair work to the historic bridges

Archeological excavations behind the Bush Hotel (George Washington Inn) c. 1763 (HA-867), Abingdon. Image courtesy of Maryland Department of Transportation State Highway Administration.

of Harford County.

C. Cemeteries

In Harford County, early graveyards included small plots and headstones located close to a house of worship, small family plots located on private rural properties, and even cemeteries with burial plots marked with elaborate memorial structures. Whether large or small, these burial places provide a record of a local community and are important to a cultural landscape. The **Commission** reviews work proposed in cemeteries that are part of local **Landmark** properties and those that are individually designated as **Landmarks**.

Grave markers, monuments, and memorial structures are the most prominent features of a cemetery and should be maintained and preserved. Many memorial structures are noteworthy for their craftsmanship. Grave markers vary greatly and may be simple, single elements, multiple elements, or more complex structures. Typical grave marker materials include stone, brick, concrete, metal, and wood. Grave markers should be repaired rather than replaced.

Other features of a cemetery, including fences, gates, walkways, and other landscaping contribute to the character of the site and should be preserved.

Leaning or loose grave markers and headstone should be stabilized, and perimeter walls or fences should be secure and maintained in good condition. Weeds and overgrown landscape materials should be controlled. Fertilizers, biocides, and heaving landscaping equipment that may damage markers, headstones, and memorials should be avoided.

If cleaning or repairs to markers, headstone, or memorials are needed, the material should first be identified, and conditions documented. Some surfaces may be too delicate for cleaning. Cleaning should be performed using the gentlest means possible and chemical cleaners should not be used before consulting a masonry conservator.

D. Archeological Resources

All historic sites have potential for material remains of human life, known as **archeological resources**. These **resources** are an irreplaceable part of the heritage of Harford County, and every effort should be made to identify, protect, and preserve them. Any ground disturbance work in or around the site of an historic building should be minimized, if possible, to reduce the risk of destroying unknown **archeological resources**.

Any proposed work on an local **Landmark** sites or within an historic District that involves subsurface disturbance may require an archeological assessment report. The report should include an inspection of the proposed area of work and a site map locating any areas of archeological sensitivity. A qualified archeologist should be hired to monitor and document excavations during any work requiring ground disturbance.

Known **archeological resources** should be left intact, whenever possible. Heavy machinery and equipment should be avoided in areas with known **archeological resources**, whenever possible. The installation of underground utilities and other modern subgrade features should be avoided in areas with known **archeological resources**, whenever possible.

9. Additions and New Construction

In order for historic properties to function for modern day users and meet their changing needs, additions and new construction become necessary. If designed inappropriately, new additions and construction can diminish the integrity of an historic site or district and cause damage to historic fabric. Carefully considered design that is sensitive to the historic character of a property is essential.

A. Additions

Additions should not compromise the historic character of an existing building or its site; **character-defining features** of the existing building should be retained. Generally, additions should be located on rear or secondary building **elevations** and out of view from a public right-of-way. Additions should not be proposed on primary **elevations** or those that are public facing. Historic walls and other building fabric should not be damaged to allow for the construction of an addition, and the addition should be reversible without loss of historic materials.

The design of building additions should be compatible and sympathetic to the character of the existing building in massing, form, scale, detailing, and materiality. The addition should be distinguishable from the historic building and not imitate historic features. Additions should appear subordinate to the main building and not overpower it. The elements and features of an addition should be scaled proportionately to the overall building, refer to Chapter 3 for more on proportion.

B. Site Design in Cities, Towns and Villages

Careful consideration to site design for new

The addition (right) to the Darlington United Methodist Church, 1852 (HA-24), Darlington is in keeping with the historic materials, but is distinguishable from the original building.

The design for a new garage at the John Bailey House (HA-0923), Havre de Grace, is in keeping with the forms and detailing of the historic house. Image courtesy of Eric and Amee Polk,

construction projects will help preserve the character of a neighborhood or streetscape. Elements of site design include building setbacks, orientation on the site, site features, landscaping, and relationships to other buildings on the site. The buildings in historic cities, towns, and villages are typically sited in a similar fashion, creating a visual rhythm that is characteristic of a neighborhood. New construction will contribute to and impact that overall rhythm of a neighborhood or streetscape. The design of new construction in a neighborhood or streetscape should be in keeping with the siting established by the historic buildings and reinforce the pattern of open landscape to built space.

New construction should also address the street or public right-of-way in a similar fashion as the neighboring existing buildings and maintain the same site setback lines. The design of a new building should not obscure important views along a street. New construction should be carefully and thoughtfully designed to respond to contemporary requirements in an historic context.

New construction in an historic city, town, or village should consider the following:

- Site new construction to avoid the demolition of historic buildings or landscapes.
- Retain established property setbacks at front and side yards.
- Site new construction to preserve important views along a streetscape.
- Orient the primary building similarly to existing buildings along the same street, typically with the main entrance facing the public right-of-way.
- Locate secondary structures and outbuildings similarly to existing secondary structures in the neighborhood. Sheds and garages are typically sited at the rear of the property on historic sites.
- Reinforce visual rhythms and patterns with consideration to vehicular and pedestrian circulation, fences, walls, yards, and landscaping.

C. Site Design on Rural Properties

The siting of new structures on rural properties is not dependent on neighboring buildings, which are typically not within view range, or the relationship

The design for a new garage at Tudor Hall, 1847 (HA-117), Bel Air, uses the same materials as other historic structures on the property. HCG File Photo.

of the buildings and structures to the public right-of-way. The siting of new construction on a rural property, typically a farmstead, should consider the existing buildings, structures, and landscapes that contribute to the historic character of the site. Often, the contributing buildings and structures are concentrated near one another on the site with direct relationships to accommodate functionality for working farms.

New construction on a rural historic property should consider the following:

- Site new construction to avoid the demolition of historic buildings or landscapes.
- Site new construction to preserve important viewsheds.
- Reinforce established patterns with consideration to vehicular and pedestrian circulation, fences, walls, yards, and landscaping.
- On historic farm complexes, new construction should be located and concentrated away from the historic farm complex so as not to detract from the historic farm complex whenever possible. Consideration will be given to the needs of a working farm to accommodate new technologies. All proposed new construction will be reviewed on a case-by-case basis.

D. Form and Features

The massing, scale, proportion, order, and rhythm principles discussed in Chapter 2 are important design considerations for new construction within cities, towns, villages, and on rural properties. The mass and scale of a new building should be compatible with those nearby, along a streetscape, or within a neighborhood. New outbuildings and secondary structures on a rural historic site should fit into the context of the other historic structures. New construction in an historic district should be approximately the same height as its neighbors; this applies to both roof cornices and roof peaks.

The form, pitch, and complexity of new roofs should be consistent with those nearby. For example, a new flat roof or low sloping shed roof on a house in a neighborhood with gable roofs detailed with **dormers** would stand out rather than

enhance the character of the streetscape.

Garages, sheds, and other suburban and urban outbuildings should be designed in keeping with others in the neighborhood. If the neighborhood typically has separate garage structures at the rear of the properties, a new design should not locate a garage attached to the front of the primary building.

Window and door openings, porches, roof elements, and other features of new buildings should be scaled appropriately and create a similar order and rhythm to the historic buildings found nearby. The proportion of solid wall to window openings should also complement that of the neighboring buildings. Primary building entrances should be located and detailed similarly to the historic context.

The following should be considered in the form and features of new construction:

- The mass and scale of the new construction should match that of the historic neighborhood or site.
- The proportion of building to open space should be consistent with the neighborhood or site.
- The new roof form, pitch, and complexity should complement the neighboring buildings.
- Openings, porches, and other elements should create a similar order and rhythm on the buildings facades as those of the historic neighborhood or site.

E. Materials and Detailing

Exterior building materials and the ways in which they are detailed add texture and visual interest to a building composition. The materials and detailing of new construction should complement those found in the neighborhood or other buildings on the site.

Doors and windows are impactful to the overall design of the **elevation** and should be compatible in character with existing historic windows and doors. Window proportion, whether vertically or horizontally oriented, will greatly influence the design of a building. Their overall size and the size of the individual panes should be in keeping with those of the neighboring buildings.

Roof and wall materials should complement those

These young evergreen trees were recently planted as a required buffer between the Orthodox Friends Meeting House and Caretaker's House (HA-1689) and a new house built on adjacent farmland. As the trees mature, they will decrease the visual impact the new construction has on the Landmark.

used on surrounding buildings in size, texture, scale, quality, and finish. If a particular material is used predominantly in an area, it should be incorporated into the new construction. Traditional materials are preferred for new buildings designed in historic districts rather than imitative materials.

F. Historic Landmark Buffers

In situations where new development is proposed on a property that is adjacent to, or within 500 feet of, a **Historic Landmark**, the Harford County Zoning Code requires a buffer between the proposed use and the **Historic Landmark** to protect the character of the historic property. The **Historic Preservation Commission** reviews the proposed development and makes buffer recommendations to the Director of Planning and Zoning as part of the development review process. A buffer can be a land area left in a natural state, a planted area with vegetation or nursery stock, a fence, wall, earth berm, or grade change. For the landscape elements of the buffer, the County strongly encourages the use of native species and a mix of deciduous and coniferous trees to ensure visual protection year-round.

When located in the Chesapeake Bay Critical Area, buffers are subject to additional regulations.

The **Commission** will consider the following in making buffer recommendations:

- The nature and extent of the proposed use and the degree of compatibility between the historic property and proposed use
- The extent to which the buffer yard will help preserve the character of the **historic landmark**
- The size of the property for the proposed use
- The distance of the proposed use from the **historic landmark**
- The size of the property of the **historic landmark**.

1. Sustainability in Buffer Requirements

Plant materials used in buffers adjacent to **historic landmarks** and within districts shall be selected from a species list kept on file with the Department of Planning and Zoning. Refer to Appendix B for a link to the Approved Plant List.

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10. Sustainability

Historic buildings are inherently sustainable as they were designed to maximize natural sources of heating and cooling, lighting, and ventilation. Additionally, the most sustainable building is one already constructed.. Most historic buildings and structures were carefully situated on their site to respond to individual conditions such as the direction of wind and orientation related to the sun. Natural materials, like wood and stone, were often taken from local sources in the construction of a new building or structure. Good preservation practices are typically in keeping with sustainability.

Harford County encourages the use of sustainable technology and energy efficiency measures such as solar panels, wind power, geothermal power, cool and green roofs, and water collection devices, provided the character of an historic property is not compromised. Prior to implementation of sustainable technology, the existing energy-efficiency of the historic property should be holistically assessed. Sustainability improvements to an historic property should prioritize the most minimally intrusive treatments.

Equipment related to sustainable technology should be located away from historic buildings and in an inconspicuous area of an historic property. If installed at ground level, equipment should be screened from view. When installed attached to a building, equipment such as photovoltaic panels should be located on a non-historic building or a new building addition.

If after first considering all other locations, the equipment or new technology is to be installed on an historic building, it should be out of view from a public right-of-way. For example, it is appropriate to consider a green roof on a flat-roofed area of a building that is concealed behind a **parapet** wall and not visible from the public right-of-way.

Significant flooding around Havre de Grace during a storm event. Image courtesy of Dianne Klair.

The installation of sustainable technology should not damage historic building fabric and should be reversible. The installation must be compatible with the historic building systems. For example, a green roof should not exceed the bearing capacity of the existing building structure.

At the Harford Glen/Glen Echo Farm historic site, equipment related to sustainable technologies was installed on modern buildings or distanced from historic **resources** rather than on the historic house or its associated outbuildings.

A. Weatherization and Insulation Techniques

Simple and minimally intrusive techniques should be the first step in insulating the shell of a building, particularly around window and door openings. As is noted in Chapter 5.B.9, most heat loss from a building occurs around a leaky window or door frame.

1. Weatherization of Windows and Doors

Weatherization of windows can be substantially more cost-effective than window replacement and it has the added benefit of preserving the original windows, which are often important **character-defining features** of a building. Window repair work should be undertaken prior to weatherization.

Weatherstripping and caulking can be used around the window frame, window **sash**, and door to reduce air infiltration. If original or traditional weatherstripping exists, it can be repaired. Appropriate contemporary materials are acceptable for weatherstripping and caulking, so long as they are compatible with the historic window, door, and wall materials.

Storm windows can be installed on the exterior or interior of historic windows to improve their thermal performance. When properly installed, storm windows are thermally efficient, cost-effective, reversible, and preserve the original building fabric. The installation location of storm windows should be carefully considered; to avoid condensation between the windows and damage to historic fabric, the interior window must be the tighter of the two units.

Storm windows used at the Dr. Kirk House, c. 1745 (HA-21), Darlington do not obscure the windows within.

If installed on the exterior side, storm window frames should match the color of the existing exterior trim and the configuration of the historic window should be clearly visible through the storm window. The stiles and rails cannot be wider than the window to be covered and the meeting rails must match. If installed on the interior side, consideration must be made to ventilating the original window and prevent condensation from forming. The installation of interior storm windows should be done by an experienced craftsperson to avoid situations that lead to interior decay.

Storm doors can improve the thermal performance of historic doors, particularly those with glazing. Generally, storm doors are appropriate for residential buildings, although commercial and office buildings may have an airlock door that functions as a storm door. Historic airlock doors shall be retained; replacements shall be in keeping with the original. A storm door should be simple in design, use clear glazing, and have trim painted to match the historic door. A storm door should complement the dimensions of the historic door and should not obscure the details of the historic door.

Screen doors may be installed on the exterior side of an historic door to keep insects out and allow for air flow. The design of the screen door should be simple and in keeping with the historic character of the entrance. Screen door frames should be painted to match the historic door. Storm doors may use interchangeable screen and storm panels that are changed out seasonally. Louvered doors are not appropriate unless original to the building or structure.

Shutters may be appropriate for windows on residential buildings. If original shutters are missing or need to be replaced, their design and material should be based on documentary or photographic evidence. Even if the shutters are not operable, they should be sized to appear to cover the window if closed. Shutters are usually not appropriate on commercial buildings unless clear documentary or photographic evidence of their use exists.

2. Improving Thermal Efficiency in Roofs

Roofs can be insulated to improve thermal efficiency, but the type of insulation material and installation location should be carefully considered. Historically, roof systems were designed to breathe. Installing insulation tightly beneath a roof system, such as between wood rafters, can be detrimental to the natural ventilation, causing condensation-related moisture to damage the structure and roofing materials to deteriorate more quickly. Insulating the floor of the attic, if an attic exists, is preferable to insulating the plane of the roof.

Spray-in type insulation should not be applied to historic building materials as it is not reversible and there are numerous documented cases where it caused more damage than good. Loose fill or batt insulation can be added above the finish ceiling in attic spaces. Adequate ventilation in the attic should be provided to avoid moisture related problems.

3. Improving Thermal Efficiency in Walls

While solid masonry walls may have some inherent insulative value, frame walls of historic buildings were not designed with insulation in the wall cavities as they are today. Before adding modern wall insulation to historic buildings, weatherstripping should be installed around windows, doors, and any penetrations in the building envelope, and insulation should be installed in the attic and below the first-floor framing. In some cases, insulating walls may not be compatible with the historic structure. For instance, historic walls that do not have sheathing beneath the cladding should not be insulated; the insulation can trap moisture in the wall cavity and cause deterioration and rot to historic materials.

Adding insulation to the wall cavity can potentially cause harm to the historic fabric if moisture becomes trapped in the walls. HCG File Photo.

Access to the wall cavity is also problematic and often requires removal of historic finishes. The challenges and benefits of adding insulation in walls should be carefully considered prior to undertaking this work.

B. Cool Roofs and Green Roofs

Cool roofs have surface finishes designed to reflect sunlight and heat back into the atmosphere and are typically very light or white in color. Green roofs are designed with soil and vegetation on the roof surface to absorb sunlight and heat

Natural vegetation is used on this flat area of green roof at the mid-twentieth century dairy barn at Emory Knoll Farm. Photovoltaic panels are also used at the lower edge of the gambrel roof. Image courtesy of Jen Wilson.

prior to it entering the building. While the cost, implementation, and overall system design for cool and green roofs vary, in all cases, the use of a cool or green roof will require a new roofing system and will impact the exterior appearance of an historic building.

Cool and green roofs are appropriate for flat roofs that are concealed behind **parapet** walls and out of view. Green roof systems can often weigh a great deal and the structural capacity of the roof members should be analyzed to ensure proper bearing capacity. Green roofs use natural vegetation and require coordination of plumbing and drainage for watering in order to keep the plants alive. It is strongly recommended that a professional be consulted when considering the installation of a green roof system.

C. Renewable Energy Sources

Technology related to renewable energy is continuously evolving; below are only some examples of renewable energy sources that may be considered for powering historic **resources**. The installation of some equipment related to renewable energy sources may require work below grade. Any ground disturbance on an historic site could potentially impact **archeological resources**. Therefore, care must be taken when siting new equipment on historic properties. It is recommended that an archeological investigation be performed prior to undertaking work.

1. Solar Technology

Solar technology includes the use of photovoltaic panels to convert solar energy into electrical power. Photovoltaic panels are often installed on rooftops and oriented toward the south in order to maximize solar gain. As with cool and green roofs, photovoltaic panels should be carefully considered and only installed when out of view on historic properties. Refer to the introduction to Chapter 10

A small windmill/turbine was installed on a modern dining hall at Glen Echo Farm (Harford Glen) HA-699.

above for additional information regarding locating equipment related to solar technology.

2. Wind Power

Wind power includes the installation of wind turbines or windmills to convert wind energy into electricity. The sizes of the equipment necessary to harness wind power can vary – while the most typical, recognizable windmills are quite large, smaller windmills are often mounted onto building roofs or within rear or side yards. In either case, on-site installation can be challenging for historic properties. Wind turbines and windmills can block viewsheds and care should be taken in siting this equipment in order to preserve the character of an historic site or district. It is recommended to locate wind power equipment on an off-site rural location when possible.

3. Geothermal

Geothermal systems extract energy from deep within the earth to heat and power buildings. Unlike solar and wind technology which use equipment that will be highly visible, geothermal systems reach deep below the ground surface. On an historic property, geothermal systems may impact significant landscape features and potential **archeological resources**.

D. Site Features and Water Efficiency

Sustainable practices regarding rainwater and stormwater can include increasing the permeable surfaces on a site, using native plant species in landscaping, modifying site topography for bioswales and other stormwater management devices, and harvesting and collecting rainwater for reuse. Many of these practices can be integrated into historic properties, but care must be taken to preserve the integrity of landscape and architectural features.

Many historic buildings already have devices for water management, such as gutters, downspouts, cisterns, and natural site topography. These existing historic features should be reused whenever possible. Cultural landscapes and historic site features should not be modified to accommodate stormwater management practices or other sustainable site features. Any ground disturbance on an historic property could impact potential **archeological resources**.

Adding shade trees and other landscaping materials is appropriate provided the species are native and their growth will not negatively impact historic fabric over time. Impermeable paving materials should not be installed directly against building foundations and grade should be sloped away from foundation walls for proper stormwater drainage.

E. Resilience to Climate Change

Climate resilience is the ability to anticipate and prepare for hazardous events related to climate change. These events may include flash floods, hurricanes, high winds, and other damaging storms. The impacts of natural hazards caused by climate change should be carefully evaluated in a holistic manner when assessing historic properties. If loss, damage, or destruction can be reasonably anticipated, treatments should be undertaken to minimize the impacts of the threats and increase the resilience of the property. Mitigating efforts to reduce the risk from climate threats must be balanced with minimizing the impacts to the historic character of the **resource**. The least invasive treatments should be considered first.

Monitoring and maintaining an historic **resource** in good condition is the first step in increasing resilience. Having historic documentation as a record of the building or **resource** is an excellent way to guide future treatments or to address catastrophic loss. Documentation should include drawings as well as photographs. Refer to Appendix B for **MHT**'s Standards and Guidelines for Architectural and Historical Investigations in Maryland for information about documenting and recording historic **resources**.

Implementing local and regional traditions in response to specific natural hazards may be appropriate if they are compatible with the historic character of the building or site.

1. Rising Water Levels

In Harford County rising water levels can be a real and continual threat to historic properties. Rising water impacts the condition of soil, which in turn impacts the integrity of building foundations, structural elements, landscape features, and **archeological resources**. Rising groundwater will result in increased dampness and water infiltration at building foundations, basements, and crawlspaces.

Rising water levels also has implications for new construction. Careful planning should include considerations for rising water, such as where to locate the main floor of the building in relation to grade, waterproofing at the basement or crawlspace, accommodating septic systems and other below grade systems, and locating mechanical and electrical equipment in spaces such as an attic rather than in a basement.

Rising water levels and flooding, another real threat in Harford County, have similar impacts on historic properties, both resulting in water infiltration. Treatment considerations are addressed below in Section 2.

2. Flooding

The Federal Emergency Management Agency (known as FEMA) has identified special Flood Hazard Areas as well as floodplains within Harford County, which are closely regulated. The risk of flooding to an historic property should be determined based on mapped areas, such as the Federal Flood Insurance Rate Maps or other science-based projections.

If flooding is an immediate threat to an historic

Significant flooding around Havre de Grace's Concord Point during a storm event. Image courtesy of Dianne Klair.

property, County and Federal regulations must be followed, and adaptation treatments should be considered. As noted above, the treatment that has the least impact to the historic character of the property should be considered first. It is preferable to alter non-**character-defining features** of the property in mitigating flood risks. All treatment options should assess structural consideration, building system relocation to protect utilities, site drainage, and alterations to historic building fabric.

a. First Steps

First steps in addressing climate related threats include assessing and analyzing the risk as well as the historic **resource**. Prior to determining a treatment to address the risk of flooding, it is important to assess the risk in relation to the specific historic property and identify known vulnerabilities. For example, the direction of water flow, the speed and depth of the expected water, the duration of the flood, and the cleanliness of the water all impact a property in different ways.

As noted above, the first step in treating a property at risk of flooding should be carefully documenting the historic **resources** and monitoring them closely. This includes identifying the materials, features, and elements that are character-defining.

b. Temporary Treatments

Temporary treatments are materials or systems that are installed or activated when flooding is predicted and removed when flood waters have receded. Temporary measures are typically the most affordable treatment and the least impactful on the historic character of a **resource**. However, usually owners or tenants are required to be on site to deploy the treatment and temporary measures are not well suited to areas that are subject to frequent flooding or areas that get very high flood waters.

Temporary measures may include sandbags, dams, floodgates, and flood-wrapping systems that are non-permanent. These temporary measures should be used in conjunction with pumps and emergency generators.

c. Site and Landscape Treatments

Site and landscape treatments can be implemented on the historic property or off-site, when possible. Depending on the nature of the historic **resource** and its vulnerabilities to flood waters, site and landscape treatments can be done away from the historic **resource** and have little impact on its **character-defining features**. Care should be taken to avoid damaging historic landscape features or **archeological resources** when implementing site

Significant flooding around Havre de Grace's American Legion during a storm event. Image courtesy of Dianne Klair.

and landscape treatments.

Treatments may include site regrading, berms, engineered structures (like flood walls), and infrastructure projects. These treatments may be implemented on an individual site or on a larger scale to protect multiple properties or neighborhoods.

d. Floodproofing

There are two types of floodproofing, dry and wet. Dry floodproofing is designed to create a watertight seal at the exterior of a building below the established flood risk level to keep water out of a building. Wet floodproofing is designed to allow flood waters to enter a building and drain out as waters recedes; wet floodproofing is not recommended where flooding is expected to exceed 24 hours duration.

Dry floodproofing can have a significant impact on the historic fabric of a building and may require significant alterations. All openings, including utility penetrations, that are within the flood risk level must be sealed. Foundation walls must be impervious to water, which typically involves excavating around the perimeter of the building and installing waterproof coatings or membranes. Waterproofing interventions should be carefully researched before applying to historic materials. These types of coatings can trap moisture in the wall and cause unintended damage and deterioration. Dry floodproofing is not recommended if flooding is anticipated at more than three feet or above the level of the foundation walls, as it will impact the structural integrity of the building foundation.

Wet floodproofing is recommended where flood risk levels are below the finished spaces of a building, as flood waters that enter the building will cause damage to materials, finishes, and utilities. Wet floodproofing requires water to move in, through, and out of a building, largely controlled by vents. Wet floodproofing may require structural reinforcing or anchoring to withstand the force of flood waters. Extensive cleaning and drying will be required after the waters recede, which can have a significant impact on historic materials.

e. Elevating the Building

This treatment involves lifting the building from its existing foundations, constructing new, higher foundations, and resetting the building on the new foundations. If the height of the new foundations is significantly higher than the original, this can impact the historic character of the building considerably. Generally, this treatment is recommended for frame buildings that are constructed over a crawlspace or on top of pier foundations. The new foundations should be designed with consideration to floodproofing as discussed above. Properties within an historic district should be elevated consistently, rather than to different heights.

f. Moving the Building

This treatment involves lifting the building from its existing foundations and relocating it to a new site and foundations. Moving a masonry building is more difficult, generally, than moving a frame building. Relocating an historic building is not recommended and should only be considered if the property is expected to flood repeatedly, succumb to shoreline erosion, or is subject to permanent inundation due to sea level or ground water rise.

g. Additional Information

These Guidelines do not contain an exhaustive list of treatment options for flooding and related climate threats. Other unconventional treatments are being developed regularly as climate change is threatening historic **resources** worldwide. It is strongly recommended that historic property owners consult with qualified professionals, including architects and engineers, in early stages of project planning. The National Park Service created a document to address the threat of flooding on historic buildings called "Guidelines on Flood Adaptation for Rehabilitating Historic Buildings". Refer to Appendix B for a link to the document for more information related to flooding.

Different types of exterior lighting fixtures can either cause or minimize light pollution. Graphic by Larry Wilson, National Park Service (Public Domain).

F. Light Pollution

Light pollution is the excessive use of artificial lighting at night, which can obscure visibility, disrupt natural patterns of wildlife, and contribute to increased carbon dioxide in the atmosphere. Light pollution is particularly impactful to historic properties and districts because the artificial lighting is not in keeping with historic character. It is increasingly common that light pollution from neighboring properties impacts an historic property due to proximity.

The Harford County Zoning Code generally regulates lighting with subjective requirements that are difficult to enforce. The **Commission** will review lighting levels, light fixtures, and the direction of lighting that impacts **historic landmarks** and districts in the County.

The Illuminating Engineering Society (IES) has issued recommendations related to the appropriate footcandle value (or light level), based on building use and surrounding environment. Footcandles (fc) are defined as one lumen per foot, and are a common unit of measurement used to calculate sufficient lighting levels.

The **Commission** may enforce limits on trespassing artificial lighting from neighboring or nearby properties in cases where it impacts historic properties. At residential properties the light trespass shall be restricted to 0.1 footcandles, and at all other historic properties the light trespass shall be restricted to 1.0 footcandle. Property owners who cause light pollution may remedy the trespass by whatever means they chose. Some remedies may include relocating the lights or their direction, adding shields, and using timers to control the lights at night.

G. Deconstruction

Every reasonable effort shall be made to retain and preserve historic fabric of an **historic landmark** property or within an historic district. When a contributing historic **resource** is removed, a vital and tangible link to the County's past is lost.

In the event that an historic building, structure, or other contributing **resource** in Harford County cannot be saved, it shall be deconstructed. **Deconstruction** is the selective and careful dismantling of a structure, component by component, in order to harvest and reuse the building materials in their original form or recycled into new building materials.

Deconstruction shall be undertaken only when all possible alternatives to preservation have been considered. Prior to **deconstruction**, the **Commission** encourages thorough documentation of the **resource** to be removed, including photographs and scaled drawings.

When it is necessary, **deconstruction** as an alternative to demolition is beneficial because it:

- Diverts millions of pounds of material from area landfills,
- Creates jobs,
- Increases likelihood of discovering lead and asbestos assuring proper removal and disposal, thus releasing fewer harmful pollutants into the air,
- Preserves irreplaceable historic materials,
- Encourages material reuse.

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11. Glossary of Terms

Any term not defined in the glossary below shall follow the definitions in Article XIII of the Harford County Zoning Code.

Americans with Disabilities Act (ADA) – A 1990 civil rights law that prohibits discrimination based on disability and imposes accessibility requirements for public buildings and sites. Codes prescribe the minimum approaches to meet ADA requirements.

Archeological Resource – Material remains of human life or activities more than fifty years of age that provide scientific or humanistic understanding of past human behavior. All historic sites have potential for archeological resources below the earth.

American Society for Testing and Materials (ASTM) – American Society for Testing and Materials is a standards organization that develops and publishes technical standards for many different materials, products, and systems throughout the world.

Baluster – A vertical element that supports a railing.

Balustrade – A railing system including top rail and supporting **balusters**.

Bargeboard – Trim boards fastened along the edge of a gable roof.

Brick Bond – The pattern in which bricks are laid to form a wall or paved surface.

Certificate of Appropriateness (COA) – A document affirming that proposed work is appropriate to the historic nature of a site and meets the local ordinances for historic preservation.

Character-Defining Feature – A visual or tangible element that contributes to the unique quality of an historic building or site.

Chinking and Daubing – Materials used to fill in the joints between logs. Chinking, installed first, is made of larger pieces, usually sticks and rocks. Daubing is the smooth outer layer made from a mixture of clay and lime.

Dormer – A small projection from the sloping side of a roof used to create a window opening in the roof plane.

Deconstruction – Selective and careful dismantling of a structure component by component in order to harvest and reuse the building materials in their original form or recycled into new building materials.

Eave – The horizontal part of a roof that projects beyond the wall surface.

Exterior Insulation and Finishing System – A modern cladding system with a smooth exterior surface that can mimic the appearance of stucco. Commonly referred to as "EIFS."

Elevation – An exterior face of a building or a scale drawing thereof.

Fanlight – A semi-circular window over a door, typically with radial **muntins**.

Flashing – Material used at joints and other surfaces to prevent the passage of water into a building.

Harford County Historic Landmark (Landmark) – A local designation that recognizes historic properties, sites, buildings, structures, objects, or districts for their significance in the county and/or American history, archeology, architecture, engineering, or culture and identifies them as worthy of preservation.

Harford County Historic Preservation Commission (Commission) – A committee of seven citizens who are interested and active in historic preservation appointed by the County Executive and confirmed by the County Council to advise on the protection, enhancement, and perpetuation of historic structures and sites of Harford County.

In-kind – Replacement of a building element to match the original in material, size, profile, texture, and color.

Maryland Historical Trust (MHT) – A state agency, part of the Maryland Department of Planning, dedicated to preserving and interpreting the legacy of Maryland's past through research, conservation, and education. MHT serves as Maryland's State Historic Preservation Office.

Molding – A decorative trim piece milled into a particular shape.

Mullion – A vertical post that divides units of a window.

Muntin – A narrow member between panes of glass of a window.

National Park Service (NPS) – An agency of the federal government that manages and preserves national parks, national monuments, natural and prehistoric **resources**, and other conservation and historical properties.

National Register of Historic Places – The federal government's list of districts, site, buildings, structures, and objects deemed worth of preservation for their historical significance.

Pantile – A roofing tile, typically made of clay, that has a curved profile.

Parapet – A wall extension the forms a barrier at the edge of a roof, balcony, or other structure.

Pediment – A triangular shaped element found in classical architecture that forms the end of a roof or a cap over a doorway.

Primary Façade – The exterior **elevation** of a building which contains the principal entrance and is typically oriented toward the street.

Resource – Evidence of past human activity, such as a building, structure, site, or object, that is part of or constitutes an historic property. Also known as "cultural resource" or "historic resource."

Ridge – The top line of a sloped roof.

Sash – the moveable part of a window that holds the glass panes together.

Secretary of the Interior (SOI) – The head of the United States Department of the Interior. The SOI's Standards for the Treatment of Historic Properties are common sense historic preservation principles that are regulatory for federal historic tax credits.

Spalling – The chipping or flaking of a masonry surface often due to weathering.

Transom – A horizontal glazed opening directly over a doorway or storefront.

Truss – An assembly of structural elements, typically arranged in triangular sections, forming a framework for a rigid structure.

Valley – The intersection of two sloping roof surfaces.

Veneer – A thin layer of material used as decorative facing that is not load bearing.

Vernacular – Architecture that is characterized by the use of local materials and craftsmanship rather than a particular style.

Wythe – A vertical section of brick or masonry that is one unit thick.

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Appendix A - Architectural Styles

Please note, the following are shorthand descriptions of architectural styles that can be found in Harford County and are not intended to cover all typical features.

Vernacular (various)

- Characterized by the use of local materials, craftsmanship, and tradition
- Examples include log buildings, outbuildings, barns, and stone structures

Deer Creek Friends Meeting House (HA-12), Darlington.

French Colonial (1700-1830)

- Stuccoed walls
- Casement windows and shutters
- Flared roof eaves

Bon Air (HA-6), Fallston. Image courtesy of Library of Congress.

Georgian (1700-1790)

- Symmetrical form
- Double-hung **sashes** with nine or twelve small panes per **sash**, separated by thick wooden **muntins**
- Decorative cornices
- Paneled front door, usually centered and capped by a decorative crown (entablature)
- **Transom** above door

Sophia's Dairy (HA-5), Belcamp. HCG File Photo.

Federal (1780-1830)

- Low-pitched gable or hipped roof
- Symmetrical form
- Usually centered entry
- Double-hung **sashes** with six panes, with stone lintels
- **Fanlights**, sidelights, and/or Palladian windows
- Decorative cornices
- Centered front entry portico
- Stone belt courses
- Swags, garlands, and urns

Sion Hill (HA-525), Havre de Grace. HCG File Photo.

Greek Revival (1825-1860)

- Front gable roof
- Wide cornice trim
- Symmetrical form
- Double-hung **sashes** with six panes per **sash**
- Front entries with sidelights and **fanlights**
- **Pedimented** entablatures
- Entry porches or porticos
- Columns or pilasters

Turner-Lipscomb House (HA-1246), Whitehall. Image courtesy of Library of Congress.

Gothic Revival (1840-1880)

- Steeply pitched roofs
- Center-cross gables
- Decorative **bargeboards**
- Pointed arch windows
- Double-hung **sash** with two panes per sash

Tudor Hall (HA-117), Bel Air. HCG File Photo.

Italianate (1840-1885)

- Tall narrow windows, often arched and in pairs
- Low-pitched hipped roof
- Wide over hanging eaves with decorative brackets
- May have a cupola or tower
- Double-hung **sash** with two or one pane per sash

Silverstein House (HA-542), Havre de Grace.

Octagon (1850-1870)

- Exterior walls arranged in an octagon shape
- Low-pitched roofs
- Wide eave overhangs
- Many have Greek Revival, Gothic Revival, or Italianate details

Windfell (HA-2), Darlington. Image courtesy of Library of Congress.

Second Empire (1855-1885)

- Mansard Roofs
- Wide cornice with brackets
- Rich ornamentation
- **Dormer** windows
- May have a tower or central pavilion
- Double-hung **sash** with one or two pane per sash; sometimes rounded and/or paired

Fair Meadows (HA-1067), Creswell. HCG File Photo.

Folk Victorian (ca. 1870-1910)

- **Vernacular** forms with details from other Victorian era styles
- Queen Anne and Italianate detailing most common; Gothic Revival possible
- Symmetrical façade; lack of textured and varied wall surfaces
- Porches with Queen Anne spindlework detailing are common
- Cornice-line brackets are common

Wilgis-Bennett House (HA-1375), Bel Air. HCG File Photo.

Queen Anne (1880-1910)

- Steeply pitched roof
- Asymmetrical composition with dominant front facing façade
- Textured wall shingles
- Decorated **bargeboards**
- Decorative porch brackets
- May have a tower
- Double-hung **sash** with one or two panes per sash; sometimes small decorative multi-panes are found in the upper sash

Hartwell-Baker House (HA-784), Aberdeen.

Colonial Revival (1890-1940)

- Symmetrical forms
- Double-hung **sash** with multiple panes in each sash
- Center front entry with **fanlights** and sidelights
- Oversized details such as dentils and quoins
- Variants include Dutch Revival

Farmers & Merchants Bank Building (HA-1464), Bel Air.

Beaux Arts (1885-1930)

- Low-pitched hipped roof
- Wall surfaces with decorative garlands, floral patterns, or shields
- Façade with pilasters or columns
- Light color stone wall material
- Symmetrical form

Liriodendron (HA-230), Bel Air. Image courtesy of Library of Congress.

Tudor Revival (1890-1940)

- Steeply-pitched roof with cross gables
- Stucco, stone, wood and/or brick wall cladding
- Decorative half-timbering
- Massive decorative chimneys
- Leaded glass windows; often casements
- Tudor arch

Craftsman/ Bungalow (1905-1930)

- Low-pitched roof with wide overhangs
- Exposed roof rafters or knee braces
- Full or partial front porch; often maintained under the principal
- Heavy substantial porch supports and railings
- Typically one and a half stories
- **Dormers**
- Double-hung **sash** with one pane per sash; often the top sash has two or three panes

American Foursquare/ Prairie (1900-1930)

- Boxy shape
- Low-pitched hipped roof
- Wide overhanging eaves
- Full-width front porch
- Often has colonial or craftsman detailing
- Double-hung **sash** with one pane per sash; often the top sash has two or three panes

Minimal Traditional (c. 1935-1950)

- Lacks decorative ornamentation
- Eaves and rake are close
- May have one front facing gable
- May have one large chimney
- Low-pitched gable roof
- Typically small in size

Ranch (c. 1935-1975)

- One-story
- Low-pitched gable roof
- Often have built in garages
- Moderate to wide eave overhang
- Often asymmetrical composition
- Large picture window

Split-Level (c. 1955-1975)

- Low-pitched roof
- Moderate to wide eave overhang
- Often asymmetrical composition
- One-story unit attached to a two-story unit; often with a built-in garage

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Appendix B - Directory Of Resources

Harford County Department of Planning and Zoning

- Historic Preservation overview: http://www.harfordcountymd.gov/2029/Historic-Preservation
- Harford County Approved Plant List for Buffers: https://www.harfordcountymd.gov/DocumentCenter/View/2322/Approved-Plant-List-PDF?bidId=

National Park Service Preservation Briefs

- Technical information for preserving, rehabilitating, and restoric historic buildings. The briefs assist historic building owners recognize and resolve common problems prior to undertaking work on their property: https://www.nps.gov/tps/how-to-preserve/briefs.htm

National Park Service

- Guidelines on Flood Adaptation for Rehabilitating Historic Buildings: https://www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf

Maryland Historical Trust

- Home website: https://mht.maryland.gov/
- Medusa, the state's cultural resource information system, including the Maryland Inventory of Historic Properties, National Register data, andother state information: https://mht.maryland.gov/secure/medusa/
- MHT's Standards and Guidelines for Architectural and Historical Investigations in Maryland: https://mht.maryland.gov/documents/pdf/research/Survey_standards_architecture_web.pdf

Books

- *An Architectural History of Harford County, Maryland* by Christopher Weeks, 1996
- *A Field Guide to American Houses* by Virginia Savage McAlester, revised 2018
- *Bel Air: The Town Through its Buildings* by Marilynn M. Larew, 1981
- *Bel Air: An Architectural and Cultural History* by Marilynn M. Larew, Edited by Carol L. Deibel and Elizabeth M. Carven (published by MHT & Town of Bel Air), 1995