



**GUIDELINES FOR
HISTORIC LANDSCAPES**



Township of Hopewell Historic Preservation Commission

GUIDELINES FOR HISTORIC LANDSCAPES



Hopewell Township farmstead with field, fence and trees.

PURPOSE

These *Guidelines* were prepared to assist property owners and provide an understanding of the design considerations when considering the exterior alteration of a historic house, new construction within the context of historic buildings, or other historic property changes. They are not intended to replace consultation with qualified landscape architects, architects, contractors and the Historic Preservation Commission (HPC).

These *Guidelines* were developed in conjunction with Hopewell Township's Historic Preservation Commission (HPC). The HPC reviews Certificate of Appropriateness (COA) applications for proposed exterior alterations to properties locally designated as Historic Landmarks or within a local Historic District. The applicant is responsible for complying with the provisions of the Zoning and Building Codes at the time of application. The applicant must obtain a Certificate of Appropriateness (COA) as well as all necessary permits prior to proceeding with any work. For more information, or to obtain permit applications, please call the COA Administrator at (609) 737-0612, ext. 643.

Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money. Additional *Guidelines* addressing other historic building topics are available at the Township Administration Building and on its web site at www.hopewelltp.org.

HISTORIC LANDSCAPES OF HOPEWELL TOWNSHIP

The historic landscapes of Hopewell Township have a unique character. The open fields and woodlands frame views to farm complexes, while streets and yards of crossroad villages frame the architecture. Landscape changes can add to or detract from historic buildings and their settings. Addressing landscape elements and their character in relation to historic primary structures and secondary buildings can help maintain the area's traditional environment.

To better understand historic landscapes, it is important to identify the features of the four general types of traditional properties in Hopewell Township:

- *Township lot on a street*, a relatively small property close to neighbors
- *Crossroads village property*, property with neighbors at intersection, with fields or woodlands at edges
- *Rural property*, larger property set in fields or woods
- *Farmstead*, with traditional farmhouse, farm buildings and fields

For each property type, the relationships of landscape elements can be viewed in terms of the front, side and back yards around primary structures, as well as the locations of secondary structures within the landscape setting. Aspects of the landscape surrounding individual or groups of historic structures represent important associations of traditional organization and visual and physical relationships.

The HPC encourages:

- Keeping views of historic buildings open to street
- Front yard development with traditional, simple arrangements, similar to neighboring properties
- Modern amenities screened from public views

The HPC discourages:

- Modern amenities in front and side yards in view from the public street
- Dense foliage, fences or other screening blocking views to historic structures from the public way



This early view of a Hopewell Township crossroads illustrates the character of the open landscape, field patterns, and clustered buildings at the crossroads in the 1920s.

TOWNSHIP LOT ON A STREET

The landscape of neighboring properties along a streetscape is seen as a composition. Owners should be aware of the landscape treatment of their immediate neighbors, the grouping of properties on their block and street, and the overall cluster of houses in the area.

Individual properties should be considered in terms of the front, side and rear yards; how the landscape functions for everyday use; and how it affects the overall character of the property and streetscape. Typical features of a township lot on a street include:

- Front yards that can include the street edge, street sidewalk, and entry walk, lawn, garden, one or more trees and possibly on-street parking
- Side yards that are often a narrow space that may include a driveway, lawn, plantings and storm water drainage systems
- Rear yards that are often more screened from the street frontage and may have space for a secondary structure such as a garage, shed, deck or arbor; a path to access a secondary door, a lawn or garden area; and shrubs or trees

The arrangement of the landscape elements of the yards is important both to the maintenance of the historic structures and to their character.

The HPC encourages:

- Locating and screening modern amenities, such as a paved terrace, garage, swimming pool or large wood deck to minimize visibility from the public roadway
- Developing a front yard landscape that is historically appropriate for the property

CROSSROADS VILLAGE PROPERTY

Clusters of houses at crossroads are another historic property arrangement in Hopewell Township. Crossroad village properties are experienced individually and as a grouping around an intersection. While similar to a township lot, the crossroads village setting is a limited cluster of parcels developed in the eighteenth and nineteenth centuries to serve local uses such as taverns, stores, blacksmiths and the like. Many of these historic buildings have since been adapted to serve residential and office uses with small cemeteries or monuments adding to the traditional character and historic sense of place.



The open, green landscape of a small cemetery, historic church and historic buildings in the crossroads village of Harbourton demonstrates the green space typical of this landscape.

Properties in crossroads villages typically include:

- Parcels with a narrow street frontage, short street setbacks, no sidewalks, large side and rear yards and several secondary structures
- Primary historic structures that are often positioned close to the street and open to views along the street
- Relatively large side and back yards that often contain secondary structures within landscape settings
- Greener and more open properties with less density than along a township street
- Old deciduous and evergreen trees providing green mass and a large scale in relation to the historic structures
- Narrow driveways that are often paved with gravel with parking organized within the property and visually screened from roadway
- Small scale walks to entry doors that are often paved in traditional materials
- Wooded patches or cultivated fields bordering open side and rear yards



A modest house on a rural property with dry laid stone wall along the street frontage, orange daylilies around the mailbox and shade and evergreen trees along the frontage away from the house.

RURAL PROPERTY

Historic homes set in a rural surround of woodland and fields represent another Hopewell Township property type that demonstrates the long traditions of living on and in harmony with the land. A distinguishing characteristic of rural properties is their visibility from the nearby road and the broader landscape. The area surrounding the house tends to be relatively simple, with a few shade trees; perhaps a small garden, a fence or wall set back from the streets; and a narrow driveway with limited paving. This traditional development pattern can be respected by current and future property owners and can be employed when an area is developed for newer residences.

Another common type of rural property in the Hopewell Township features a historic house positioned farther from the road within a larger landscape setting. The landscape treatment favors open lawn or meadow and trees in a grove or placed in a more formal line defining an edge. Views to and from the historic house over a relatively simple landscape typify this property type.



This larger rural property has a deeper setback from the road, open views, a single deciduous tree in lawn, and a mixed row of various types and ages of trees at the entry drive.

FARMSTEAD

The pattern of the farmstead landscape is also traditional, with the principal feature, the historic farmhouse, surrounded by a grove of trees. The barns, sheds, silos and other farm structures are near the farmhouse arranged in a cluster with ease of access and prevailing winds in mind, and are visually important in the farmstead building cluster. Secondary structures used for farming activities may be historic or more modern. The grouping of secondary structures can have interspersed trees; flower and vegetable gardens; with the entire cluster set within a relatively open landscape of field, paddock or mown turf. Fences define the farmstead perimeter, as well as garden or paddock boundaries, and other edges. In the farmstead cluster the following historic physical and visual relationships are important:

- Farmstead complex setback from street, with a cluster pattern of farmhouse and farm buildings of various sizes, generally arranged perpendicularly to each other
- Prominent farmhouse framed by a dense tree grove
- Secondary structures located to the side and rear of the farmhouse
- Visually dominant large barns and other secondary structures placed nearby the farmhouse
- A variety of fences defining perimeters, boundaries and landscape uses

The physical and visual relationships between the farmhouse and secondary buildings establish the pattern of the farmstead and distinctive landscape associations. The defined space around the freestanding farmhouse and large barns to the side or rear establish the visual mass of the complex. Smaller secondary structures are often clustered near large barns with access routes between. The size of these routes tends to relate to the farming operations and machinery utilized.

The HPC encourages:

- Retaining visual dominance of historic farmhouse
- Retaining and renewing historic farmhouse tree groves
- Retaining historic farm structures
- Locating modern farm structures in less visually prominent locations
- Respecting visual and physical relationships when constructing new support structures

The HPC discourages:

- Blocking views to historic farmhouse and farmstead clusters

LANDSCAPE FEATURES & ELEMENTS

For each of the four types of historic properties in Hopewell Township, the spaces defined by the primary residence and any secondary structures establish the landscape setting that can contribute to the overall historic character. The landscape elements may include:

- Pedestrian walkways and paving materials
- Driveways and parking arrangements
- Plantings of trees, shrubs, gardens and placement in relation to structures
- Fences, walls, gates and other boundary markers
- Signs, building numbers and outdoor furnishings
- Positive drainage away from structures
- Lighting



This flagstone walk forms a stable, all-weather walking surface and gives a traditional appearance to the landscape.

PEDESTRIAN WALKWAYS

Traditional paving materials for pedestrian walkways in Hopewell Township's seventeenth to nineteenth century properties include stone, brick and gravel. Walks made of flagstone, compacted gravel, and brick laid in basket weave or running bond pattern are locally common. Paving materials often matched or complemented the materials of historic homes and secondary structures. For example, a house with a stone foundation might have stone or gravel walks.

Another advantage of stone, brick and gravel paving materials is that they are somewhat permeable and allow storm water to penetrate into the ground rather than creating more run-off like concrete or asphalt paving. Partially permeable, historic paving materials help to create a sense of place while often complimenting the historic building's architectural design and materials.

Concrete walks may be the traditional material for some twentieth century buildings including Bungalow and Colonial Revival style houses. Historic concrete often included local stone aggregates and were naturally colored by local sand. If concrete is the appropriate paving material, using a local aggregate with an exposed aggregate finish and local sands can help create a traditional feeling in the landscape. Non-historic and inappropriate paving materials with a contemporary appearance include interlocking precast pavers, concrete blocks, and white or brightly colored concrete.



This brick walk in a running bond pattern with a locking soldier course along the edge is a traditional paving material appropriate for use on an historic property.



This stepping stone walk is a good material for a secondary or infrequent route around an historic property.

The HPC encourages:

- Using stone, brick, gravel, or other permeable type of unit paving material of historic appearance
- Regular maintenance and upkeep of pavement
- Using local sands and gravels to color concrete if concrete is historically appropriate

The HPC discourages:

- Using modern interlocking pavers, concrete blocks, white or brightly colored concrete, or asphalt paving

DRIVEWAYS & PARKING ARRANGEMENTS

Traditional driveways were often narrow, compacted gravel access routes. For rural and farmstead properties gravel drives and parking areas often remain a functional choice for contemporary life. However on township lots, in crossroads villages, and on steep slopes, alternatives such as asphalt-paved driveways, brick or cobblestone may be easier to use and maintain.

If considering adding or altering a driveway, driveway widths should be kept as narrow as feasible. Parking areas should be located to the rear or if space is limited, to the side of the house, positioned to minimize the view from the roadway. Expansive paved parking should not be placed in the front of an historic house or directly along the street frontage.

Generally gravel is more historically appropriate for driveways and parking areas than asphalt paving. In steep locations, gravel can be edged with a flat stone or cobblestone gutter. The use of gravel made from local stone with some finer gray and brown particles can provide an appropriate texture and color. Crushed sharp gravel and stone with finer particles tends to yield a sharper surface and a more modern appearance.



This parking area next to a drive creates a large expanse of paving that detracts from the green landscape. Parking should be located to the rear of historic buildings

To minimize paving on a property, areas for occasional parking can be reinforced turf grass. A gravel mixture worked into the soil and overseeded with fescue grasses and white clover can support most vehicles. This area will look like turf but can be mown and used for infrequent parking without adding additional paving. This type of overflow paving area is economical and visually complements the surrounding lawn or gardens.

HPC encourages:

- Limited pavement area for drives and parking on historic properties
- Relatively narrow driveways – generally no more than ten feet in width
- Alternatives to expansive paving at parking areas

HPC discourages:

- Large paving areas in front yard
- Expanses of street frontage parking areas



This historic photo shows the landscape of a typical house in Hopewell Township. Trees are planted in the vicinity of the house and are predominantly deciduous with a few evergreens providing shade and protection. Note the lack of vegetation near the foundation of the house.

TREES, SHRUBS & GARDENS

Historically, plantings and vegetation around residences in Hopewell Township consisted of a few trees, shrubs and mixed gardens. The trees and shrubs surrounding the house provided shade and protection, while gardens provided food, herbs and flowers. Native plants were transplanted from nearby woodlands and traditional plants were carried from homelands. Showy, ornamental trees, shrubs, perennials and annuals were more numerous in the nineteenth century.

Elderberry plant with fruits ripening. Traditionally used for pie and wine, this 8 to 12 foot native shrub has bold white flowers in summer.



PLANTING STYLES

In determining a landscape approach for a historic building, it is best to choose a landscape planting style and palette that complements the principal building, its architectural style and period of construction. Historic records about a specific property or other properties in the area or with a similar setting can provide detailed information regarding plants used and their typical arrangement.



This restored, enclosed dooryard garden at an 18th century home showcases a mingled garden with a variety of historical plants that were traditionally grown for flowers, herbs, medicines, and dyes.

A typical seventeenth to eighteenth century house would have had a mingled garden with a mixture and variety of flowering plants, medicinal and potherbs, dyeing plants, and vegetables or small fruits within an enclosed area. Flowering plants might have also been planted such as a climbing or rambling rose, like the single pink Sweet brier/*Rosa eglanteria*, that may have draped over the fence of the dooryard garden. Today speciality growers sell many historic roses. This mingled dooryard garden would typically have been located immediately adjacent to the house and would have been enclosed with picket or paling fencing to protect the plants from roaming animals.



The low mounded form of the Annabelle Hydrangea with its large, white blossoms is perfect for this garden setting.

As horticultural interest increased with plant exploration and introduction through nurseries in the nineteenth century, gardens tended to be arranged to exhibit and highlight individual plants. Shade trees, flowering trees, and flowering shrubs are featured in the 1900s in addition to flowering plants. Roses such as the rambling rose, Seafoam, or climbing rose New Dawn might have scaled a garden trellis. Vegetables and small fruits were often relegated to the rear yard and less emphasis was placed on medicinal and potherbs or dyeing plants. With increasing control over animals, the flower and vegetable gardens may still be fenced, but are not usually located in the dooryard area.

Early twentieth century planting patterns are often related to the principal building's architectural style. For example, a Colonial Revival house might have had a Colonial style garden. A bungalow, however, probably had corner plantings and perimeter lot plantings to emphasize and accentuate the low lines of the house.



French hybrid lilacs in bloom provide fragrance and an alternative to fencing to screen modern amenities from view.

Historically plantings were typically located at the perimeter of a residential lot, framing an open area around the house. Vegetation was not typically placed adjacent to buildings or their foundations, minimizing the potential for structural and moisture related problems from plantings. Locating vegetation immediately adjacent to a building is a more contemporary approach that is not appropriate for the historic landscapes of Hopewell Township.



Historic iris and gas plant in full bloom add to the historic character of the landscape. Both plants were traditionally grown in the Northeast.

For larger properties, native stands of Staghorn sumac/*Rhus typhina* and common sassafras/*Sassafras albidum* are acceptable plant species that tend to form small colonies. They can be planted and cultivated in groupings at property edges.



Two large street trees in front of a historic house enhance the historic landscape setting. A low hedge differentiates the front yard from the street, while providing open views to the house.

To prolong their lives, historic trees should be cared for by property owners and include inspection and removal of deadwood. When proceeding with a project, care

should be taken to avoid root and trunk damage on all trees. Large historic trees are particularly vulnerable since tree roots extend at least to the canopy line of the overhead branches and leaves. Limit trenching and ground disturbance around all existing trees.

Variegated, burgundy and red foliage shrubs and trees are a recent hybridization phenomenon and should not be planted in a historic landscape.

The HPC discourages using the following trees:

- Red Japanese maple/*Acer palmatum* and Crimson King Norway maple
- Norway maple/*Acer platanoides* in green and red leaved forms is an invasive aggressive species

Invasive exotic trees are present in Hopewell Township and require control due to their tendency to readily propagate. They tend to thrive in disturbed areas and along woodland edges limiting the habitat of native species. One example that is present in the area is the Tree of heaven/*Ailanthus altissima*. Active suppression is required to control invasive, exotic plants.

The tree with red foliage dramatically contrasts with the surrounding green leaved vegetation. Such types of trees should not be planted in historic landscapes.



The HPC encourages:

- Using appropriate native and traditional vegetation in the landscape
- Planting in a style that matches the historic building
- Limiting trenching and ground disturbance around trees and care of historic trees to prolong their life
- Use of green leaved traditional shrubs and trees
- Placement of new trees and shrubs so that they will not crowd buildings as they mature

The HPC discourages:

- Using invasive species of trees and shrubs
- Damaging historic trees and tree roots with construction that is too close to the trees or not carefully carried out
- Placement of new trees and shrubs so that they grow onto the building trapping moisture
- Use of red leaved and variegated shrubs and trees

HISTORICALLY APPROPRIATE PLANTS IN HOPEWELL TOWNSHIP

When considering planting trees, shrubs, and other plants, property owners are encouraged to select species that were historically common in Hopewell Township such as those identified below.

TREES

Shade trees historically graced the streets and villages of Hopewell Township. Significant shade trees remain but need regular care and occasional replacement.

Deciduous trees:

- Hackberry/*Celtis occidentalis*
- Black walnut/*Juglans nigra*
- Hickory species/*Carya species*
- Bitternut/*Carya cordiformis*
- Red oak/*Quercus rubra*
- White oak/*Quercus alba*
- Black locust/*Robinia pseudoacacia*
- Tulip poplar/*Liriodendron tulipifera*
- Green and white ash /*Fraxinus species*
- American sycamore/*Platanus occidentalis*
- American linden/*Tilia americana*
- Red maple/*Acer rubrum*
- Sugar maple/*Acer saccharum*
- Silver maple/*Acer saccharinum* (Silver maple has a negative reputation but it is often found in historic landscape over 100 years old such as Hopewell Township – branches do tend to snap in high winds and they should not be used near parking areas and buildings)

Evergreen trees:

- White spruce/*Picea glauca*
- White pine/*Pinus strobus*
- Canadian hemlock/*Tsuga canadensis*

Appropriate understory trees are native woodland edge trees dug up from surrounding lands.

Understory trees:

- Flowering dogwood/*Cornus florida*
- Shadblow serviceberry/*Amelanchier Canadensis*

- Eastern redbud/*Cercis canadensis* (Eastern redbuds grow best in alkaline soils – Hopewell Township may have acid soils not conducive to growing this understory tree)

SHRUBS

Large flowering shrubs were often used in village and rural settings near historic houses. Appropriate shrub species include traditional green-leaved forms of deciduous flowering shrubs. Fragrant lilacs and mockoranges were often planted near outhouses and it is possible that remaining old shrubs mark early outhouse locations. Old-fashioned climbing roses in pink, yellow, and blush colors were also prevalent. Evergreen shrubs were limited in historic landscapes, if present at all. Common lilac/*Syringa vulgaris* and French hybrid cultivars, like Lilac President Lincoln, are traditionally planted individually or in groups for screening.

- Mockorange/*Philadelphus coronaries*
- Bridal wreath spirea/*Spiraea x vanhouttei*
- Corneliancherry dogwood/*Cornus mas*
- Rose-of-Sharon/*Hybiscus syriacus*
- Pearlbush/*Exochorda racemosa*
- Weigela/*Weigela florida*
- Elderberry/*Sambucus Canadensis*
- Beautybush/*Kolkwitzia amabilis*
- Annabelle Hydrangea/*Hydrangea arborescens Annabelle*
- Shrub Roses/*Rosa species*

Historic shrub roses add landscape interest. Fragrant, old types can be obtained from specialty growers.

The following herbs, medicinals and flowering plants were all prevalent in the 17th and 18th centuries; the variety and types of perennials plantings increased in the 19th and 20th centuries and plantings within gardens also changed.

HERBS & MEDICINALS

- Yarrow/*Achillea millefolium*
- Thyme/*Thymus serpyllum*
- Mints/*Mentha species*
- Fennel/*Foeniculum vulgare*
- Heartsease/*Viola tricolor*
- Foxglove/*Digitalis purpurea*
- Dyer's woad/*Isatis tinctoria* – useful plant for dyeing cloth

FLOWERING PLANTS

- Peony/*Paeonia species*
- German bearded iris/*Iris germanica*
- Coreopsis/*Coreopsis lanceolata*
- Carnations/*Dianthus species*
- Periwinkle/*Vinca minor*
- Black-eyed susans/*Rudbeckia hirta*
- Hollyhocks/*Althea rosea*
- Daffodils/*Narcissus*
- Gas Plant/*Dictamnus albus*
- Roses- Sweet Brier/*Rosa eglanteria*, Rugosa Roses/*Rosa rugosa*, Harrison's yellow/*Rosa harisoni*

TRADITIONAL FRUITS

- Apples/*Malus pumila* heritage types like Northern Spy, Baldwin, Rhode Island Greening, Russet
- Pears/*Pyrus species*, heritage types like Seckel, Bartlett
- Raspberry/*Rubus idaeus*
- Strawberry/*Fragaria virginia*
- Concord Grapes/*Vitis v. Concord*

FENCES, WALLS & BOUNDARY MARKERS

Traditional materials for fences, walls and boundary markers in Hopewell Township include wood, stone, and occasionally cast or wrought iron. Wood and stone enclosures are appropriate for both agricultural and residential areas. Prevalent wood fence enclosures include picket, paling, split rail, post and rail, board, and worm fencing. Local stone walls are often dry laid in historic fashion. Cast or wrought iron fencing is rare in Hopewell Township and is most appropriate for Victorian homes in residential areas to enclose a space in a more decorative manner.



This worm fence of interlocked split wood rails is a traditional fence material for field and property boundaries.

Dry laid stone walls typically marked property lines between neighbors and several remain in the landscape.



Historically, it was common to use several types of fences and stone walls within the same property. Fences divided a property into different areas, with each fencing type dependant on the use of the enclosure. Historically more decorative fencing such as picket or paling fencing enclosed areas immediately adjacent to the house, serving as an animal barrier. Picket and paling fences were also common in surrounding and protecting garden spaces and were whitewashed or painted on a regular basis. Stronger, sturdier fencing was required in agricultural areas such as board or split rail fencing. This sturdy fencing was used to delineate and enclose areas farther away from the house, and was typically functional rather than decorative, without whitewash or paint.



A variety of fencing types enclose this property. Whitewashed picket fencing encompasses the area adjacent to the house possibly around a dooryard garden. The board fence delineates an area further away.

Dry laid stone walls of a rich red-brown stone are found throughout Hopewell Township and represent an appropriate choice for any township property. Traditional fencing types not only marked the boundaries of a specific space, but also allowed visual access to and from the historic structures of a property. This is important when considering different types of fencing today. Large, modern stone or brick piers framing a driveway or entrance walkway are not historically appropriate for a historic house.



While it is constructed of a traditional material, this solid board fencing inappropriately blocks views of the historic building from the street.

Although a new fence may be erected using traditional fencing materials, the overall appearance of the enclosure may not be appropriate. Solid and visually dense fences create privacy, but also block visual access to historic structures from the street, and are not in keeping with the historic character of the landscape.

The delineation of space with traditional, open fencing can create a sense of separation and a degree of privacy without blocking views to the historic architecture.

Modern fencing options such as vinyl or other reflective materials tend to detract from the historic character of the landscape. Using historically common fencing materials in an appropriate manner promotes the overall character of a property and the area and is encouraged.



Fencing types can have simple historic details such as this ball and chain. Attention to detail and use of traditional materials is encouraged.

The HPC encourages:

- Use of traditional materials for fences, walls, gates and other boundary markers in an appropriate manner
- Maintaining building views open to the surrounding roadways
- Regular maintenance and upkeep to fences, walls, and boundary markers

The HPC discourages:

- Blocking views to historic buildings and settings with dense fencing materials or plantings
- Using non-traditional fencing materials such as vinyl
- Constructing large stone or brick piers at driveways or entry walkways



This handmade bent twig furniture adds to the historic character and feeling of the landscape and is a comfortable place to sit.

SIGNS, BUILDING NUMBERS & OUTDOOR FURNISHINGS

Traditional styles of signs, building numbers and outdoor furnishings can enhance a historic property while more modern ones often detract from the historic character. If signage or building numbers are being considered, small, hand painted or carved signs of wood or metal are generally appropriate. Large, plastic or modern sign materials are not appropriate for historic properties and should be avoided.

Outdoor furnishings like benches, tables, chairs and picnic tables are often placed on porches, and in side and rear yards within the public view. Traditionally, simple wood furniture is the most common, and is generally appropriate for historic homes. In the nineteenth and early twentieth century, wrought and cast iron furnishing was popularized. Generally outdoor furnishings positioned in the front yard or public view should be of simple traditional materials that complement the building's architectural style.



The wrought iron furnishings can enhance the overall character of the landscape. They are more appropriate for late 19th or 20th century houses.

The HPC encourages:

- Use of small, custom crafted signs in traditional styles to identify building numbers, businesses, etc.
- Use of traditional materials and styles of outdoor furnishings within public view
- Placement of modern outdoor furnishings in side or rear yards generally out of public view

The HPC discourages:

- Installation of large, modern or interior lit signs on historic properties
- Placement of modern, obtrusive outdoor furniture in the front yard

POSITIVE DRAINAGE AWAY FROM STRUCTURES

Positive drainage away from historic buildings is crucial to prolonging the life of its materials and structure. Over time ground levels often rise around historic structures bringing soil closer to building materials and creating drainage patterns that actually direct water towards buildings. Keeping moisture away from the foundation and materials of a building can reduce basement wall moisture and moisture-related deterioration of building sills and cladding.

Grading around historic buildings should be a minimum of six inches below wood members including sills and siding to reduce the likely of moisture-related deterioration. After proper soil level is established adjacent to the building, soil or paving should be sloped away from the building with the lowest elevations where the water will drain away at a minimum of two feet away from the building's foundation. Please refer to *Guidelines for Exterior Maintenance* for additional information regarding perimeter drainage.

The HPC encourages:

- Maintaining positive drainage away from structures
- Adjusting grading to position lowpoints at least two feet away from building foundations
- Adjusting grading around historic structures to place soil six inches below wood
- Installing splash blocks or extending downspouts and rainwater conductors away from building foundation

The HPC discourages:

- Storm and surface water draining toward buildings
- Groundwater ponding adjacent to foundation
- Soil less than six inches below wood building members



This Arts and Crafts style light complements the historic structure and directs light downward rather than spilling into the night sky.

LIGHTING

Outdoor lighting is an amenity of modern life. For a historic house, outdoor lighting should highlight the architecture and be of a style appropriate for the historic building. A wide range of wall-mounted or free-standing, replica historic lighting is available. With a careful selection of location and screening, modern lighting can also be unobtrusively installed on historic properties.

An amenity of rural living is visibility of the stars in the night sky. Conscious light spill control is required to retain starry sky views. Most residential lighting is installed to illuminate pathways and access routes. Generally lighting on one property should not spill onto the neighboring lots or into the night sky. To minimize light spillage, many lights are available that cast light downward where it is needed to illuminate walking surfaces. Existing lights can often be fitted with hoods or shields to direct light downwards.

The HPC encourages:

- Unobtrusive lighting of historic properties that limits light spill onto neighboring properties and into the night sky
- Use of traditional lighting fixtures that complement the architectural style

The HPC discourages:

- Obtrusive lighting of historic properties that spills light onto neighboring properties and into the night sky
- Use of modern lighting fixtures on historic buildings

HISTORIC LANDSCAPE RECOMMENDATIONS

Shaping the landscape requires long and dedicated planning and effort. Property owners should consider historically appropriate options when selecting and locating plant materials, driveways, parking, walkways, fences, lighting and other landscape features.

The HPC encourages:

- Traditional, simple arrangements in front yards using local materials of historic appearance
- Front yard development similar to neighboring properties
- Maintaining views of historic buildings from the roadway
- Placing modern amenities generally out of public view in side or rear yards and screening them from view with traditional materials
- Stone, brick, gravel, or other permeable traditional unit paving material
- Local aggregate and sand if concrete paving is historically appropriate
- Traditional materials and styles for fences, walls, gates, boundary markers, and site furnishings
- Routine maintenance and upkeep of pavement, fences, walls, and boundary markers
- Limiting pavement area for parking areas and narrow driveways on historic properties
- Planting styles that complement architectural styles and historic building's character
- Planting native, traditional, and green leaved vegetation in the landscape
- Caring for and protecting historic trees to prolong their lifespan
- Placement of new trees and shrubs away from historic buildings so they will not crowd structures as they mature
- Using small, custom crafted signs and building numbers in traditional styles and materials
- Installing traditional lighting fixtures that complement the architectural style and limit light spillage onto neighboring properties and into the night sky
- Attention to positive drainage away from buildings by establishing a low point away from the building and controlling roof downspout drainage

The HPC discourages:

- Blocking views to historic structures with dense fencing or vegetation
- Placement of modern amenities in front and side yards in a location that is visible from the public roadways
- Use of obtrusive lighting that spills onto neighbors or into the night sky
- Modern, non-traditional materials for walkways, fences, site furnishings, and signage
- Invasive, red leaved, and variegated species of shrubs and trees
- Damaging historic trees and their roots by construction activity that is too close or not carefully carried out
- Placement of new trees and shrubs abutting historic buildings, trapping moisture against the structure
- Non-traditional and obtrusive lighting fixtures on historic properties that spill light onto neighboring properties and into the night sky
- Draining storm and surface water toward historic buildings



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Patricia M. O'Donnell, FASLA, AICP and Carrie Mardorf, of Heritage Landscapes in Charlotte, VT, prepared this publication. This publication was coordinated by Dominique M. Hawkins, AIA of Preservation Design Partnership in Philadelphia, PA.