



# MT. LEBANON DESIGN GUIDE

SUGGESTIONS FOR MAINTAINING AND ENHANCING THE BEAUTY AND VALUE OF YOUR HISTORIC HOME



# TABLE OF CONTENTS

Introduction	1
Architectural Styles	3
Foursquare	4
Tudor, Cotswold and French Provincial	6
Colonial Revival	12
Arts & Crafts (Bungalows)	16
Ranch and Split-Level	18
Post-War Minimals (Post-War Traditionals)	20
Other Architectural Styles	22
Exterior Maintenance	23
Energy Efficiency and Sustainability	25
Windows	27
Doors	31
Masonry and Stone	33
Woodwork	35
Roofs	37
Chimneys	39
Porches	40
Lighting	41
Additions and New Construction	42
Site Features and Landscaping	47
Glossary	49



**Mt. Lebanon's eclectic historic architecture**

This guide expands upon voluntary guidelines developed in 2016 by T&B Planning at the request of residents of Virginia Manor, one of many neighborhoods in Mt. Lebanon's National Register Historic District. Once the guidelines were completed, it became clear that the sort of information included would be helpful to residents throughout Mt. Lebanon who want to preserve and enhance their historic homes. Enjoy! Prepared by consultant Nicole Kubas, in collaboration with the Mt. Lebanon Historic Preservation Board and the Mt. Lebanon Public Information Office, 2018.

# INTRODUCTION

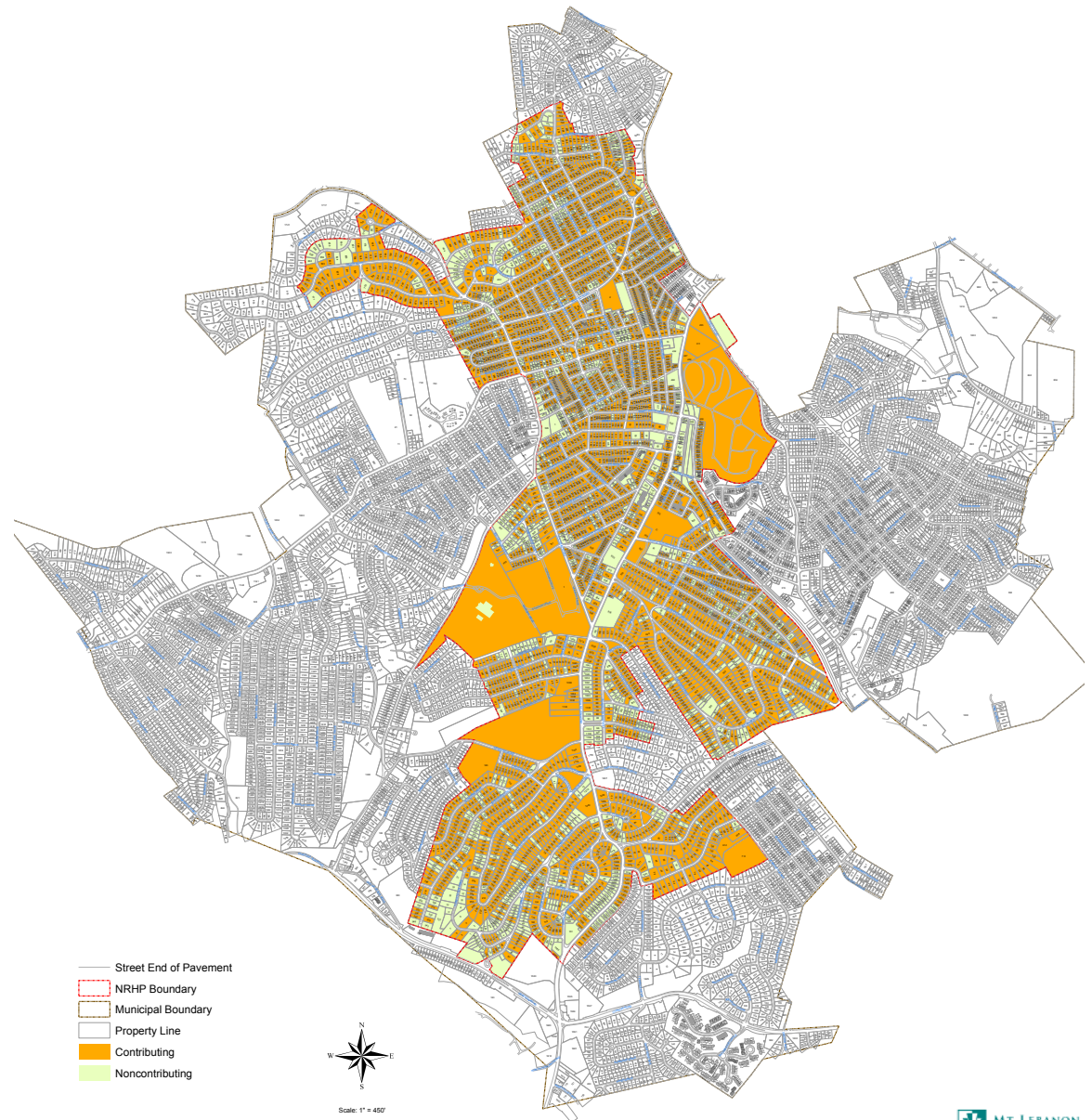
Mt. Lebanon residents are constantly maintaining, updating and expanding their homes, most of which were built in the 1920s, 30s and 40s. But many homeowners are not familiar with the variety of architectural styles found in Mt. Lebanon and the sorts of building materials, ornamental details or landscapes that are appropriate for their historic properties. This guide, commissioned by the Mt. Lebanon Historic Preservation Board, addresses many of the common questions shared by homeowners who want to make financially smart, aesthetically pleasing investments in their homes and neighborhoods.

This design guide is specific to the 4,300 contributing properties in **Mt. Lebanon's National Register Historic District**, but the architectural styles detailed within are found throughout Mt. Lebanon. Thus, the suggestions and illustrations in this guide should be useful to all homeowners who wish to preserve the architectural integrity of their homes and ensure that any changes or improvements they make enhance their property values.

## HISTORY OF OUR NATIONAL REGISTER DISTRICT

Mt. Lebanon was founded in 1912, and for more than half a century did not take good care to preserve assets that now would be considered historic resources. The original farm houses, one-room school, stores and taverns that existed here prior to 1924, when the when the Liberty Tunnels opened up the South Hills for development, nearly all are gone. Fortunately, in recent decades we have come to appreciate our carefully planned, distinctive neighborhoods with eclectic housing stock and attractive streetscapes that ensure our mature suburb will remain a desirable place to live.

Today, in Mt. Lebanon's second century, our historic preservation board and many other entities are working to preserve the best of our past while moving boldly toward the future. Our elected officials provide financial support for historic preservation. Our economic development council considers Mt. Lebanon's historic



**Mt. Lebanon Historic District Map** (click to enlarge)



character to be an economic driver. Real estate agents know that our charming older houses are a good match for buyers who want to update their properties while maintaining significant architectural features.

Reflecting Mt. Lebanon's growing commitment to preservation, the historic preservation board worked with volunteers for several years on a cultural resource survey that dated and documented every house in Mt. Lebanon. Then, with the help of a consultant, the board defined the boundaries of a historic district, chronicled its significance as one of America's earliest automobile suburbs and nominated it to the **National Register of Historic Places**. In 2013, Mt. Lebanon's proposed district was listed on the National Register of Historic Places by the United States Department of the Interior. The district of 4,300 properties encompasses the center of the municipality and includes both the Washington and Beverly road business districts. Most of the properties in the district are "contributing," meaning they were built prior to 1945 and have not been so significantly altered that they no longer reflect the original architectural style. A few properties are considered "non-contributing," mostly because they were built after 1945.

Being listed on the National Register of Historic Places is a prestigious honorary designation that carries no rules or restrictions for property owners in the district. Having a National Register Historic District in Mt. Lebanon is a matter of great community pride, however, and a distinction we hope homeowners within will value and consider as they maintain and enhance their properties. Studies show that while having a historic district does not guarantee a boost in property values, property values in historic districts typically rise faster than in other areas and rarely fall. Maintaining the architectural integrity of homes within the district, then, is likely a benefit not only to individual homeowners but to the neighborhood and the entire community. Thank you for consulting this guide. If you have questions that the guide does not address or would like to suggest something that should be included, you are welcome to consult the **historic preservation board**. Mt. Lebanon Public Library also offers many books that are helpful to anyone considering interior or exterior design or construction projects.



The historic district comprises 4,400



# ARCHITECTURAL STYLES

## ARCHITECTURAL STYLE OBJECTIVE

Mt. Lebanon's historic district includes a variety of architectural styles. Foursquare, Colonial Revival (Dutch Colonial, Georgian), Medieval Revival (Tudor, French Eclectic, Cotswold), and Arts and Crafts (Craftsman) comprise the majority of the historic styles for contributing buildings. On occasion, builders, architects, or homeowners built other architectural styles, such as Renaissance Revival, Spanish Mission, Vernacular Farmhouse, Queen Anne. The non-contributing house styles in the historic district and in adjacent neighborhoods are primarily Post-War Minimal (Post-War Traditional), Ranch, Split-Level, Modern and Postmodern.

The historic architectural styles, popularized across the country in the early- and mid-twentieth century, prioritized careful proportioning and quality materials. The detailing and exterior material selection convey architectural integrity and longevity. Homeowners may find these appealing factors also make historic homes more difficult to accurately maintain or modernize.

To assist homeowners in home maintenance and modernization projects, this section summarizes each of the major architectural styles found in Mt. Lebanon. Your home's styles should be easy to identify because most of Mt. Lebanon's historic houses have not been altered dramatically, and a mixture of architectural features generally does not appear on a given home. The architectural style and its features are important to understand when maintaining your home or choosing replacement elements. Identifying your home's architectural style can help you preserve its unique characteristics, retain or add to its value, and continue its contribution to the Mt. Lebanon National Register Historic District. You may want to look at older and recently built, sensibly designed houses as precedents as you maintain or modify your existing house or undertaking a new construction.

If you have questions or need further assistance, please visit [our website](#) for additional information and contacts.





# FOURSQUARE

## STYLE OVERVIEW

Known more for the basic form than the style, the American Foursquare houses exist most prevalently in Mt. Lebanon's trolley neighborhoods, nearest to Washington Road. Foursquare homes tend to be large and often constructed by a builder without the assistance of an architect, which made them more economical. These houses are identifiable by the square-ish shaped floor

plan, usually divided into four rooms: entry area with staircase, living room, dining room and kitchen. This style features little ornamentation, but more elegant foursquare homes may have a foursquare form, but be influenced by another architectural style: Colonial, Classical, Craftsman, or Renaissance. If so, follow the applicable architectural style not the Foursquare form.

## GENERAL PRINCIPLES

- Square Floorplan
- Two and a Half Stories
- Foursquare Houses May Be Influenced by Another Architectural Style (Prairie Style, Georgian, Classical or Renaissances)



**Foursquare house** with pyramid roof, hipped dormer, double-hung windows, and large, one-story, front porch



**Large, one-story, front porch**



**Pyramid roof with hipped dormer**





**Foursquare house** with hipped asphalt-shingle roof, hipped dormer, double-hung windows (1 over 1), and one-story porch



**Box-gutters** are wide overhanging eaves encase the gutter



**Transom and sidelights** around front door



**Double-hung windows** (4 over 1)



**Foursquare house** with tiled pyramid roof, eave brackets, double-hung windows (1 over 1), large side porch, and portico and pent hip roof on the front façade



**Stained-glass piano window**



**Arts & Crafts Foursquare house** with pyramid roof, hipped dormer, double-hung windows (6 over 1), and partially enclosed one-story front porch

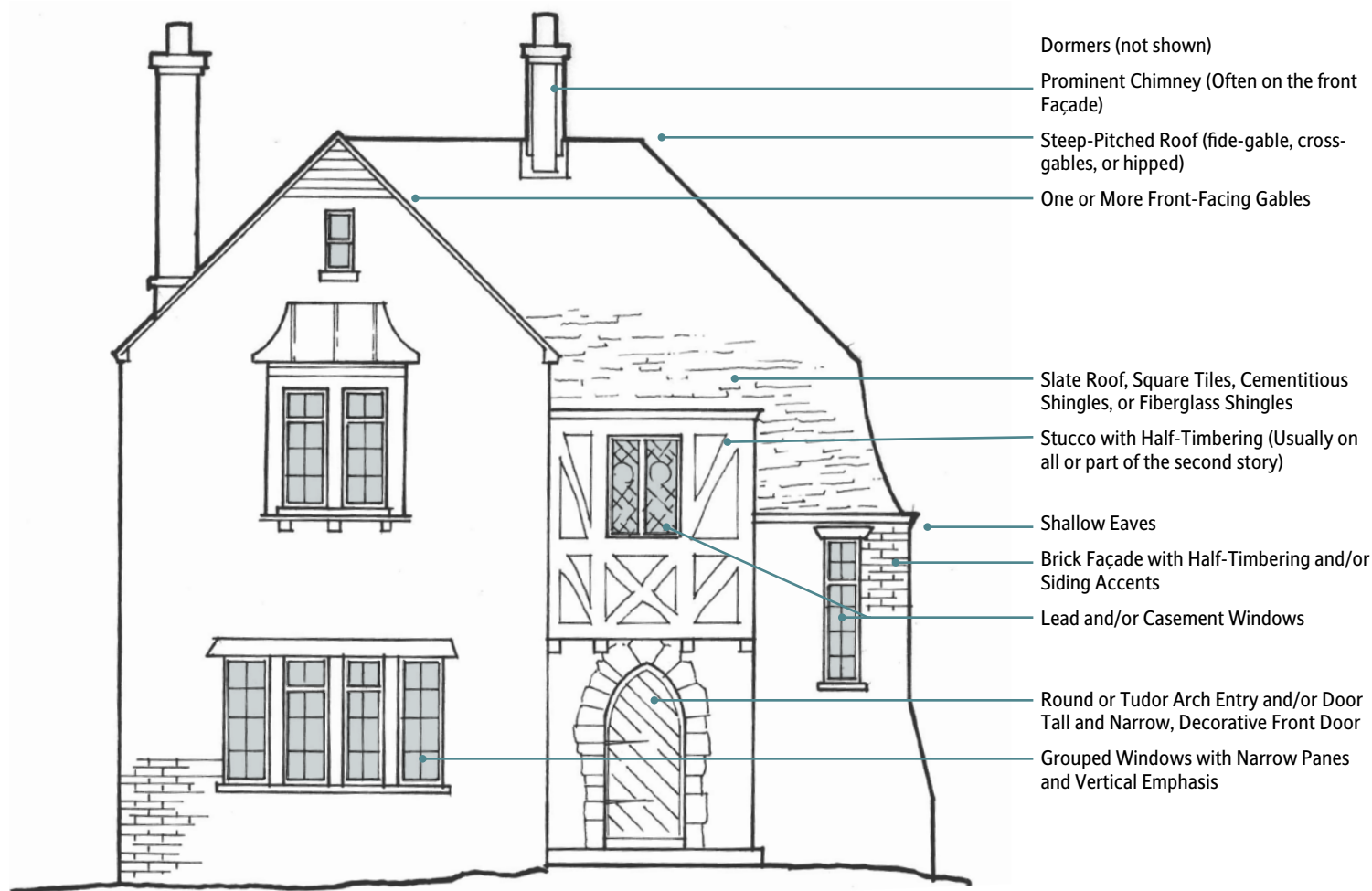


# TUDOR, COTSWOLD AND FRENCH PROVINCIAL

## TUDOR STYLE OVERVIEW

Medieval-influenced styles, like the early- to mid- 20th century incarnations of the Tudor Revival, value asymmetry, irregularity and contrasting textures. These houses are generally characterized by irregular rooflines with a variety of pitches and roof styles, prominent cross-gables and stepped massing revealing varied room sizes and orientations with irregular footprints.

Typically, Tudor Revival houses incorporate multiple exterior building materials, such as brick (especially clinker brick and polychrome brick patterning), stone, stucco with faux half-timbering and even tiles or wood shingles. Tudor Revival houses often feature multi-pane casement windows in a variety of sizes and placements and heavy board and batten doors.



## GENERAL PRINCIPLES

- Medieval influence
- Assymetrical form
- Two stories
- Multiple façade materials
- Irregular rooflines



**Half-timbering** with stone façade and quoins around door and on corners



**Prominent chimney** on front façade





**Tudor bay window**



**Tudor home with a front-gabled roof, wood siding, half-timbering, and brick on the ground floor.**



**Half-timbering with masonry**



**Pointed arch entry door**



**Tudor home with half-timbering, leaded glass windows, Tudor arch entry and a slate roof**



**Casement window with fanlight**



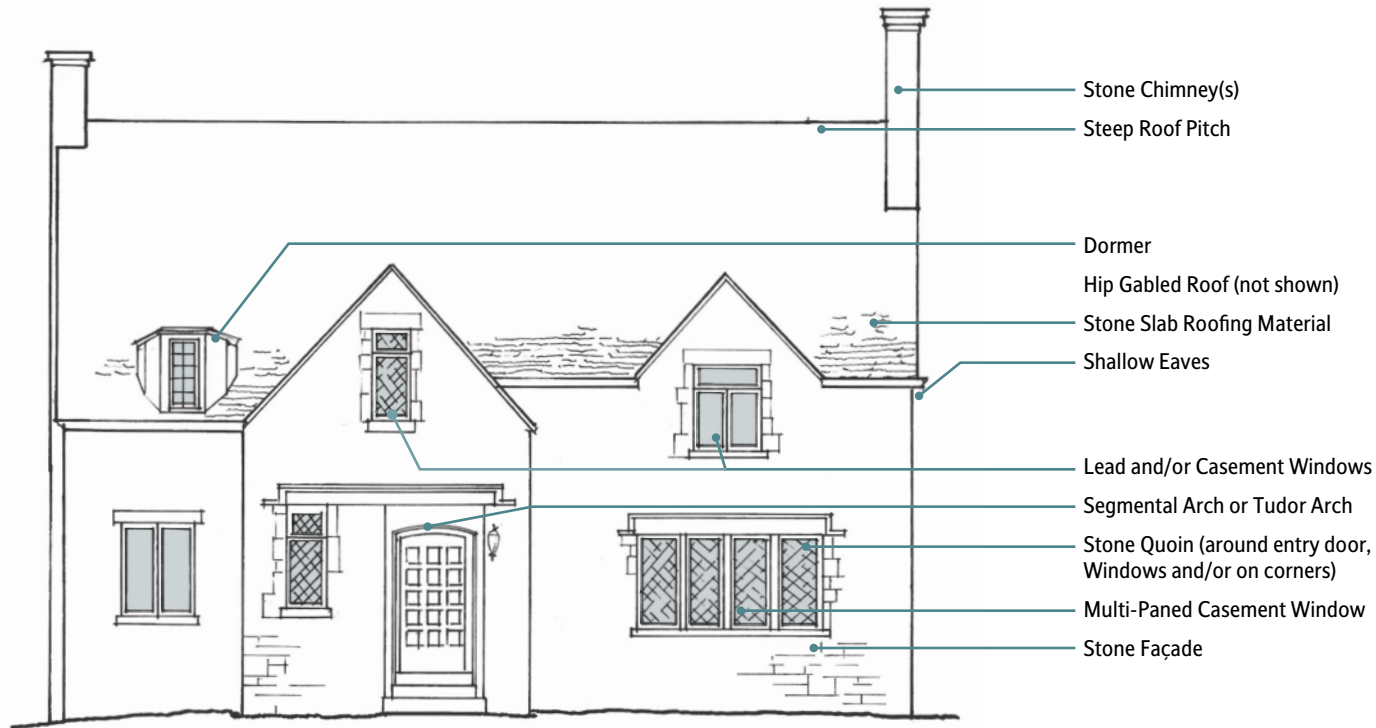
**Tudor arch**



## COTSWOLD STYLE OVERVIEW

There are related styles with similar sensibilities including houses and cottages built in the manner of the Cotswold region of England. Cotswold houses employ almost exclusively stone exterior materials, which can be formally dressed (squared and smoothed) or rubble, with thin stone slabs used traditionally as a roofing material. They have overall asymmetry and irregularity

with many shared features of the Tudor Revival, such as front-facing gables and picturesque rooflines, but they also freely incorporate classical moldings for door and window openings, stone quoins to accent the edges of the building, and diamond panes in their casement windows.



## GENERAL PRINCIPLES

- Influence by houses and cottages in Cotswold Region of England
- Stone façade
- Irregular
- Assymetrical form
- Similar features as Tudor style



**Leaded glass casement windows with transom windows and quoins**



**Massive front chimney**



**Hipped gable**



**Cast stone around leaded glass window**



**Elaborate wooden door cast stone trim**



**Dormer with casement window**





Stone chimney with multiple shafts



Depressed archentry with wooden storm door



Segmented arch cast stone



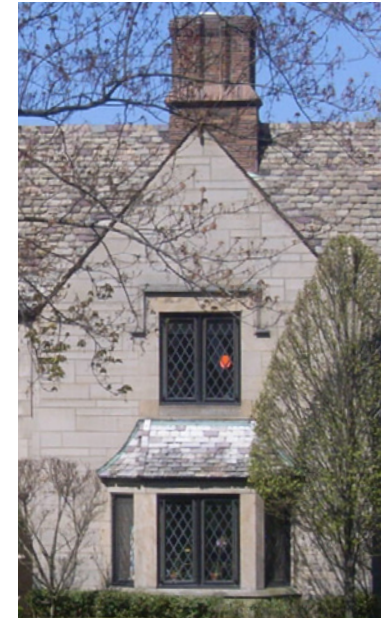
Side-gabled and hipped slate roof with shallow eaves and center chimney



Cotswold home with stone façade, casement windows, cast stone entry, side chimney, hipped dormer, front gables and a slate roof



Cotswold home with stone façade, casement windows, and front chimney



Bay window on front gable



## FRENCH ECLECTIC STYLE OVERVIEW

French Eclectic style can be more difficult to identify because the style compasses a wide variety of French styles. French Eclectic homes typically have French casement windows, but can use double-hung or casement windows. Also, the exterior materials vary widely: brick, stone, stucco, or whitewashed brick façades. Most French homes have hipped or pyramid roofs. A pyramid roof comes to a point, instead of a ridge like hipped roofs. The roofs sometimes feature a flare at the edge. Two French styles found in Mt. Lebanon are French Normandy and French Provincial.

French Normandy features many similar characteristics as Gothic architecture: casement windows, masonry chimney, brick or stone façades, asymmetrical form, and steep, hipped roofs. The differences are the flare at the edge roof, wooden shutters,

typically no identical windows, and an entrance tower or turret with a conical roof.

French Provincial homes appear more formal and symmetrical than French Normandy. French Provincial style also uses French casement windows, prominent side chimneys, brick or stone façades, wooden shutters, and steep, hipped roofs. The major stylistic differences are segmental arches, through-the-cornice windows, stucco or whitewashed brick façade, and decorative metal accents.

## GENERAL PRINCIPLES

- Low, Horizontal Form
- Living Spaces and Main Bedrooms on Ground Floor
- Early Example of Blends Interior and Exterior Spaces
- Bungalows (1 or 1.5 stories)
- 2-Story Subtype
- Brick or Stone Façades with Stale or Tile Roofs are Common on Mt. Lebanon Arts & Crafts.







**French Casement Window**



**Towered entrance**



**White stucco façade and mansard roof**



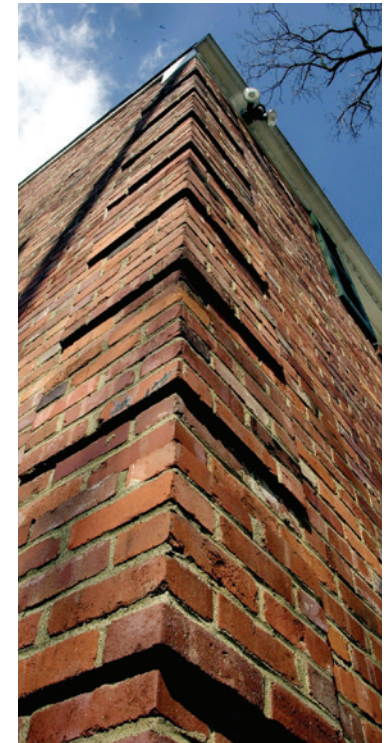
**French casement window and segemental arch dormer**



**French eclectic towered** shingled cross gabled roof, hipped front gable, turret, no identical windows, brick and stone chimney



**Whitewashed brick façade and steep-pitched hipped roof**



**Quoins**, large decorative stones accenting the corners of a building, can be regular or irregular in shape.



**Through-the-cornice window**



**Formal entry and decorative metal accents**



**French Provincial** with stone façade and hipped roof



# COLONIAL REVIVAL

## COLONIAL REVIVAL STYLE OVERVIEW

These houses tend to be rooted in the classical architectural values of order, symmetry and regularity. This often translates to balanced and clear massing of the house as a main block sometimes with wings or projecting pavilions, with solids and voids lined up vertically (e.g., windows in the same position on first and second stories), and typically with a continuous main gable. They also tend to rely on classical design elements like columns, cornices, quoins (large dressed stones accenting the corners of a building) and keystones.

Many houses built in a historic revival style feature 2- to 5-bay composition centered with a prominent front door, simple massing and façades constructed with brick or a combination of brick and wood siding. Doors, windows, rooflines and corners display classical details. Roofs usually have side gables and range in pitch from 7:12 to 12:12. Often the chimney(s) flank the ends of the house.

These houses differ in their forms but still hold balance, symmetry, order and classical elements as key values; however, some houses may embrace asymmetry.



## GENERAL PRINCIPLES

- Influenced by Classical Styles
- Order, Balanced, Regular Composition
- Openings in 2–5 Bay Configuration
- Rectangular Building Mass
- Symmetrical Form with Asymmetrical Exceptions



2-Bay Configuration



3-Bay Configuration



4-Bay Configuration

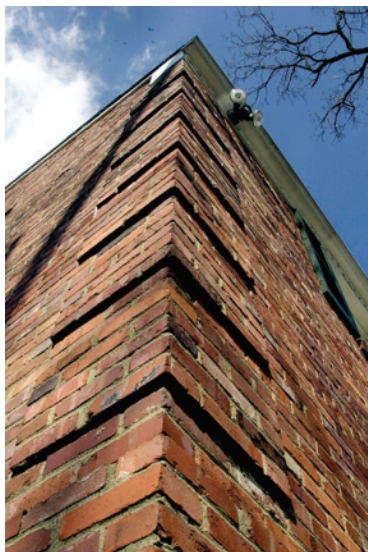


5-bay configuration





Entablature



Quoins



Broken pediment

Shuttered double-hung window  
(8 over 12)

Modillions and gabled dormer



Colonial Revival home with entablature, side-gabled roof capped with chimneys, 3-bay composition with side wings, shuttered double-hung windows (6 over 6), modillions, bay window, and fanlight on wall dormers



Colonial Revival home with entablature, side-gabled roof capped with chimneys, 3-bay composition, shuttered double-hung windows (8 over 8), and dentils



Portico



## DUTCH COLONIAL REVIVAL OVERVIEW

Dutch Colonial homes are very similar to Colonial Revivals. The characteristic that distinguishes Dutch Colonial homes is the gambrel roof. The gambrel roof can be front or side facing. The gambrel roof may or may not have dormer(s). The most common Dutch Colonial form has one, large, front-facing dormer that spans the entire home. Another difference is the front entry that typically has a hood entry and a stoop.

The elements found on Dutch Colonial and Colonial Revival are brick and stone façades, symmetrical and balanced form, double-hung windows, shallow eaves, shutters, and cornice molding. The doorways normally have sidelights and a transom or fanlight. Review the Colonial Revival page for more characteristics.

## GENERAL PRINCIPLES

- Influenced by Dutch Colonial
- Order, Balanced, Regular Composition
- Openings in 3–5 Bay Configuration
- Gambrel Roof
- Rectangular Building Mass
- Symmetrical Form
- Large Central Dormer Common (not required)







**Double-Hung Windows**



**Bay window with dentils and copper roof**



**Hood entry bracketed pediment**



**Dutch Colonial home with gambrel roof, double-hung windows (6 over 6), sidelights, fanlight above door, large front dormer**



**Transom window and sidelights**



**Gambrel roof with green tiles**



# ARTS & CRAFTS (BUNGALOWS)

## STYLE OVERVIEW

Arts and Crafts, or Craftsman, architecture, an early style of the modern architecture period, removes unnecessary ornamentation and emphasizes the house's structure and functional components. California architects pioneered the style as a reaction to the warm, California climate, and found inspiration from Frank Lloyd Wright's Prairie Style, English Arts and Crafts and oriental architecture. This style gained wide popularity for its small, casual, economical design. House designs spread across the country through publications, pattern books, and Sears, Roebuck and Company Modern Homes Department, which sold house kits in a variety of designs. A Sears house kit contained 30,000 pieces with an instruction manual for on-site assembly. Four Sears houses have been identified in Mt. Lebanon. Custom Craftsman homes also exist in the Mt. Lebanon Historic District.

Often called bungalows, the Craftsman style does not typically exceed one or one-and-a-half stories; however, the style also has a subtype composed of two-stories. The low, horizontal form, noticeably different than Colonial Revival and Tudor styles, blends interior and exterior living spaces through prominent porches and large windows, the precursor to picture-windows. The living space and main bedroom(s) are on the ground floor. Ideal for corner lots, this style commonly has attractive front and side elevations. The Craftsman style typically employs wood, stucco or shingle siding; although, Mt. Lebanon bungalows tend to be made of stone or brick with a slate or tile roof.

## GENERAL PRINCIPLES

- Low, Horizontal Form
- Living Spaces and Main Bedrooms on Ground Floor
- Early Example of Blends Interior and Exterior Spaces
- Bungalows (1 or 1.5 Stories)
- 2-Story Subtype
- Brick or Stone Façades with Slate or Tile Roofs are Common on Mt. Lebanon Arts & Crafts.







**Triangular knee braces, open eaves and flared roof line**



**Cottage window, a large lower pane with decorative transom**



**Tapered stone pier**



**Wooden columns on pier**



**Prominent front porch created with nesting gables and exposed roof beams**



**Side elevation appear attractive on corner lots**



**Custom designed Craftsman home, battered stone piers, hipped tile roof, custom wooden windows, transom windows, and hipped dormer**



# RANCH AND SPLIT-LEVEL

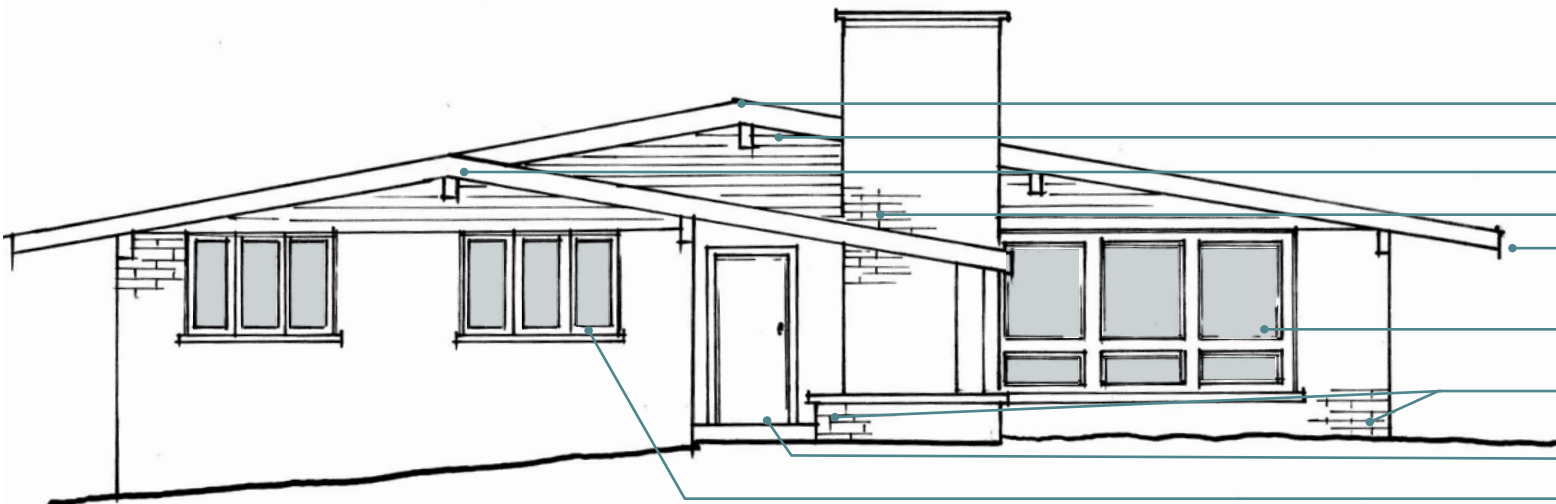
## STYLE OVERVIEW

Postwar-era styles became popular nationally in the decades after World War II and most typically include the Ranch, Split-Level and Raised Ranch. Ranch style homes were also influenced by Californian architecture and Prairie Style architecture. The low form, generally one-story structure, creates sprawling living spaces. The hilly terrain commonly allows for an excavated basement level garages. Split-Level houses can feature a mid-level entry landing with half flights of stairs to upper and lower levels or, alternately, they can provide direct access to a main living space

with adjacent upper and lower levels staggered by a half flight of stairs. A Raised Ranch is essentially a two-story house with a side gable roof that expands the ranch type to two levels. Both Split-level and Raised Ranch accommodate the hilly Pittsburgh landscape better than Ranches. Some post war houses rely on historical revival elements, like Colonial Revival entrances, but have a more overtly modern and ahistorical sensibility, like those influenced by Prairie Style.

## GENERAL PRINCIPLES

- Low, Horizontal Form
- Ranch (one-story), Raised Ranch and Split Level (two-story)
- Living Spaces and Bedrooms on Ground Floor
- Blends Interior and Exterior Spaces
- Rectangular Floor Plan
- Asymmetrical Form
- Outdoor Living Space in Rear for Privacy
- Attached Garage(s)



- Roof Material: Tile or Asphalt Shingles
- Low-Pitched Gable or Cross-Gabled Roof
- Clapboard Siding Accent
- Intersecting Roof Planes
- Masonry Chimney
- Projecting Eaves
- Large Picture Window, Bay Window, or Narrow Band Windows
- Masonry Façade Materials (brick and/or stone)
- Unadorned Front Entry



Ranch



Raised ranch





**Large window or picture window**



**Large custom window**



**Ranch home** low form, stone and siding façade, large windows, minimal front entry, low side gable roof and simple details



**Raised ranch** nested in hillside and incorporating a wide variety of materials



**Variety of materials** from stone, brick and/or various siding widths



**Prominent masonry chimney** with simplistic detail



**Ranch home** with horizontal form, large windows, attached garage, large overhanging eaves and little outdoor area in frontyard



# POST-WAR MINIMALS (POST-WAR TRADITIONALS)

## STYLE OVERVIEW

A product of their construction period, this diverse style developed in response to the lean times of the Depression. The style continued because of the shortage of labor and materials during World War II and the high demand for affordable housing during the post-War years. Post-War Minimal homes seem difficult to identify because of their simplicity, although they relate most

closely to the Tudor. Colonial Revival style also influenced some Post-War Minimal homes. The Minimal Traditionals exhibit asymmetrical facades, front-facing gables, and minimal detailing. The minimal details and the wide variety of original materials make renovating or altering Post-War Minimal simpler and less of a threat to the style's purity.



## GENERAL PRINCIPLES

- Large or Small
- Asymmetrical or Symmetrical Form
- Basic Rectangle or L-Shaped Floor Plan
- Living Spaces and Main Bedrooms on Ground Floor
- One, One and a Half or Two Stories
- Inspired by Tudor or Colonial Revival Style
- Modest, Simplistic Detailing



**Post-War Traditional with Tudor influence**



**Post-War Traditional with Colonial Revival influence**





**Post-War Traditional** inspired by Tudor style, picture windows, steep front gable, casement windows, asphalt-shingled roof, and stone, brick and siding façades



**Post-War Traditional** inspired by Colonial Revival style, double-hung windows, mid-pitched slate roof, front gables, gabled dormer, and red brick façade



**Masonry Chimney** that is Tudor inspired, but more simplistically



**Tudor arched-entry** Post-War Traditional with little ornamentation and no stone details



**Gabled dormer** with vinyl siding, little detail and asphalt shingled roof



**Post-War Traditional** inspired by Tudor style, double-hung windows, steep nesting front gable (not as steep as Tudor style), side gable roof with asphalt-shingles, siding façades, and brick chimney



**Simplistic entry** with paneled wood door and modest ornamentation



# OTHER ARCHITECTURAL STYLES

## OTHER STYLES

Although the styles listed in the previous section capture the most common architectural styles in the Mt. Lebanon Historic District, there are some unique styles sprinkled throughout. These include Renaissance Revival, Spanish Mission, Vernacular Farmhouse, and Queen Anne houses.



19th century Victorian farmhouse



Italian Renaissance



Art Moderne



Spanish Mission



# EXTERIOR MAINTENANCE

## OBJECTIVE

The single-most important step a property owner can take to protect their historic building is proper maintenance. With regular inspection and minor attention, owners of historic properties can protect character-defining elements from damage or deterioration, and lessen the need for extensive replacement or repair. Over time, the cost of regular maintenance is substantially lower than the replacement of unmaintained elements.

## WEATHERIZATION

Weatherproofing houses reduces fuel and energy costs by minimizing the amount of hot and cold air exchange between the inside and outside of the house. Refer to “Energy Efficiency and Sustainability” for additional information.

Most roof leaking starts around areas of flashing—where chimneys connect to the roof and where the roof connects to the building walls. Check the flashing often and keep it in good repair. For repairs, use a long-lasting material recommended by a roofing professional.

## ROOFING

Successful maintenance of your entire house requires a watertight roof. Moisture intrusion through the roof can cause serious damage. Most roof leaking starts around areas of flashing—where chimneys connect to the roof and where the roof connects to the building walls. Check the flashing often and keep it in good repair.

For repairs, use a long-lasting material recommended by a roofing professional.

If a house has its original slate or tile roof, retain the roof and repair it as needed, rather than replacing the entire roof.

If infeasible to repair your slate or tile roof with actual tiles or slate, use synthetic tiles or slate, which cost less, but happen to be less durable. Match the original design as closely as possible or select



**Patch and maintain the roof** instead of waiting until it needs replacing.

a visually compatible material. When you patch your slate or tile roof, avoid asphalt shingles, corrugated metal or other materials because they create a stark visual contrast with the historic roofing material.

Preserve or replace original roof-mounted architectural features such as dormers, cupolas, cornices, brackets, chimneys, cresting and gutters when you make roof repairs.

## DOORS

Repair deteriorated doors and hardware with materials similar to those used in the original construction of the house. If repair is not an option, replace the material in-kind while taking care to select the same or similar style, material, and dimensions as the original.

Retain original doors, trim and hardware. These may be fundamental components of the architectural style. If you decide to replace these characteristic elements, create a plan for replacement.

## WINDOWS

The decorative elements of windows, such as the sash, muntin, and sill, as well as the wood or masonry materials that surround them, are important architectural details for historic houses. Retain and repair original windows and their components whenever possible.



**Inspect flashing** for water leaks.



**Storm doors** lessen air exchange and save energy.



Inspect windows to see if water enters around the edges of the frame and, if so, caulk the joints or seams.

Inspect sills around wooden windows to ensure that the sill slopes downward away from the building to move moisture away from the window.

If paint is peeling, scrape away excess layers of paint before refinishing.

Repair deteriorated architectural elements (windows, trim, and shutters) with materials similar to those used in the original construction of the house. Select the same or similar style, material and dimensions as the original when repair is not optional. Select a replacement with the same style, dimensions and appearance as the original when you notice the material deteriorated too drastically or you cannot find a like kind replacement.

## BRICK OR STONE

If masonry surfaces become dirty and need to be cleaned, wash with low-pressure water, mild detergents and soft-bristled brushes. Blast cleaning can destroy the protective, hard outer surface of masonry and accelerate its deterioration. Blasting can also roughen masonry surfaces and cause them to accumulate dirt faster.

The porous quality of brick allows a brick wall to “breathe”, or release trapped humidity and evaporate moisture. Often painting brick prevents this breathing process. Water can penetrate the brick from places other than the outside surface, remain trapped in the walls and potentially cause dampness and brick deterioration. Allow the brick, especially older brick, to breathe by not painting,

sealing, or covering it with synthetic materials (aluminum siding or other composite material). The same principles apply to stone.

The French Provincial architectural style creates an exception to painted brick. Houses in this style were originally painted white or whitewashed. If your brick is already painted, do not attempt to remove the paint; instead, keep it maintained.

## WOODWORK

Repair deteriorated architectural woodwork (porches, columns, siding, shingles, and railings) with similar materials and style as the original woodwork of the house. When the woodwork requires replace, select materials in like-kind, the same or similar style, material, and dimensions as the original.

Retain woodwork and decorative details on existing houses because they may be fundamental components of the architectural style, such as porches, column, railing, trim or cladding. If necessary removal occurs, create a plan for replacement before any alterations.

## HELPFUL RESOURCES

**Preservation Brief #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings**

**Preservation Brief #47: Maintaining the Exterior of Small and Medium-Size Historic Buildings**

**Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors**



Paint brick only when already painted.



Clean brick with low-pressure water and mild detergent. Do NOT use a pressure-washer on historic brick.



Remove moss and vines to preserve brick and stone; remove tree to maintain foundation's integrity; paint or stain wood to prevent wood decay and rot.

## SELECTED GLOSSARY

**FLASHING METAL:** sheet material used to cover open joints of exterior construction such as roof valley joints to make them waterproof

**PRESERVATION:: treatment** option that focuses on the maintenance and repair of existing historic materials and

retention of a property's form as it has evolved over time.

**RECONSTRUCTION: treatment** option that re-creates vanished or non-surviving portions of a property for interpretive purposes

**REHABILITATION:** the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges

the need to alter or add to a property to meet continuing or changing uses while retaining the historic character

**RESTORATION:** treatment option that depicts a property at a particular period of time in its history, while removing evidence of other periods

**SILL;** the framing member that forms the lower side of an opening, such as a window



# ENERGY EFFICIENCY AND SUSTAINABILITY

## OBJECTIVE

It is often said that “the greenest building is one that is already built”. This is true in the widest sense, given the social and cultural value of historic buildings and the waste associated with their demolition. However, for property owners, achieving the goals of energy efficiency and good preservation practice can be a delicate balance. If carefully planned, energy upgrades to historic buildings can be done in a way that respects their historic character and leverages their inherent advantages.

## SUSTAINABILITY

To be more sustainable, reuse and preserve historic buildings and their materials. Buildings saved and building elements from demolition decreases the amount of waste directed to landfills and reduces energy consumption by utilizing the material's embodied energy. Embodied energy is the initial energy consumed to harvest, manufacture and transport a given building product. Using the existing materials or building reduces the consumption of energy from the creation and transportation of the new material.

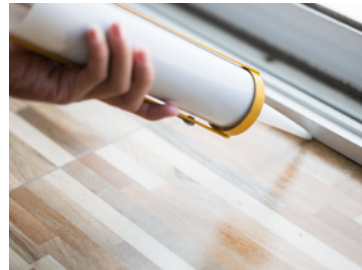
## WEATHERIZATION

Often, the simplest and most cost-effective method of increasing the energy efficiency of a historic building is to limit air infiltration and movement. Before taking more drastic steps (solar panels, additional insulation), the first step should be to carefully weatherproof assemblies such as windows and doors. A large amount of energy can be saved for relatively little cost by making your home airtight.

The most common methods of reducing air infiltration are:

- Properly installed weatherstripping at doors and windows
- Installation of well-designed interior or exterior storm windows
- Using reversible methods such as transparent films

Making sure joints are properly sealed or caulked.



**Caulk windows** to reduce water infiltration and air exchange.



**Repaint windows** to protect wood.



**Install insulation** in attic or blown in walls.



**Preserve materials** to save money and maintain architectural features



**Building preservation and material reuse** are sustainable!



**Plant native plants** as a conservation and water savings strategy



## INSULATION

The addition of insulation to a historic building should be carefully considered. Improperly installed insulation can do much more harm than good: saving energy in the short-term, but rapidly accelerating damage to historic materials by creating moisture issues. Before adding insulation to your historic property, carefully research the selected material or assembly, or consult with a design professional.

## ALTERNATIVE ENERGY SOURCES

Even though the preservation of historic houses in Mt. Lebanon maximizes the use of existing materials, you may desire to use advancing technologies for additional energy-saving and water-saving features.

Refer to these resources when considering options to make your house and property more sustainable:

The Secretary of the Interior offers **Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings**, which provides information on planning; maintenance; windows; weatherization and insulation; heating, ventilating and air conditioning (HVAC) and air circulation; solar technology; wind power—wind turbines and windmills; roofs—cool roofs and green roofs; site features and water efficiency; and daylighting. (Online at <http://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>)

**§803.7 of the Mt. Lebanon Zoning Ordinance** contains standards related to solar panels.

When determine which renewable energy technology to select, consider products and treatments that can be reversible and do not require major structural or material changes. Energy technology

retrofitting continues to evolve and popular products or solutions may fall out of favor so review which technology best fits your needs and budget.

If your home has a slate or tile roof, avoid installing solar panels on the roof because they may damage the roofing material and it may be irreversible. Consider installing ground-mounted solar panels as an alternative. Ground-mounted systems cause no irreversible physical alterations to your historic house. If solar or wind capture systems are placed on the roof, assess ways to not permanently alter or damage the roof.

Hide alternative energy systems' the equipment or piping from primary frontage or integrate the system into your home's architecture. Position roof-mounted features flush with the roof to lessen a tacked-on appearance.

## HELPFUL RESOURCES

**Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings**

**Preservation Brief #3: Improving Energy Efficiency in Historic Buildings**



Ground-mounted solar panel preserves historic home's features

## SELECTED GLOSSARY

**FLASHING METAL:** sheet material used to cover open joints of exterior construction such as roof valley joints to make them waterproof

**INI-KIND MATERIAL:** the use of a material that is as similar to the existing material. It can be reused, replicated, or new material

**SILL:** the framing member that forms the lower side of an opening, such as a window

**SUSTAINABILITY:** an approach to planning that attempts to foster economic growth and prosperity while reducing reliance on fossil fuels

and preserving the quality of the environment for future generations.



# WINDOWS

## OBJECTIVE

For many historic buildings, the windows are one of the most significant character-defining elements contributing to their historic appearance. Maintenance, repair, and (when necessary) replacement of windows can have a significant impact on both the appearance and energy efficiency of Mt. Lebanon's historic properties. Improper interventions involving windows are one of the most common mistakes made by the owners of historic properties.

## TERMINOLOGY AND STYLES

Identify the features of your historic windows: projecting window sills and heads, brick or wood lintels over window openings. Maintain or replicate these features as you update your home.

Specific architectural styles call for certain types of window designs (double-hung, casement, arched top, bay, etc.).

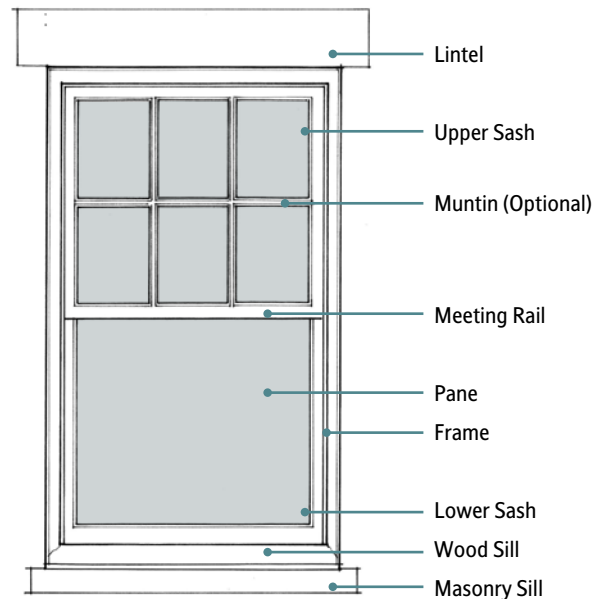
Many architectural styles in Mt. Lebanon call for windows to be grouped into patterns of two, three or more windows either in a symmetrical or asymmetrical pattern.

Most historic window construction (double-hung, fixed) typically use wood except for original steel casement window frames. Refer to "Architectural Styles" for more information.

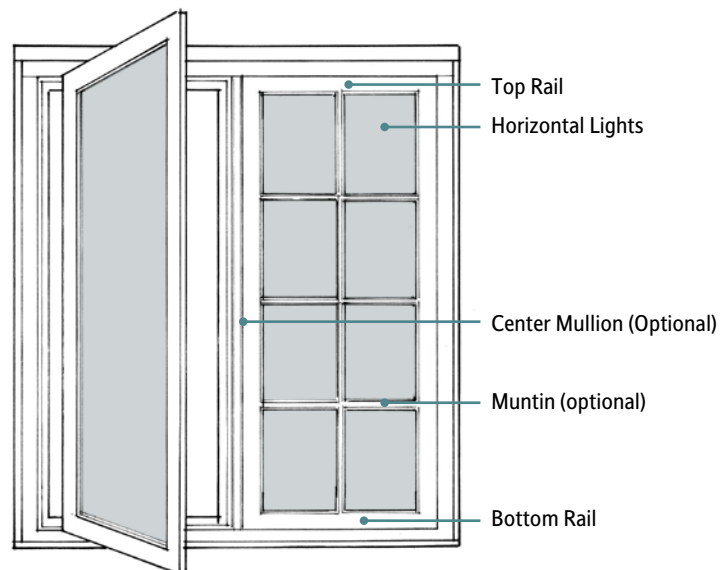
## HISTORIC WINDOW MAINTENANCE

The decorative elements of windows, such as the sash, muntin, and sill, as well as the wood or masonry materials that surround them, are important architectural details for historic houses. Retain and repair original windows and their components whenever possible.

Inspect windows to see if water enters around the edges of the frame and, if so, caulk the joints or seams.



Double-Hung Window Definitions



Casement Window Definitions



**Dormers**, detailed on most styles, can use casement, double-hung or hopper windows



**Double-hung windows** are seen on Colonial Revival, Foursquare, and Craftsman houses.



**Casement windows** common on Tudors may include muntins—diagonal, horizontal, or vertical.



Inspect sills around wooden windows to ensure that the sill slopes downward away from the building to move moisture away from the window.

If paint is peeling, scrape away excess layers of paint before refinishing.

## REPLACEMENT AND ADDING WINDOWS

When necessary replacement arises, locate replacement windows that replicate the original window material, style, orientation, shape, placement, size and decorative elements.

Retain fundamental structural and decorative window details, which articulate the architectural style. When removal of these characteristic elements occur, form and enact a plan for replacement.

Position windows so they complement the architecture, and use window patterns that are traditionally associated with the architectural style. Styles for each type

### Window Replacement Materials

To maintain the house's historic character, install wood windows (double-hung) or steel (casement) whenever possible. Shy away from metal window frames as they convey a more modern appearance and conflict with the historic character.

Contemporary materials such as vinyl clad windows that closely match wood in appearance can be acceptable alternatives to wood-framed windows.

### Window Replacement Detailing

Identify the existing features of your historic windows: projecting window sills and heads, brick or wood lintels over window openings. Select new windows that replicate these features as proper selection can help preserve your home's architectural style.

Being cognizant of your original window details can help you match new windows to the historic ones. Select matching or compatible windows to ones traditionally associated with or clearly appropriate for the house's architectural style. Specific architectural styles call for certain types of window designs



Decorative window elements illustrate details of the architectural style.



Bay windows are projected windows and vary by style, box bays (Tudor) or angled bays (Colonial Revival).



Stained glass transoms are associated with Craftsman and Foursquare homes.



Compatible exterior storm windows should align with the window pane size and configuration.



(double-hung, casement, arched top, bay, etc.). Note that newer window designs typically do not have projecting window sills and heads, and brick or wood lintels over window openings.

Some architectural styles call for windows to be grouped into patterns of two, three or more windows either in a symmetrical or asymmetrical pattern. Position windows to complement the architecture and use window patterns that are traditionally associated with the architectural style.

Carry window types around all sides of the structure. In other words, design with architectural integrity on all sides of the structure and avoid side and rear house views that are noticeably different from the front façade.

### Adding New Windows

Follow the existing window fenestration pattern on the house (size, shape and placement) when creating any new window openings.

Match or closely relate the new window(s) on your home's addition to original window style (designs, sizes and shapes).

Avoid adding new bay windows on your house if bay windows do not currently exist, and if you add a bay window to an addition, keep the bay window style consistent with the design and architectural character of the house.

If an addition requires the removal of architectural details on the main structure (windows, window frames), consider reusing the removed details on the addition, if feasible.



**Avoid new windows** that do not correspond with the home's architectural style



**Avoid altering the fenestration pattern** (size, shape or placement) of windows.



**Avoid new windows** that do not appear to be historic windows.



**Window patterns:** Craftsman and Tudor windows can be grouped.



**New windows** created with the historic material (wood or steel)



## SHUTTERS

Decide whether shutters are appropriate for your house's architectural style. If you add or update your shutters, opt for shutters that seem functional; the shutters would cover the window if closed. The height of the shutter should be the height of the window and the width should be half the width of the window. If placing shutters on an arched window, pick shutters that mimic the window's arch. Bay windows and doorways would not be shuttered because the shutters would not be necessary or functional.

To maintain fundamental components of the architectural style, retain structural and decorative details on existing houses. Create a plan for replacement before removing these characteristic elements, such as windows, shutters and window ornamentation.

## HELPFUL RESOURCES

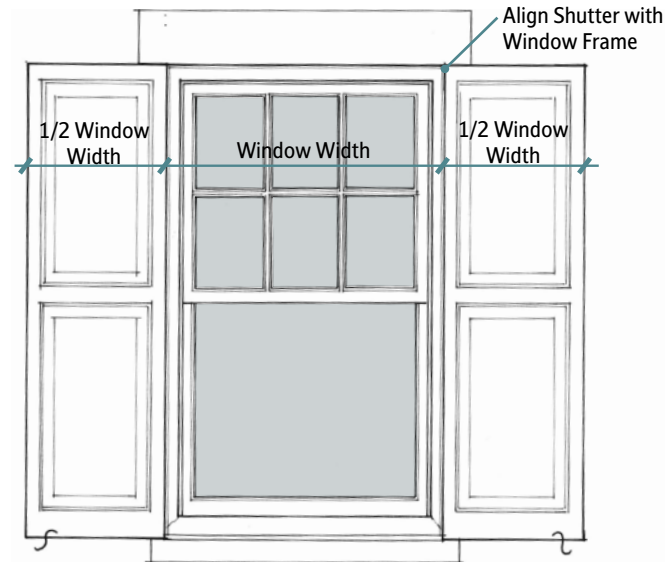
Secretary of the Interior's Standards for Rehabilitation  
Illustrated Guidelines for Rehabilitation Historic Buildings:  
Building Exterior Windows

Secretary of the Interior's Standards for Rehabilitation &  
Illustrated Guidelines on Sustainability for Rehabilitating  
Historic Buildings

Preservation Brief #9: Repair of Historic Wood Windows

Preservation Brief #13: Repair and Thermal Upgrading of  
Historic Steel Windows

Preservation Brief #33: Preservation & Repair of Historic Stained  
and Leaded Glass



Shutter measurement should be equal to the height and the half width of the window, and placed to overlap window casing.



These shutters are used only on windows that require shutters, not on the bay window, and are correctly sized.



Avoid narrow shutters that cannot completely cover the window.



Make sure shutters are appropriate for the architectural style of the house.

## SELECTED GLOSSARY

**BAY WINDOW:** large window or series of windows projecting from the outer wall of a building and forming a recess within.

**CASEMENT WINDOW:** window that is hinged at the side and opens outward.

**DORMER:** a window that projects vertically from a sloping roof, or a roofed

structure projecting from a main roof and contains a window.

**FENESTRATION:** shape, size and pattern of window placement on the façade of a building.

**LINTEL:** a horizontal top member of a window, door, or other opening.

**MULLION:** a heavy vertical divider between windows or doors.

**MUNTIN:** a rigid support strip (wood or metal) between adjacent window panes, providing support for holding the panes of glass in the window.

**PANE:** a single piece of glass in a window; it is common for windows of

houses in Mt. Lebanon to have multiple panes of glass within a single window frame to form multi-paned windows.

**SASH:** a panel (framework) that holds panes of a window in the window frame; a double-hung window has two sashes that can move up and down within the window frame.

**SHUTTERS:** solid window coverings meant to close over and protect a window within or overlapping the window frame.

**SILL:** The framing member that forms the lower side of an opening, such as a window.



# DOORS

## OBJECTIVE

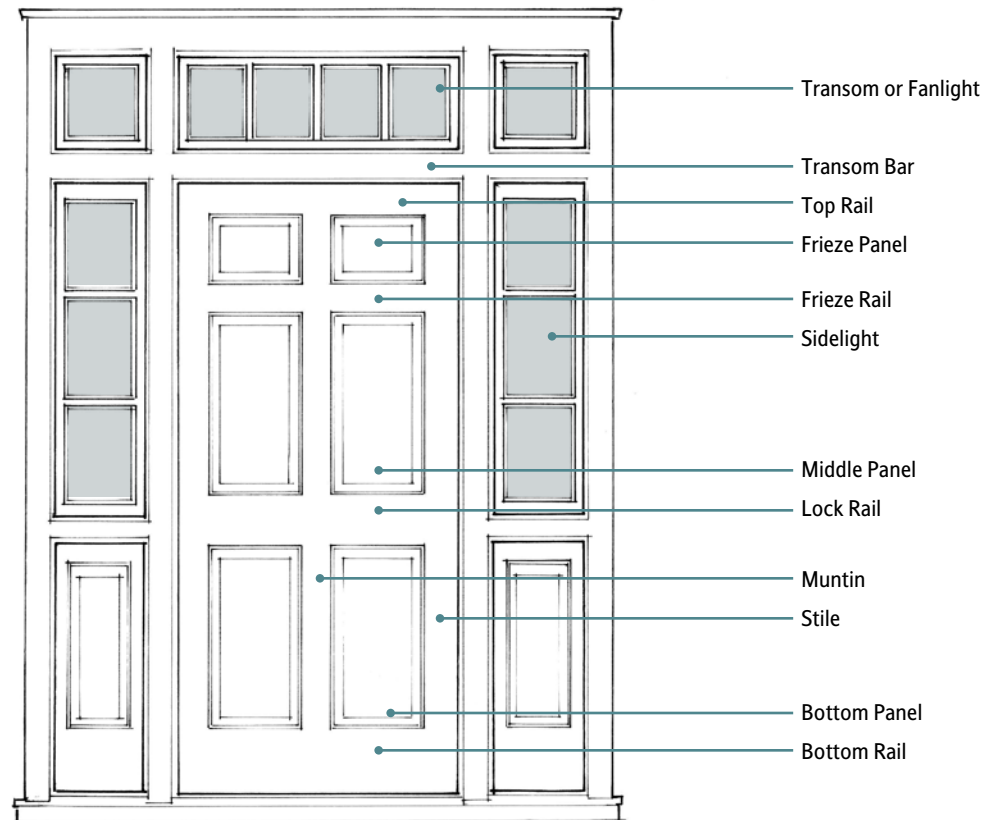
Like windows, historic doors can be a significant contributor to the look and feel of a historic property. The main entrance door to a house is often a “character-defining” feature, emphasizing the overall architectural style.

## TERMINOLOGY AND STYLES

Make the front door of the house more visually prominent than the garage. Neighborhoods with visually prominent front doors give pedestrians a more welcoming and attractive experience than neighborhoods with prominent garage doors.

## HISTORIC DOOR MAINTENANCE

Maintain the principal details and hardware of your door. This helps preserve the architectural style. If removal occurs, create a plan for replacing hardware or details before removing them from the door or doorway.



Exterior Door Definitions



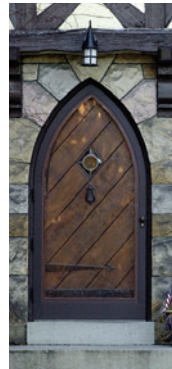
Tudor



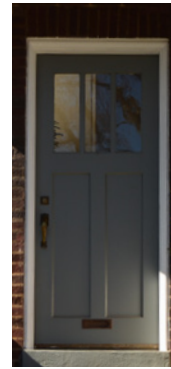
Tudor



Tudor



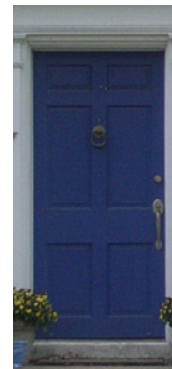
French Medieval



Arts & Crafts



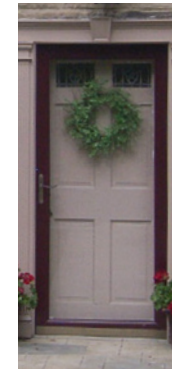
Dutch



Six-Panel



Two-Panel



Lights in Top Panels



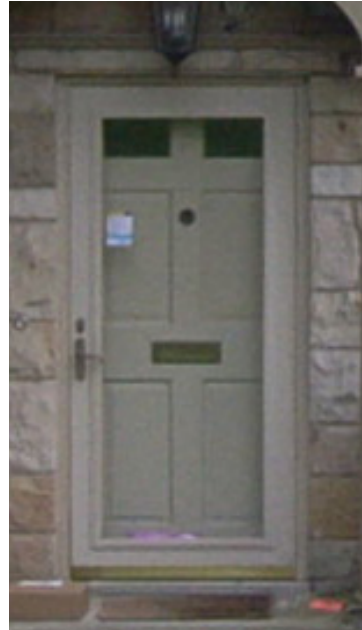
One Panel and One Light



## REPLACEMENT DOOR

If an original decorative door must be replaced, select a new door that matches the original as closely as possible in material, size and style. This includes any panels or windows present in the original door.

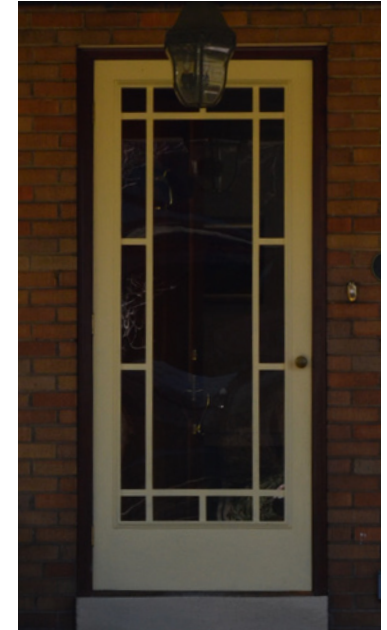
If an addition requires the removal of a door on the main structure, consider reusing the removed door on the addition, if feasible.



**New storm door** showcases the front door.



**Original storm door** is well-maintained and blends with the home's style.



**Original storm door** is well-maintained and blends with the home's style.

## SELECTED GLOSSARY

**BOARD AND BATTEN DOOR:** door made up of multiple vertical panels (boards) strengthened by horizontally placed strips of wood (battens).

**CORNICE:** a horizontal projection forming a decorative ledge at the top of a building or door frame.

**DENTIL MOLDING:** a decorative cornice design using small blocks as a repeating element (recalling the image of teeth lined up in a row).

**LINTEL:** a horizontal top member of a window, door, or other opening.

**MULLION:** a heavy vertical divider between windows or doors.

**MUNTIN:** a rigid support strip (wood or metal) between adjacent window panes, providing support for holding the panes of glass in the window.

**PANE** a single piece of glass in a window; it is common for historic windows to have multiple panes of glass within a single window frame to form multi-paned windows.

**QUOINS:** large decorative stones accenting the corners of a building or adjacent to doors or windows.



# MASONRY AND STONE

## OBJECTIVE

For historic buildings, exterior masonry serves both decorative and functional purposes. It is an important element of a building's overall aesthetic, establishing the overall feel and scale of the façade. Functionally, it acts as the building's "skin", helping to protect the interior from the elements.

## TYPES AND STYLES

The majority of Mt. Lebanon's historic houses were constructed of masonry. The exterior of houses in Mt. Lebanon are the most critical elements of the neighborhood's character.

Cotswold houses almost exclusively use stone facades, Colonial Revival houses typically were designed with brick or a combination of brick and wood clapboard, Tudor Revival houses employ clinker brick and polychrome brick patterning combined with stone, stucco and half-timbering accents. The Craftsman style typically employs wood, stucco or shingle siding; although, Mt. Lebanon bungalows tend to be made of stone or brick. Brick also commonly covers Foursquare houses.

## MAINTENANCE

The natural color of stone and brick can change over time. View the fading process as an organic beautification process of these materials.

If masonry surfaces become dirty and need to be cleaned, wash with low-pressure water, mild detergents and soft-bristled brushes. Blast cleaning can destroy the protective, hard outer surface of masonry and accelerate its deterioration. Blasting can also roughen masonry surfaces and cause them to accumulate dirt faster.

The porous quality of brick allows a brick wall to "breathe", or release trapped humidity and evaporate moisture. Often painting brick prevents this breathing process. Water can penetrate the

brick from places other than the outside surface, remain trapped in the walls and potentially cause dampness and brick deterioration. Allow the brick, especially older brick, to breathe by not painting, sealing, or covering it with synthetic materials (aluminum siding or other composite material). The same principles apply to stone.

The French Provincial architectural style creates an exception to painted brick. Houses in this style were designed to be painted white or whitewashed. If your brick is already painted, do not attempt to remove the paint; instead, keep it maintained.

## REPOINTING AND REPAIR

Determine pointing and bonding styles of your masonry or stone wall before you start any repairs. Evaluation of the existing conditions can provide more favorable outcomes.

Check for cracked or loose mortar between bricks and other masonry material, repoint areas with a mortar that matches the color of the original and that has a similar hardness composition. Harder mortar than the original mortar ingredients can cause surrounding brick and stone to crack with expansion and contraction during freezes and thaws.

Avoid caulk to fill in gaps between masonry.



Whitewashed brick is common on French Provincial style.



Flemish bond



English bond or clinker brick pattern



Polychrome brickwork create color patterns.



Running bond



## REPLACEMENT

Aim to preserve the primary exterior building material(s) or replace with the same materials that normally and traditionally would be used for the architectural style of the house.

Replicate traditional decorative details, such as lintels over windows and doors, etc.

Make modified or new exterior façade materials compatible with the house's original materials in shape, size, dimension, texture, pattern and general color. The materials can be visually compatible and not an identically match the original construction.

Refrain from installing composite, synthetic, metal, vinyl, plastic or fabricated/imitation products or imitation brick as the primary exterior building material visible from a public street. However, use composite, synthetic, metal, vinyl, plastic or fabricated/imitation if these materials originally existed on the structure or would be consistent with the house's architectural style.

Treat synthetic materials as though they were authentic. For example, the pattern of the synthetic stone looks like a load-bearing stone wall, even if not structural.

Carry wall materials and architectural details around all sides of the structure. Design all sides of the structure to be consistent. Avoid noticeably different side and rear house views from the front façade.

## HELPFUL RESOURCES

**National Park Service, Technical Preservation Services:**  
**Repointing Mortar Joints**

**Preservation Brief #1: Cleaning and Water-Repellent Treatments for Historic Buildings**

**Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings**

**Preservation Brief #6: Dangers of Abrasive Cleaning to Historic Buildings**

**Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors**

**Preservation Brief #22: The Preservation and Repair of Historic Stucco**



**Incorrect repointing** can lead to cracks and brick or mortar deterioration. This example shows a porch and chimney repointed correctly with a lighter mortar.



**Avoid covering brick** with synthetic material (above).

## SELECTED GLOSSARY

**CORBEL:** structural architectural projection jutting out from a wall to support something above it, often a decorative piece of stone, wood, or metal.

**FACADE:** the face or elevation of a building.

**HALF-TIMBERING:** a method of building in which timber frames are used to construct walls, and the spaces between are filled with another building material (brick or plaster, for example); false or faux half-timbering imitates half-timbering by applying the

timbers to exterior wall surfaces only as ornamentation, thereby preventing cold drafts often associated with true half-timbering in colder climates.

**KEystone:** central, wedge-shaped stone at the top of an arch that supports and holds the rest of the pieces together.

**LINTEL:** a horizontal top member of a window, door, or other opening.

**MASONRY:** stonework or brickwork built by a mason.

**MORTAR:** the mixture of sand, lime, cement, and water used as a building agent in masonry construction (typically placed between bricks and stones).

**QUOINS:** large decorative stones accenting the corners of a building or adjacent to doors or windows.



# WOODWORK

## OBJECTIVE

Exterior woodwork on historic buildings falls into two main categories: the first is siding/cladding, which covers a significant portion of a building and serves to keep out wind, water, and moisture. The second is trim and architectural detailing, which is often constructed of wood even on masonry buildings. Both forms of exterior woodwork help to define the historic character of many buildings in the Mt. Lebanon Historic District.

## SIDING, CLADDING, AND SHINGLES

### Maintenance

Maintain building materials and a degree of craftsmanship appropriate for the architectural style.

### Replacement

Use wood siding, shingles or trim elements if traditionally or originally used as the building material instead of synthetic materials such as aluminum siding or other composite material.

If you install fiber cement siding (such as Hardie Board), select a style with a wood grain and a color that complements the house's architectural style.

Determine which siding or cladding design would be most compatible with the house's original materials in shape, size, dimension, texture, pattern and general color. The materials can be visually compatible and not an identically match the original construction. Use the most compatible option for all modified or new exterior façade materials.

Refrain from installing composite, synthetic, metal, vinyl, plastic or fabricated/imitation products as the primary exterior building material visible from a public street. Use composite, synthetic, metal, vinyl, plastic or fabricated/imitation if these materials originally existed on the structure or would be consistent with the house's architectural style.



Patch and stain or paint shingles to maintain shingle quality or the home's style.



Shingle damage needs repairing to avoid leaks and water infiltration



Shingle replacement matches the original shingle style (material, size, and shape).



2" Siding



4" Siding



6" Siding



Appropriate siding replacement



## TRIM AND ARCHITECTURAL DETAILS

Most of the houses in Mt. Lebanon have a richness and diversity of architectural details, including the design and placement of doors, windows, porches, posts, railings, stairways, cupolas, gables, arbors/ pergolas, chimneys, towers, trim, moldings, corbels, walls, fences, eaves and overhangs, colors and all decorative materials. The details of the architecture can be just as important, if not more than, the overall style.

Historic neighborhoods tend to employ distinctly different design principles than modern neighborhoods. The building materials and degree of craftsmanship used in Mt. Lebanon until at least 1954 would be very difficult if not impossible to replicate today, even if cost did not factor into consideration. Preserve irreplaceable architectural details found on your historic house so the community's story can be told to future generations. Preservation of Mt. Lebanon's historic properties carries a certain amount of prestige, which can lead to an increase in property values.

Retain your home's fundamental, architectural components whether structural or decorative details. Create a plan for replacement before removal of any of these characteristic elements.

Retain building materials and a degree of craftsmanship appropriate for the architectural style.

Consult with an architect, historic preservation specialist or member of the Mt. Lebanon Historic Preservation Board who can identify the most fundamental architectural details and components of your house.

If an addition requires the removal of siding, cladding, architectural details and/or decorative elements on the main structure, consider reusing the removed details on the addition, if feasible.

Recognize each property and house as a physical record of its time and place. Changes to the architectural details, such as adding conjectural features or architectural elements from other buildings or eras create a false sense of historical development. Instead embrace and be proud of your home's uniqueness and original details.

Maintain the established style. Conduct modifications in ways that maintain the design features and spatial relationships that characterize your house's architectural style.

Mt. Lebanon features well proportioned and designed historic homes. Protect the architectural design by preserving your home's existing proportions and the basic principles of the architectural style. Exaggerated proportion or scale can reduce the architecture integrity.

## HELPFUL RESOURCES

**Preservation Brief #8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings**

**Preservation Brief #10: Exterior Paint Problems on Historic Woodwork**

**Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors**



Decorative detail adds to architectural style and should be preserved.



Do not remove important details or add inappropriate ones.

## SELECTED GLOSSARY

**BRACKETS:** plain or decorated projecting support members found under eaves or other overhangs

**CORNICE:** a horizontal projection forming a decorative ledge at the top of a building or door frame

**DENTIL MOLDING:** a decorative cornice design using small blocks as a repeating element (recalling the image of teeth lined up in a row)

**FACADE:** the face or elevation of a building

**LINTEL:** a horizontal top member of a window, door, or other opening



# ROOFS

## OBJECTIVE

A building's roof is the primary line of defense against rain, snow and wind. In addition, for most of the historic building styles found in the Mt. Lebanon Historic District, the form and material of the roofs is a character-defining feature that greatly affects the overall appearance of the building. As such, maintenance and repair of roofs for historic buildings is a critical element of their preservation.

## STYLE AND TERMINOLOGY

Building materials and roof designs of houses in Mt. Lebanon create the most critical elements of the neighborhood's character. The composition, color, texture and shape of the building and roofing materials, as well as the shape of the building forms and pitch of the roof, play a dominant role.

Many of the original, historic roofs in Mt. Lebanon were constructed with slate and tile, which indicates structural soundness from the robust framing, many were constructed with junior beam steel construction.

Work with the traditional forms of the house's architectural style. Unless the style clearly supports architectural complexity, keep the building mass and roof forms typical to the architectural style.

## ROOF MATERIALS AND LIFESPANS

Tile and slate were the most expensive original roofing materials available in western Pennsylvania in the early- to mid- 20th century. These roofs represent historical prestige, preserve the original roof to the maximum feasible extent.

When properly maintained, slate roofs can last anywhere from 75 to 250 years.



**Hipped Roof** common on French Provincial, Craftsman, Foursquare and Colonial Revivals



**Gambrel Roof** found on Dutch Colonial homes



**Side-Gable** popular on Colonial Revival homes



**Steep cross-gable** found on Tudor homes



## MAINTENANCE

Successful maintenance of your entire house requires a watertight roof. Moisture intrusion through the roof can cause serious damage. Most roof leaking starts around areas of flashing—where chimneys connect to the roof and where the roof connects to the building walls. Check the flashing often and keep it in good repair. For repairs, use a long-lasting material recommended by a roofing professional.

If a house has its original slate or tile roof, retain the roof and repair it as needed, rather than replacing the entire roof.

If infeasible to repair your slate or tile roof with actual tiles or slate, use synthetic tiles or slate, which cost less, but happen to be less durable. Match the original design as closely as possible. Select a visually compatible material as the original slate or tile roofing material. When you patch your slate or tile roof, avoid asphalt shingles, corrugated metal or other materials because they create a stark visual contrast with the historic roofing material.

Preserve or replace original roof-mounted architectural features such as dormers, cupolas, cornices, brackets, chimneys, cresting and gutters when you make roof repairs.

## ALTERATIONS

If your home has a slate or tile roof, avoid installing solar panels on the roof because they may damage the roofing material and it may be irreversible. Consider installing ground-mounted solar panels as an alternative. Ground-mounted systems cause no irreversible

physical alterations to your historic house. If solar or wind capture systems are placed on the roof, assess ways to not permanently alter or damage the roof.

Place alternative energy systems in locations that hides the equipment or piping from primary frontage or integrates the system into your home's architecture. Position roof-mounted features flush with the roof to lessen a tacked-on appearance.

## REPLACEMENT

When you decide to replace your roof, preserve or replace original roof-mounted architectural features such as dormers, cupolas, cornices, brackets, chimneys, cresting and gutters.

For building additions, use the same roofing material or a visually compatible roofing material (composition, pattern, color) as the existing material.

Maintain the appropriate roof pitch for the house's architectural style. For most Mt. Lebanon houses, flat roofs conflict with the historic architectural style. Mimic the original house's roof pitches on building additions.



Patch and maintain roof instead of waiting until it needs replacing.



Tile roof common on historic homes in Mt. Lebanon



Slate roof most common on historic homes in Mt. Lebanon



A synthetic roof can be a replacement option for historic homes.

## SELECTED GLOSSARY

**BRACKETS:** plain or decorated projecting support members found under eaves or other overhangs

**CORNICE:** a horizontal projection forming a decorative ledge at the top of a building or door frame

**CRESTING:** a decorative ridge along the top edge of a roof or wall

**CROSS-GABLED ROOF:** a roof with both front-gable and side-gable components, which meet to form a cross at the ridgelines

**CUPOLA:** a small decorative structure on the top ridge of a roof

**DENTIL MOLDING:** a decorative cornice design using small blocks as a repeating

element (recalling the image of teeth lined up in a row)

**DORMER:** a window that projects vertically from a sloping roof, or a roofed structure projecting from a main roof and contains a window

**FLASHING:** metal sheet material used to cover open joints of exterior

construction such as roof valley joints to make them waterproof

**FRONT GABLED ROOF:** building that faces the street with its gable

**GABLE:** the usually triangular portion of a wall between the edges of a dual-pitched roof

**ROOFLINE:** the design, or outline, of a roof's structure

**ROOF PITCH:** the incline or steepness of a roof

**SIDE-GABLED ROOF:** a house's front door is located under the side of a gabled roof (the ridge of the roof is parallel to the street).



# CHIMNEYS

## OBJECTIVE

The chimney(s) on historic buildings in the Mt. Lebanon Historic District are often one of a building's unique features, serving both a functional and aesthetic purpose. They are also one of the more critical elements to address with regular maintenance, since their design often makes them vulnerable to water and moisture.

## EXISTING CHIMNEY MAINTENANCE

Most roof leaking starts around areas of flashing—where chimneys connect to the roof and where the roof connects to the building walls. Check the flashing often and keep it in good repair. For repairs, use a long-lasting material recommended by a roofing professional.

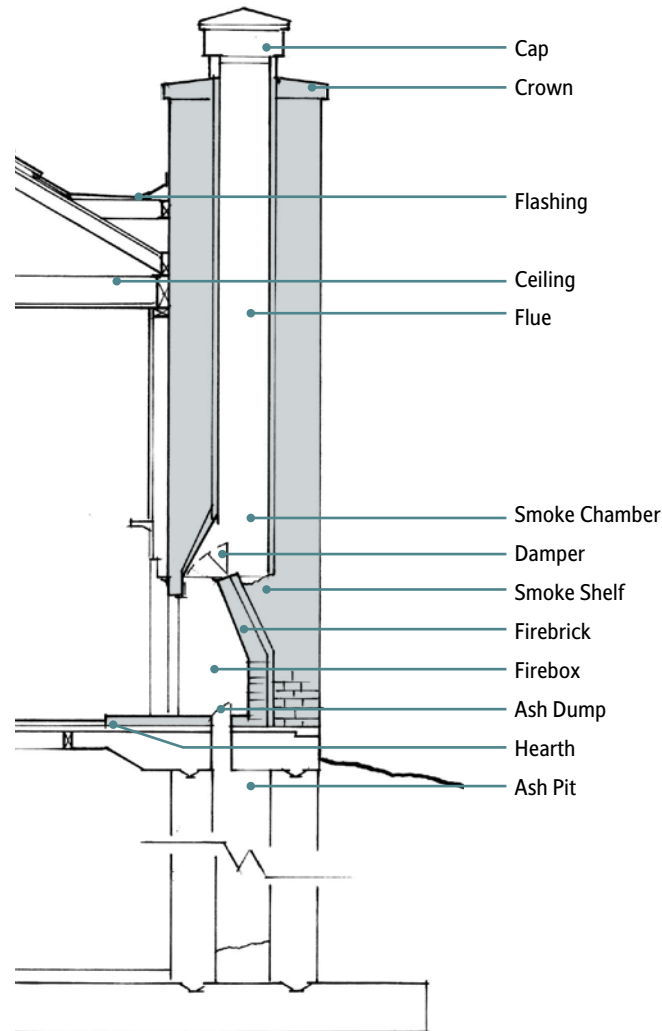
When repairing or replacing a roof, preserve original chimneys. If not possibly, replicate.

Provide chimney caps that are appropriate to the architectural style.

If not properly cleaned, chimneys with active fireplaces can be a significant fire hazard. Hire a professional to inspect and clean chimney flues regularly.

## NEW CHIMNEYS

If the architectural style calls for a chimney, include a properly sized and placed chimney. Add chimneys for gas fireplaces when the architectural style would have normally featured a chimney.



Chimney Definitions



New chimney cap maintains historic style.



Chimney detail typical on Tudor home

## SELECTED GLOSSARY

**CHIMNEY CAP:** a raised cover at the top of a chimney, fitted to keep out rain and/or improve draft (airflow)

**CORBEL:** a structural architectural projection jutting out from a wall to support something above it, often a decorative piece of stone, wood, or metal

**FLASHING:** metal sheet material used to cover open joints of exterior construction such as roof valley joints to make them waterproof

**MASONRY:** stonework or brickwork built by a mason



# PORCHES

## OBJECTIVE

Many of Mt. Lebanon's historic buildings include front or side porches that are visible from the street, and help define their character. Any repair or upgrade of a historic porch should be done in a sensitive manner, to avoid negative impact on the overall appearance of the home.

## HISTORIC PORCH MAINTENANCE

Retain structural and decorative details on existing porches, especially the fundamental components of the architectural style. Create a plan for replacement before the removal of characteristic elements, such as porches, columns, and railings.

## HELPFUL RESOURCES

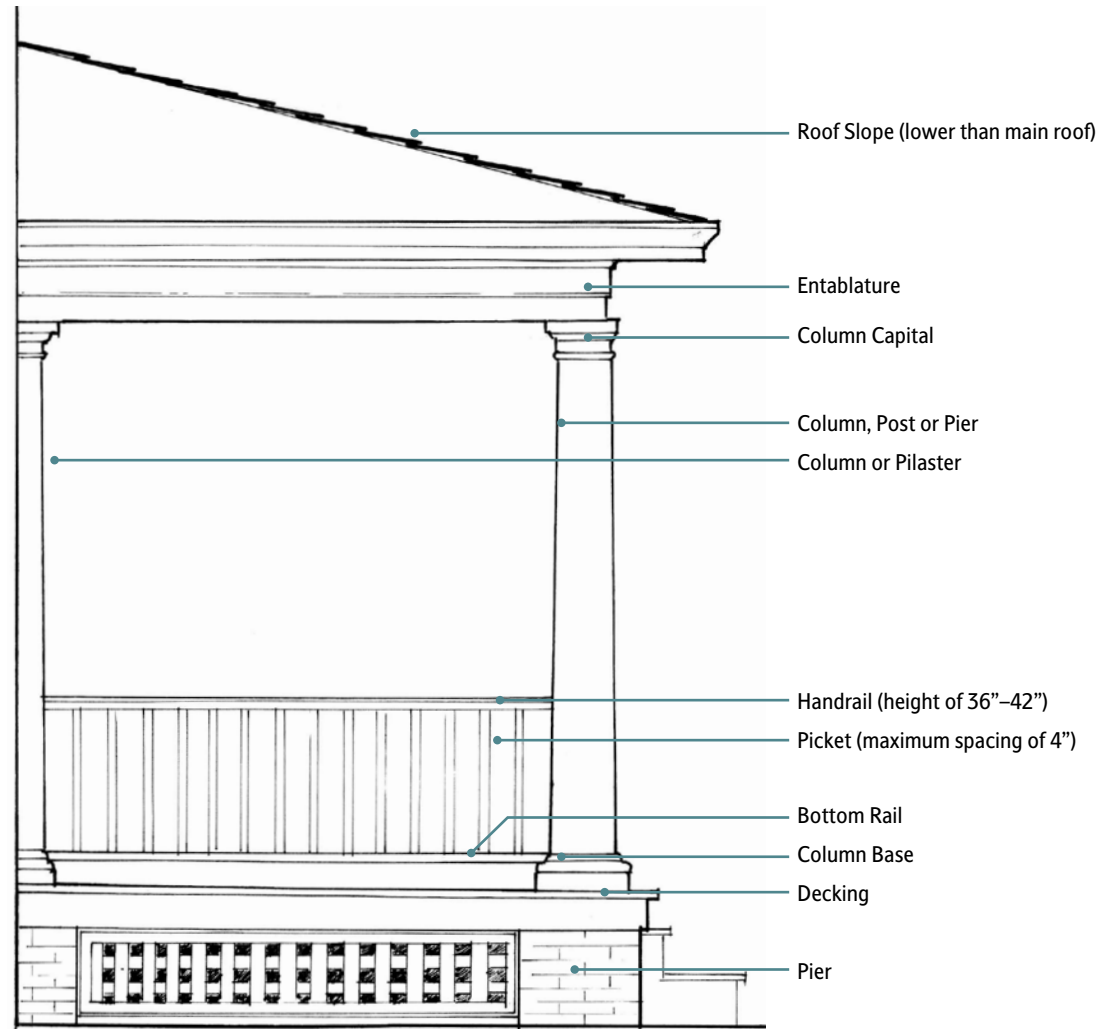
Preservation Brief #45: Preserving Historic Wooden Porches



A porch enclosure that matches architectural style and proportions.



Avoid porch enclosures that are incompatible with home's style.



Porch Definitions

## SELECTED GLOSSARY

**BALUSTERS:** the upright portion of the row of support for a porch or stair railing

**BALASTRADE:** a series of balusters surmounted by a handrail; row of supports and a handrail, usually on a porch

**CORNICE:** a horizontal projection forming a decorative ledge at the top of a building or door frame

**DENTIL MOLDING:** a decorative cornice design using small blocks as a repeating element (recalling the image of teeth lined up in a row)



# LIGHTING

## OBJECTIVE

Exterior lighting can have a significant impact on the overall appearance of a historic building. This applies to both the fixtures and the light they provide.

## MAINTENANCE

Most maintenance of light fixtures requires a registered electrician.

Replacement of light bulbs with LED bulbs is often a cost-effective way to increase energy efficiency. Be sure to select bulbs that are suited for the intended use – special bulbs are required for outdoor use, and for use in enclosed fixtures.

Select light bulbs with a similar “color temperature” throughout a house to provide a consistent appearance. “Warm white” bulbs are most similar to traditional incandescent lamps, and often fit well with a historic building.

## NEW LIGHTING

Select lighting fixtures for the front façade of the house to complement the house’s architectural style rather than be strictly utilitarian.



A wide variety of exterior light fixtures are available commercially. Light fixtures should be compatible with the architectural style of the house.



# ADDITIONS AND NEW CONSTRUCTION

## OBJECTIVE

A single house can be well-constructed in an attractive design, but may not respect the neighborhood's cherished physical characteristics, which detracts from Mt. Lebanon's overall character rather than strengthens it.

## SETBACKS

Some historic neighborhoods in Mt. Lebanon, Virginia Manor and Mission Hill, purposefully positioned homes with the consideration of the streetscape, topography, natural features and the positioning of other nearby houses. After 1954 when houses adopted postwar and mixed styles, they continued to follow the established, historic streetscape pattern that existed in the older parts of the neighborhood.

Follow the setbacks and position of the immediate neighboring houses to uphold the character of the streetscape, the natural and historically designed topographic contours and respect the privacy of their neighbors.

Front yards and side yards create continuity of the neighborhood. Mt. Lebanon's historic neighborhoods have various front yard setbacks, some are large and give a breezy open feel to the neighborhood, think Virginia Manor and Mission Hills. Other neighborhoods have smaller setbacks. The homes sit closer to the streets and closer together, like Clearview Plan and Colonial Heights. Front yards are required by the Zoning Ordinance to be per the "recorded plat" or the "average of abutting" lots. Based on existing conditions, front yards in Mt. Lebanon neighborhoods range from about 15 feet to 60 feet in depth. Mt. Lebanon Zoning Ordinance regulates the space between houses, called the "side yard". The Zoning Ordinance specifies a minimum side yard setback requirement of five (5) feet (note: both side yards together must total a minimum of 15 feet).

For front yard setbacks, Principal or Accessory Use or Structure:

As shown on the Recorded Plat; if none is shown on the Recorded Plat, where a Lot is situated between two (2) Lots having on each a Principal Use, the Front Yard shall be the average of the Front yards of the adjacent Principal Uses. (As of 2018, this is the same requirement provided for in the **Mt. Lebanon Zoning Ordinance**.)

Align the front façade of houses and structural additions to be parallel with the street and follow the natural contours of the land. Avoid lot grading that changes the way your house has historically been oriented to the street.



Small setbacks



Deep setbacks



## MASSING

Mt. Lebanon has houses of various sizes. Almost every house remains properly proportioned for its architectural style and complements the scale and massing of adjacent and nearby houses. Some houses are large and formal estates; some are small cottages, and others are averaged-sized post-war houses. Regardless, nearly every structure positively contributes to scale, style, and context along the street and among neighboring houses.

Complement surrounding houses when you construct a new home or add an addition by building a similar mass, proportion, scale and level of architectural detail. Consider compatibility and proportionality of other houses in the lot's immediate context. Design new structures to blend into the neighborhood rather than to starkly stand out.

Avoid substantial changes to the front wall plane. Allow the front of the house to address the street in the same manner as it has done historically.

Design your house, including modifications and additions at side and rear yards, to protect the privacy of those living in neighboring houses. Place new windows, decks and balconies in locations that avoid views into a neighbor's window.

Minimize the impacts of second-story addition on a one-story house, which also has adjacent one-story houses. For example, if you desire a second story on your Ranch, design the second story so it does not starkly contrast the styles and stature of adjacent, existing one-story houses.

Work with the traditional forms of the house's architectural style. Unless the style clearly supports architectural complexity, keep the building mass and roof forms typical to the architectural style.

Define the important characteristics of your home's architectural style or streetscape before modifying your home's exterior so as not to destroy its architectural integrity. To protect the integrity of the neighborhood's historic design principles, determine whether the exterior modification would be compatible with the size, scale, proportion and massing found in the lot's immediate context.

For building additions, use the same roofing material or a visually compatible roofing material (composition, pattern, color) as the existing material.

Maintain the appropriate roof pitch for the house's architectural style. For most Mt. Lebanon houses, flat roofs conflict with the historic architectural style. Mimic the original house's roof pitches on building additions.

Review the Mt. Lebanon Zoning Ordinance to determine whether proposed lot mergers/consolidations for the purposes of constructing a larger house or enlarging the size of an existing house is permitted in your neighborhood.



**Topography and house** are integrated.



## ARCHITECTURAL STYLE

Design new architectural features proportionally to the basic principles of the house's architectural style. Avoid exaggerated proportions or scale.

Create a custom-designed home or give the appearance of a custom-designed home. Prevent generic architectural designs by being complementary to, rather than identical to, the houses in the lot's immediate context.

A custom-designed house with an architectural style that has no historic relevance may be an alternative to a historically relevant style. Create a design that reflects the appropriate mass and scale proportions and architectural details that complement other houses in the lot's immediate context.

Use architectural style relevant to the historic district, including diversity of styles. Avoid unrecognizable architectural styles and styles that have no historical relevance to the historic district.

Develop the interior floor plans and elevations together. Avoid complex floor plans that require complicated building mass and roof forms that detract from the structure's architectural style.

Make horizontal offset variation in the front plane of the house so the front plane does not look completely flat and unarticulated.

The houses' architectural details create design interest through the entry door, porches, verandas and other architectural elements that contribute to a sense of place and activity.

Avoid the use of tall towers and turrets unless they are integral to the architectural style.

Use traditional detailing. For example, in new construction and additions, openings in walls for windows and doors should have enough wall space above the opening to structurally span the opening, as would have been structurally necessary for the traditional architectural style.



**This addition to a single-story home** is scaled and designed appropriately



**The front plane variation** articulates the front façade.



**This side addition** appears to be tacked-on with inconsistent materials



**Avoid dormers or additions** that do not match style and/or scale of the house.



## GARAGES

Most of the houses in Mt. Lebanon do not have a front-facing garage. The near absence of visible garage doors facing the street is a character-defining feature of the area. The absence of front-facing garage doors provides a sense of pedestrian welcomeness.

Place garage doors so they are not the most visually prominent entry feature of the house. Make the front door the more visually prominent than the garage. Garages should remain an underplayed element of each house's architecture as seen from the public street.

Integrate the garage into the house's architectural form in a way that de-emphasizes the garage door(s). Minimize the visibility of garages from a house's street frontage. Recessed garages, side-loaded garages and detached garages located to the rear of the property help to minimize their visibility unlike front-facing garages.

Avoid substantial changes in front wall planes. Create front facade consistency by addressing the street as it has done historically. Underplay garage in relation to the overall structure.

Select garage doors with windows or a subtle decorative design compatible with the house's architecture style, building materials and colors. Avoid plain, unarticulated garage door designs.

Conceal your garage doors from the public street if they have a width greater than two parking bays.

Consider accommodating additional cars in tandem garage spaces rather than adding additional garage doors.



**A side garage** allows the architecture to be the most prominent and visible feature.



**A tandem garage** looks smaller, but creates two garage parking spaces



**A rear garage**, attached or detached, conceals the garage and makes the home prominent.



**An example of new garage doors** that are appropriate for historic homes



**Two-bay, front facing garages** (common and appropriate on Ranch and Post-War Traditional homes) are not an ideal choice for historic homes and neighborhoods.



**A recessed garage** makes the home more prominent than the garage doors.



## ADDITIONS

Position additions in ways that uphold the character of the streetscape, follow the natural and historically designed topographic contours and respect the privacy of their neighbors.

Differentiate additions from the original structure. Create additions that, if removed in the future, would save the essential form and integrity of the original house and would not impair the lot.

Make the addition to your existing house look subordinate (smaller) than the main house when viewed from a public street. Refrain from additions that make the original structure appear taller (than the highest point of the existing roofline) when viewed from the public street unless you build a second-story addition to a single-story house.

Maintain the established and recognizable style of your existing house, even if the home has a mix of identifiable styles. Conduct modifications in ways that maintains the design features and spatial relationships that characterize the architectural style of the house.

When visible from the public street, design your additions in the same architectural style as the original house. Additions with a noticeably different architectural style can look “tacked-on” as an afterthought.

If you would prefer to add an addition in a modern style, create a well-designed addition that does not starkly stand out compared to the architectural style of the existing house and other houses in the immediate context.

Use the same roofing material or a visually compatible roofing material (composition, pattern, color) that is used on the original house.

Use traditional detailing. For example, in new construction and additions, openings in walls for windows and doors should have enough wall space above the opening to structurally span the opening, as would have been structurally necessary for the traditional architectural style.

## DEMOLITION

Avoid the demolition of houses built before 1955 to the maximum practical extent.

## HELPFUL RESOURCES

**Preservation Briefs #14: New Exterior Additions to Historic Buildings: Preservation Concerns**



**Modern additions** can be well-designed to complement the architectural style.



**Avoid tacked-on appearance** for additions visible from the public street.



**Match materials** on additions to the existing home's materials.

## SELECTED GLOSSARY

**ACCESSORY USE OR STRUCTURE:** a separate use or structure on the same lot that is subordinate to and serves a principal building or principal use

**ARCHITECTURAL STYLE:** style of a house or other building that's characterized by notable features that make a building unique

**BAY:** any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports

**CRESTING:** a decorative ridge along the top edge of a roof or wall

**FACADE:** the face or elevation of a building

**FENESTRATION:** shape, size and pattern of window placement on the façade of a building

**GOERNOR'S DRIVE:** a driveway in the shape of a semi-circle, with two points of access to the street

**IMMEDIATE CONTEXT:** the nine (9) houses that are most visible on approach to the lot from the street

**INFILL DEVELOPMENT:** construction of new buildings in an already established community, on vacant lots or on lots where previous buildings were demolished to make way for new ones

**LOT:** a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used,

developed or built upon as a unit

**Massing** the general three-dimensional shape and size of a building.

**PRINCIPAL USE OR STRUCTURE:** the main structure with a principal or dominant use of a lot (the house)

**ROOFLINE:** the design, or outline, of a roof's structure

**SETBACK:** the horizontal distance a structure is placed from adjacent

property lines or the street right-of-way

**SIDE-LOADED GARAGE:** a garage with its entry doors located at an angle (usually a right angle) to the street that provides access to the garage

**STEPPED MASSING:** the general shape and size of a building that changes in “steps” from larger to smaller (or smaller to larger) building elements.

**TANDEM GARAGE:** garage with one



# SITE FEATURES AND LANDSCAPING

## TOPOGRAPHY

Uphold the character of the streetscape, follow the natural and historically designed topographic contours, and respect the privacy of their neighbors as you position your new construction or addition.

Maintain the special relationships among houses as viewed from the public streets to uphold the historic planning and design concepts established.

## FENCING

Mt. Lebanon Zoning Ordinance does not permit front yard fencing. Keep side and rear yard fences and walls low in height (no taller than four feet). Relate street-visible fences and gates to the house's architectural style. Install fences and walls that look compatible to the home's design and as if they have been selected with the same careful attention to detail as the house's architectural features.

## RETAINING WALLS

The cultivated landscapes of each lot help reinforce Mt. Lebanon's identity, especially the natural stone used for both decorative and functional purposes for retaining walls and other landscape features.

Avoid concrete block walls of any sort unless they integrate into your house's foundation or are screened from view from the public streets.

Use natural stone, a common material throughout the historic district, for retaining walls (as well as planting beds, paths, and other decorative features).

Keep walls low in height (no taller than four feet). Create walls that look like they belong and consider the same careful attention to detail as the house's architectural features.

## PATHWAYS/SIDEWALKS

Lay modular paving materials or decorative patterns for pathways and sidewalks, especially paths that lead from the street to your front door. If modifying only a portion of an existing pathway, use materials and patterns that match or provide consistency with the existing materials.

Stone, brick, and pavers are more sustainable options than concrete or asphalt because of their permeability, which allows water to filter into the ground causing a reduction in rainwater runoff.

## DRIVEWAYS

Make driveways single-car-width or appear to be single-car-width driveways from the street. Although driveways can widen when approaching the garage door.

Avoid governor's driveways (a driveway with two access points to the street) that would result in blocking views of the house's architecture or making the drive appear more prominent than the house. Parked vehicles in governor's driveways can block views of your house's architecture, which detract from the historic character of Mt. Lebanon.

If you decide to add governor's drive, deter from blocking the view of the house's front façade, even when the driveway has parked cars. For example, design the drive to sit below the grade of the house's front façade, place it to the side of the house, or buffer the drive from view of the street.

Lay modular paving materials or decorative patterns for driveways. Stone, brick and pavers can often be laid in a decorative pattern for hard driveway surfaces. If modifying only a portion of an existing driveway, use materials and patterns that match or provide consistency with the existing materials.



**Rock edging** on flower beds, typical in Mt. Lebanon neighborhoods



**Stone retaining walls** common in Mt. Lebanon neighborhoods



**Concrete block walls** inappropriate for historic homes



**Pervious path** reduces rainwater runoff



## TREE CANOPY

To reinforce the neighborhood's identity, maintain the tree canopy and landscaping.

Large trees define the character of the most Mt. Lebanon neighborhoods. They provide shade and keep houses cool in summer, warm in winter. Since the well established tree canopy frames the street compared to newer neighborhoods, large trees should be preserved as much as possible to reinforce the neighborhood's cohesiveness.

Plant new tall-growing trees (instead of or in addition to other faster-growing, shorter ornamental trees). As heavy winds, storms, or age damage old trees, the new trees can continue the consistent tall established tree character.

Retain tall trees, tree canopies and hedges wherever possible.

## NATIVE AND ADAPTIVE PLANTS

Maintain manicured lawns, gardens, hedge rows and other plantings.

## HELPFUL RESOURCES

**Preservation Brief #32: Making Historic Buildings Accessible**

**U.S. Geological Survey: Evaluating the Potential Benefits of Permeable Pavement on the Quantity and Quality of Stormwater Runoff**



The tree canopy provides character and enclosure to Mt. Lebanon neighborhoods.



New street trees are purposely small. Tall trees in yards preserve the canopy.



Plant ornamental trees as landscape features, not for tree canopy.

## SELECTED GLOSSARY

**ARBOR:** an open garden structure made up of interwoven wooden lattice pieces with two sides and a top and usually used to define an entry or division along a path

**GOVERNOR'S DRIVE:** a driveway in the shape of a semi-circle, with two points of access to the street

**HARDSCAPE:** the non-natural portion of a property outside of the house, including paved areas, pathways, walls, fireplaces, etc.

**LANDSCAPE:** the natural portion of a property outside of a house, including grass, trees, hedges, flowers, planting beds, etc.

**LOT:** a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

**PERGOLA:** a landscaping structure used to define a space, with four columns or posts and topped with open beams or rafters

**PERMEABLE:** allowing water to flow through rather than run off to another surface

**TRELLIS:** architectural landscaping element that provides privacy or shade, often used to support climbing plants or fruit trees, and created using an open framework or lattice



# GLOSSARY

**ACCESSORY USE OR STRUCTURE:** a separate use or structure on the same lot that is subordinate to and serves a principal building or principal use

**ARBOR:** an open garden structure made up of interwoven wooden lattice pieces with two sides and a top and usually used to define an entry or division along a path

**ARCHITECTURAL STYLE:** style of a house or other building that's characterized by notable features that make a building unique

**BAY:** any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports

**BAY WINDOW:** large window or series of windows projecting from the outer wall of a building and forming a recess within

**BALUSTERS:** the upright portion of the row of support for a porch or stair railing

**BALLUSTRADE:** a series of balusters surmounted by a handrail; row of supports and a handrail, usually on a porch

**BOARD AND BATTEN DOOR:** door made up of multiple vertical panels (boards) strengthened by horizontally placed strips of wood (battens)

**BRACKETS:** plain or decorated projecting support members found under eaves or other overhangs

**CASEMENT WINDOW:** window that is hinged at the side and opens outward

**CHIMNEY CAP:** a raised cover at the top of a chimney, fitted to keep out rain and/or improve draft (airflow)

**CORBEL:** a structural architectural projection jutting out from a wall to support something above it, often a decorative piece of stone, wood, or metal

**CORNICE:** a horizontal projection forming a decorative ledge at the top of a building or door frame

**CRESTING:** a decorative ridge along the top edge of a roof or wall

**CROSS-GABLED ROOF:** a roof with both front-gable and side-gable components, which meet to form a cross at the ridgelines

**CUPOLA:** a small decorative structure on the top ridge of a roof

**DENTIL MOLDING:** a decorative cornice design using small blocks as a repeating element (recalling the image of teeth lined up in a row)

**DORMER:** a window that projects vertically from a sloping roof, or a roofed structure projecting from a main roof and contains a window

**FACADE:** the face or elevation of a building

**FENESTRATION:** shape, size and pattern of window placement on the façade of a building

**FLASHING:** metal sheet material used to cover open joints of exterior construction such as roof valley joints to make them waterproof

**FRONT-GABLED ROOF:** building that faces the street with its gable

**GABLE:** the usually triangular portion of a wall between the edges of a dual-pitched roof

**GOVERNOR'S DRIVE:** a driveway in the shape of a semi-circle, with two points of access to the street

**HALF-TIMBERING:** a method of building in which timber frames are used to construct walls, and the spaces between are filled with another building material (brick or plaster, for example); false or faux half-timbering imitates half-timbering by applying the timbers to exterior wall surfaces only as ornamentation, thereby preventing cold drafts often associated with true half-timbering in colder climates



Bracket



Cornice



Dentil Molding



Flashing



**HARDSCAPE:** the non-natural portion of a property outside of the house, including paved areas, pathways, walls, fireplaces, etc.

**IMMEDIATE CONTEXT:** the nine (9) houses that are most visible on approach to the subject lot from the street system

**INFILL DEVELOPMENT:** construction of new buildings in an already established community, on vacant lots or on lots where previous buildings were demolished to make way for new ones

**IN-KIND MATERIAL:** the use of a material that is as similar to the existing material. It can be reused, replicated, or new material.

**KEYSTONE:** central, wedge-shaped stone at the top of an arch that supports and holds the rest of the pieces together

**LANDSCAPE:** the natural portion of a property outside of a house, including grass, trees, hedges, flowers, planting beds, etc.

**LINTEL:** a horizontal top member of a window, door, or other opening

**LOT:** a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit

**MASONRY:** work built by a mason; stonework or brickwork

**MASSING:** the general three-dimensional shape and size of a building

**MORTAR:** the mixture of sand, lime, cement, and water used as a building agent in masonry construction (typically placed between bricks and stones)

**MULLION:** a heavy vertical divider between windows or doors

**MUNTIN:** a rigid support strip (wood or metal) between adjacent window panes, providing support for holding the panes of glass in the window

**PANE:** a single piece of glass in a window; it is common for historic windows to have multiple panes of glass within a single window frame to form multi-paned windows

**PERGOLA:** a landscaping structure used to define a space, with four columns or posts and topped with open beams or rafters.

**PERMEABLE:** allowing water to flow through rather than run off to another surface.

**PRESERVATION:** treatment option that focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (NPS Secretary of the Interior)

**PRINCIPAL USE OR STRUCTURE:** the main structure with a principal or dominant use of a lot (the house).

**QUOINS:** large decorative stones accenting the corners of a building or adjacent to doors or windows.

**RECONSTRUCTION:** treatment option that re-creates vanished or non-surviving portions of a property for interpretive purposes, as defined by the National Park Service Secretary of the Interior.

**RECORDED PLAT:** the copy of the final plat, which contains the required original endorsements and which is recorded with the Allegheny County Recorder of Deeds. The plat shows the location of a property on the original property plan that was created by a land developer.

**REHABILITATION:** the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character, as defined by the National Park Service Secretary of the Interior.

**RESTORATION:** treatment option that depicts a property at a particular period of time in its history, while removing evidence of other periods, as defined by the National Park Service Secretary of the Interior.

**ROOFLINE:** the design, or outline, of a roof's structure.



Lintel



Mullion



Quoins



Muntin



**ROOF PITCH:** the incline or steepness of a roof.

**SASH:** a panel (framework) that holds panes of a window in the window frame; a double-hung window has two sashes that can move up and down within the window frame.

**SETBACK:** the horizontal distance a structure is placed from adjacent property lines or the street right-of-way.

**SHUTTERS:** solid window coverings meant to close over and protect a window within or overlapping the window frame.

**SIDE-GABLED ROOF:** a house's front door is located under the side of a gabled roof (the ridge of the roof is parallel to the street).

**SIDE-LOADED GARAGE:** a garage with its entry doors located at an angle (usually a right angle) to the street that provides access to the garage.

**SILL:** the framing member that forms the lower side of an opening, such as a window.

**SUSTAINABILITY:** an approach to planning that attempts to foster economic growth and prosperity while reducing reliance on fossil fuels and preserving the quality of the environment for future generations.

**STEPPED MASSING:** the general shape and size of a building that changes in "steps" from larger to smaller (or smaller to larger) building elements.

**TANDEM GARAGE:** a garage with one car parked behind the other rather than side-by-side; for example, to accommodate a third garage space in a garage that appears from the outside to accommodate only two cars.

**TRELLIS:** architectural landscaping element used to provide privacy or shade, often used to support climbing plants or fruit trees, and created using an open (often wooden) framework or with intersecting lattice pieces.

**WRIGHTIAN:** architecture designed by, or in a manner similar to that of, Frank Lloyd Wright (1867-1959), such that the structure is in harmony with nature. Wright's designs emphasized simple geometric massing and contained features such as bands of long, low windows that allow a connection between the interior and exterior of the house, cantilevers and open floor plans.



Setback



Side-Gable



Stepped Massing