

Grandview Heights Design Guidelines

1. Introduction

The city of Grandview Heights is a vibrant and livable place of neighborhoods, commercial enterprises, schools, parks, and public places. To its residents the community is unique and special, with a character and feel that is worth preserving for future generations.

All across the nation, people have recognized these same qualities in their own communities. They have sought ways to ensure that their special sense of place is not lost or compromised as growth and development continue. Communities are under the pressure of ongoing change; it cannot be stopped, but change can be managed for the benefit of the entire community.

One successful approach long used by hundreds of communities is local design review. Created by municipal ordinance, design review processes take many forms and are implemented in many different ways. Some of the most historic communities—Charleston, SC, or New Orleans' French Quarter, and even Columbus' German Village—have fairly strict design review procedures that exert significant control over the exterior appearance of buildings in designated historic districts. In these areas, building and business owners accept this level of review because it is critically important in preserving the districts' historic character and economic value.

Other communities take a much less strict approach, allowing considerably more flexibility in how buildings are renovated, demolished, or enlarged. Each community decides for itself the level of design review that is right for it and its citizens.

Regardless of the type or level of design review, it has been shown again and again that having some form of design review has many benefits for a community, including increased property values, a more stable tax base, increased tourism and visitation by non-residents, and fewer run-down properties that adversely affect their neighbors' property rights and values.

For any project, involve your neighbors and keep them informed. Also, as early as possible and before you spend time and money on plans that may change, do a "concept review" with city staff to be sure your plans conform to these guidelines.

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2. The Purpose of the Guidelines

The City of Grandview Heights for a long time has included evaluation of design quality and character in its regular development review process for renovation, demolition, expansion, or new construction of residential, commercial, and institutional buildings in the city. As in any community with design review, the city's consistent goal has been to encourage sensitivity to Grandview's existing character and high quality of design and construction.

One hallmark of every successful community that undertakes design review is to have widely-published, user-friendly, easy-to-understand design guidelines. Good guidelines are not a "book of rules"; instead, they provide sound information about the community's character, the aspects of design that create that character, and appropriate methods and designs for renovation and new construction that will ensure results compatible with what already exists.

The City of Grandview Heights recognizes the importance of having clear design guidelines that can be used both by property owners in planning projects and by the City in reviewing these projects. The City of Grandview Heights has prepared this publication and has adopted these guidelines as its official policy on the design issues in renovation and new construction in the community.

3. The Design Review Process

The City of Grandview Heights conducts a design review of all alterations, additions, or new construction of both residential and commercial properties. Institutional properties such as churches or private clubs are considered commercial properties for purposes of this review.

Review of work on residential properties is handled under Chapter 1155.07 of the zoning code of the City of Grandview Heights. Commercial property reviews fall under Chapter 1157.07 of the code.

The Appendix at the end of these guidelines contains detailed information about the zoning code, the application process, and required application forms and submission materials.

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4. Guiding Principles

During development of the Grandview Heights Design Guidelines there was broad consensus among residents, property owners, business owners, and city officials that Grandview Heights has distinct characteristics that contribute significantly to its unique character and high quality of life. The community felt that it was important to state clearly that any renovation, redevelopment, or new construction projects should recognize and protect these important characteristics.

The following Guiding Principles help to implement that goal by providing a clear statement of policy and a framework for the community's design guidelines.

1. Grandview Heights recognizes and appreciates the architectural diversity of the community, in the age, scale, materials, and varying forms of its building stock. Inherent in this diversity is a difference in character and in land use among various parts of the community.
2. Grandview Heights seeks to preserve a pedestrian-friendly character in its public spaces and encourage pedestrian-friendliness in private spaces that connect to the community's public spaces.
3. Renovation, redevelopment, and new construction projects in Grandview Heights must respect the physical context, and particularly the scale, established by adjacent and nearby buildings.



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4. Grandview Heights encourages the retention and continued use of authentic older building materials but also accepts appropriately-designed and -installed replacement materials.
5. Grandview Heights values the character and quality of its trees and landscaping. The community will work to protect and enhance this character through preservation of its canopy trees, its high-quality landscaping, and its open spaces.
6. Grandview Heights will encourage and promote the use of energy-efficient “green” building techniques and products.
7. Grandview Heights values the tradition, design character, and social interaction of traditional open front porches. The community encourages the preservation and continued use of traditional open front porches in all parts of the community.
8. Grandview Heights recognizes the authenticity and character of its older architecture and will preserve it to the greatest extent possible through preservation of existing buildings and their character-defining features.

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5. Grandview Heights Architectural and Environmental Context

Architectural Styles

Because it is primarily an early 20th century community, Grandview Heights does not have the full range of American architectural styles often found in older cities and villages. However, the early 20th century was a period of rich and varied design in architecture, and Grandview Heights has many examples to illustrate the styles of that era. "Architectural Styles of America" can be found at <http://jan.ucc.nav.edu/~twp/architecture/> and includes the styles found in Grandview Heights.

Architectural style is an expression of the tastes and aesthetic sensibilities of the people of a given time period. Buildings -- as well as their sites and landscaping -- can be "read" as a way of understanding what was important to the owners and occupants of homes and other buildings, and how these people wanted to present themselves to their neighbors and their community. The built environment they left behind is a three-dimensional history of the culture in which they lived, and a community's architectural heritage represents its citizens' cumulative investment in and care for the place they called home.

Today we study architectural history and styles as a way to understand the elements of buildings that give them character, quality, and a sense of the time and place in which they were created. These are known as "character-defining features," and preservation of and care for these features is important in protecting and enhancing the character and visual quality of the entire community.



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The following guide to the main architectural styles found in Grandview Heights is intended to help residents, applicants, the City of Grandview Heights, and building and business owners identify the character-defining features of older buildings in Grandview Heights so that, as these buildings receive updates and renovations over time, their important design elements remain intact.

The following styles, which mostly are found in residential buildings, are arranged in order from the earliest to the most recent.

Queen Anne (around 1880 to the early 1900s)

The Queen Anne style was a late Victorian style that was usually, but not always, associated with large single-family houses. Sometimes, even small cottages were built in this style.

- symmetrical facade and massing
- Steeply-pitched roofs, often with multiple gables
- Variety of window types, shapes, and sizes
- Variety of wood siding types
- Ornamental elements such as ornate porches, towers and turrets



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Colonial Revival (around 1890 to the 1940s)

Around the turn of the 20th century, interest in early American history influenced architectural design. The Colonial Revival style drew inspiration from Georgian-era design and classical design elements. Buildings in this style tended to be formal and stately and had the following character-defining features:

- Symmetrical facade, although not always a symmetrically-placed entrance
- Entrance with round or elliptical fanlight, or with rectangular transom window
- Gable or hip roof
- Roof dormers
- Multi-paned double-hung windows (commonly 6-over-6), shutters sometimes
- Columns or pilasters flanking the entrance, sometimes on a small porch
- Quoins, cornerboards, or cornice ornamentation
- Use of rounded or triangular pediments over windows and on porches



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Dutch Colonial Revival (around 1900 to the 1940s)

This style was a later variation of Colonial Revival that replicated the gambrel (double-pitch) roof common in the Middle Atlantic colonies during the 17th and 18th centuries. Except for the roof shape, this style shared several character-defining features with the Colonial Revival style. Dutch Colonial Revival buildings had these elements:



- Gambrel roof
- Roof dormer, often nearly full width of the house
- Symmetrical facade, but not always with symmetrical placement of openings
- Multi-paned double-hung windows, sometimes with shutters
- Arched, elliptical, or rectangular transom over the entrance door
- Gabled porch or hood over the front door

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Mission (around 1900 to the 1930s)

Born in California and based on that state's Spanish mission architecture, the Mission style spread eastward and found some modest use in Ohio. Buildings in this style looked distinctly different from most other buildings around them.

- Smooth stuccoed exterior walls
- Flat or very low-pitched main roofs
- Red or orange roofing tiles, sometimes used only as decoration
- Low level of ornamentation
- Common use of arched window and door openings with little or no trim



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Craftsman/Arts and Crafts (around 1900 to the 1930s)

In the early 20th century, the Arts and Crafts movement promoted simple, straightforward design, natural materials, and good craftsmanship in products of all kinds, as well as in architecture. Craftsman/Arts and Crafts-style houses have their own character-defining features, but design elements of the style can be found in many other early 20th century styles as well.



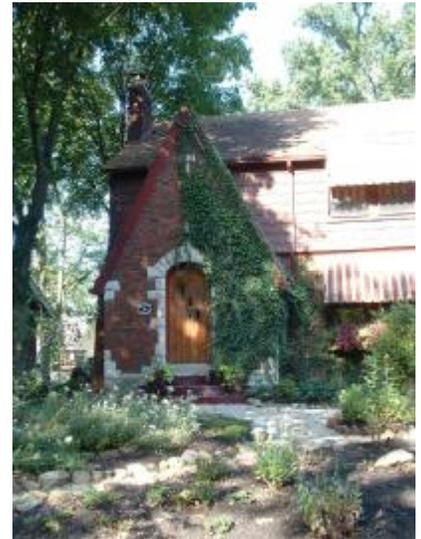
- Low-pitched roofs with wide overhanging eaves
- Triangular knee braces at eaves, in gables, and on porches
- Roof rafters with exposed ends
- Casement windows, also double-hung windows, often multi-pane over single
- Full-width front porches
- Large porch columns, often short and squat, with a tapered shape

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English Revival (around 1900 to the 1940s)

Early in the 20th century there was considerable interest in the cottage and village architecture of England, which had an appealing scale and fanciful designs employing stone and wood. American versions of vernacular English architecture were often quite charming and well-done. They had the following features:

- Asymmetrical massing
- Steeply-pitched gable and hip roofs, often several intersecting rooflines
- Slate roofs
- Stone, stucco, or brick exteriors, often combined with half-timber wood framing
- Casement (hinged) windows, with diamond-shaped panes common
- Segmental arches over entrances and windows
- Distinctive chimneys, often with ornamental treatment



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Bungalow (around 1905 to the 1930s)

Unlike the early 20th century revival styles that imitated earlier American and European designs, the Bungalow style was a new creation. The term "bungalow" referred originally to certain houses in India characterized by a wide and deep verandah shaded from the sun. As this building type evolved in the United States, it acquired a formal style name and meant a single-family house with the following features:



- Symmetrical or asymmetrical massing
- Low- to medium-pitch gable roof, "long" side to the street
- Roof dormers, often a single wide dormer filling most of roof
- Full-width deep porch with a roof formed by extension of main house roof
- Variations: separate gable-roof porches and main roof with gable toward street
- Multi-paned windows, double-hung or casement; some one-over-one windows
- Distinctive chimneys often with ornamental treatment

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International (around 1930 to the 1960s)

This style grew out of European design movements after World War I that utilized recently-developed building materials such as large glass panes, aluminum, concrete, and steel. The style promoted a stark simplicity of design that was supposed to fit in anywhere on earth (hence the style's name) and that relied on building materials alone for modest, if any, ornamentation.

- Boxy form with flat roof
- Masonry construction with brick, concrete or stuccoed surface
- Asymmetrical massing and placement of openings
- Corner windows with lightweight corner mullion
- Minimal or no ornamentation



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Vernacular Forms

Many houses and commercial buildings were not built in a particular style. Instead, they might employ some of the elements of one or more styles, and sometimes they simply used traditional forms, roof shapes, and materials in very simple designs. These are called vernacular designs.

Vernacular buildings are no less important than other older buildings; they contribute to the character of a neighborhood or community, too.

Some vernacular designs did have consistent characteristics through the years. While these are not considered styles, they might be called variations or forms of vernacular design.

American Foursquare (around 1900 to the 1920s)

Named for the four rooms typically found on each floor, this was an economical house form that could accommodate a fairly large family. The following features are common:

- Square form, generally simple design with little ornamentation
- Hip roof very common, gable roof sometimes used
- Double-hung one-over-one windows
- Front porch, often full-width, with substantial columns or piers
- Plain entrance with little ornamentation
- Broad roof overhang is common, to shade second floor windows
- Small roof dormers, sometimes wall dormers

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Cape Cod (around 1940 to the 1960s)

The "Cape," as it is often called, was the classic post-World War II starter home often sold to returning veterans and others seeking homes after the housing shortages of the war years. Sometimes built in tracts of hundreds or thousands and sometimes inserted singly into existing neighborhoods, the Cape Cod in fact did reflect the design of some early New England cottages. The following features are typical:

- Small size, rectangular form with gable roof
- Main entrance on the "long" side rather than in the gabled end wall
- Little to no eave overhang
- Front stoop, sometimes with canopy, but no porch
- Sometimes built with a small detached garage



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Ranch (around 1940 to the 1970s)

The Ranch is another quintessential American house form. It developed as early as the 1930s but really took hold in the 1950s and 1960s. Most tended to be built in new developments, permitting their one-story floor plans to spread out over a large area.

- Rectangular form with very low-pitch roof
- Asymmetrical massing and placement of windows and doors
- Garage integrated into the house, usually at one end
- Small porches; sometimes roof overhang shelters recessed entrance
- Picture windows, along with jalousie and double-hung traditional windows
- Minimal ornamentation



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Mid-Century Multi-Family (around 1930 to the 1950s)

Grandview Heights has numerous multi-family residential buildings, usually small in scale and built of brick. Most were not built in any particular style, but some have design elements from styles such as English Revival or International. They tend to be two stories high, with minimal ornamentation, and have center entrances with stoops and canopies. They vary quite a bit in design and details and have long been a part of the community's architectural heritage.



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Commercial

The older commercial buildings in Grandview Heights date from the early-to-mid 20th century, a time when the heavy ornamentation of the late 19th century had disappeared. Most of these buildings are one or two stories in height. Because they often are placed side-by-side, these buildings usually have only a single main facade along the street, though some have rear elevations opening onto parking areas. Some commercial buildings are free-standing and may have two or more principal facades, but a low level of ornamentation is typical of all of them, as are traditional storefronts with a bulkhead below a large display windows, with a transom window above the display window. Newer commercial buildings (those dating from after World War II) tend to have most of these same characteristics but were designed without ornamentation. Wood or bronze framing systems typically are found in older storefronts, while aluminum framing is fairly universal in the newer ones.



It should be remembered that not every older building was built in a particular style, and lack of a style does not mean that a building is not an important part of the community's character. Sometimes it is simply the presence of a building -- its form, scale, setback, similarity to adjacent and nearby buildings -- that makes it a contributing element of a streetscape or neighborhood, part of the continuity of character that is so apparent one you travel up and down the streets of Grandview Heights.

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Site Characteristics and Streetscape Features

Grandview Heights is roughly rectangular in shape, with some extensions beyond the rectangle on the north and south sides of the community. The city's boundaries incorporate primarily residential land uses, with certain areas devoted to commercial and light industrial uses. The principal commercial district is along Grandview Avenue north of First Avenue, including part of First Avenue west of Grandview Avenue. Commercial and light industrial land uses are located along Goodale Boulevard and Dublin Road (U.S. Route 33), as well as the area east of Northwest Boulevard north of Goodale Boulevard. This latter area is in transition and is expected to undergo extensive redevelopment in coming years. (see Appendix for map)



The northern border of Grandview Heights is perceived by many to be somewhere around West Fifth Avenue, but in fact that area from the south side of West Third Avenue and northward is almost all in the City of Columbus; exceptions are two northward extensions of Grandview Heights along Lincoln and Wyandotte roads and between North Star Road and Fairview Avenue.



As noted, most of Grandview Heights is residential. The southwestern area of the city, west of Grandview Avenue and south of First Avenue, generally has larger, more irregularly-shaped lots, and many of the city's older homes are located there. In the other residential areas, the lots vary in size and shape but tend to be very similar within a given block.



The topography of Grandview Heights varies from flat to sloping, with some of the hillsides being fairly steep. Building sites vary accordingly, with some being simple flat, rectangular lots, while others have hillside locations. Streets are generally laid out on a rectangular grid, but

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there are several curved streets typical of early 20th century community design. Alleys for rear garage access are fairly common in residential areas east of Grandview Avenue, but west of Grandview there are only a few alleys. Street parking is common in this area.



Throughout the community, within a given block there tends to be consistency in the setback, scale, shape, and overall character of residential buildings. At the same time, variations in color, materials, details and landscaping provide considerable visual variety. Well-tended front lawns are typical, with plantings and landscaping modest in scale and extent. Lot coverage tends to be low, with building lots of sufficient width and length to leave adequate yard space.



Landscaping varies considerably but tends toward planting beds, ornamental trees, and large shade trees. Sufficient time has passed since the beginning of development in Grandview Heights that the tree canopy has matured, and large trees are a hallmark of the community. This is particularly true in the older area south and west of First and Grandview avenues. Interviews with Grandview Heights residents and business owners have shown that the mature shade trees are seen as a very important part of the community's character.



Grandview Heights has been "discovered," with the community drawing residents from the local area and beyond. The community faces some significant development pressures, particularly regarding the issue of the scale and size of new development. At the same time, former industrial land available for new development presents an opportunity to create new housing and commercial options to meet the needs of the growing number of people who would like make Grandview Heights their home. Once again, well-thought-out *management* of inevitable change will be key to preserving the community's livable character.

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6. Residential Guidelines



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Existing Residential Sites

Homes exist in a physical setting -- the site -- that defines how close buildings are to each other, how they are oriented on the land they occupy, and what natural and man-made elements surround them. For this reason, the site should be considered as much a part of the architectural design as the design elements of the home itself.

Grandview Heights has neighborhoods with varying site elements -- small lots with closely-spaced homes, larger lots with spacious yards, planting beds, and large shade trees. Some have fences, others have on-site rather than street parking, and most have sidewalks. Within a given neighborhood, these site elements tend to be similar from property to property, giving a unified feel to a street or to the entire area. Generally the best approach when considering site changes or improvements is not to depart from the overall existing character of surrounding properties.

Recommended Practice

Landscaping

Observe the type and extent of landscaping typical of your neighborhood. How high are plantings? How much ground do they cover, and on what parts of the lot? Are there large shade trees? Keep your improvements within the "framework" set by these existing elements of the neighborhood. Preservation of mature shade trees is a high priority in Grandview Heights, so take good care of the ones you have through pruning and feeding. If any large trees are lost, plant replacements right away. Be sure to check with the City of Grandview Heights about any standards or regulations covering tree pruning, removal, and replacement. The city has an arborist well-versed in managing urban trees. This person is responsible primarily for city-owned trees but may advise on trees located on private land. The arborist will not evaluate whether a privately-owned tree is safe or unsafe but will provide information about proper tree maintenance.

Remember the difference between public (located in the tree-lawn or easily visible from public streets) and private (backyard, less visible) landscaping. What is appropriate for one kind may be less so for the other. One example is ornamental trees versus canopy trees. Ornamentals are fine in private yard areas, but only canopy trees should be planted in the tree-lawn along streets. This is because the canopy trees are primarily shade trees that tend to have fewer low branches that have to be trimmed back for safety reasons.

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The green and attractive environment of Grandview Heights is a Combination of public and private landscaping efforts.

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Parking

Many homes in Grandview Heights must rely on street parking, but many others have on-site parking, with or without garages. When parking is on the building site, it should be kept as far to the rear as possible, avoiding front and side yards. Keep parking areas as small and unobtrusive as possible. Zoning regulations have an effect on how parking is handled (the city code, for example, requires a minimum of two off-street spaces), so consult with the City of Grandview Heights if you are considering changes in on-site parking. Be careful where runoff water flows, and be sure not to cut off water absorption through the soil, a condition that could threaten trees and plantings.



Placement of garages at the rear of the lots minimizes the visual impact of garages and makes the house the primary feature of the site.

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Fences

Be sure you are familiar with city code requirements for fences. For Grandview Heights, traditional wood fences -- picket and simple board -- are most appropriate. Low fences were sometimes used to separate adjacent side yards. Rear yard fences often were of greater height for privacy purposes, but excessive height should be avoided. Maximum allowable rear yard fence height is six feet, with five feet allowed for side yard fences. Side yard fences may extend to the line formed by the front of the house but may not extend beyond this line. Front yard fences are prohibited by code. Fences should employ materials and designs that blend with and are sympathetic to the house.



Rear and side yard fences can be designed to be decorative or provide privacy. Height, materials and appearance from the outside are all important considerations.

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Lighting

Site lighting can be an important decorative element, but also a significant safety and security feature. In Grandview Heights a wide variety of lighting types and devices has been used over time. Be sure you are aware of city code requirements for exterior lighting. In general, lighting should be appropriately scaled for the site and should avoid excessively bright light sources that might bother adjacent property owners. Shades or baffles may be necessary to avoid light "spill" onto other properties. Many homes in Grandview Heights are modest in scale and style, so avoid light fixtures that are out of scale or too ornate for the buildings and sites where they will be installed.



Although they are not major building components, light fixtures are highly visible and should be selected carefully for their scale, color, and design.

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Sidewalks

An early 20th century community such as Grandview Heights typically was designed as a walkable community where it was not necessary to use a car to move around. This usually meant plenty of sidewalks, although they do not exist in every neighborhood. Concrete was the typical early 20th century material of choice for sidewalks and is the most appropriate material for replacement or new sidewalks. Be sure to check with the City of Grandview Heights about city code requirements for sidewalks.



Well-maintained sidewalks are typical of Grandview Heights and help to make it a very pedestrian-friendly community.

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Get Good Advice

Planning a project to rehabilitate a home, build an addition, or construct a new building can be a significant challenge, particularly in a city such as Grandview Heights, where respecting the community's character and designing within its existing physical context is so important.

Not every project requires an architect or a planning professional, but often it's a good idea to have one help you anyway. Grandview Heights and communities around it are fortunate to have many residents who work with design and building issues every day. Often such people will provide advice at little or no charge, but it definitely is worth paying for good advice and information. Planning and design professionals often are conversant with zoning issues and can suggest ideas and solutions you might otherwise overlook.

Residential Rehabilitation

Most of the residential building stock in Grandview Heights is older and dates primarily from the early 20th century through the period just after World War II. The city is a collection of neighborhoods within which the homes and their settings usually share common design elements – the same setback from the street, similar elevation of the site, similarity in size, scale and ornamentation of the homes. Most older buildings retain at least some, if not all, of their original design features. Even though not all of these homes would be considered prime examples of particular architectural styles, they still have their own character and sense of place. Sensitivity to this character, and to the tried-and-true building materials that help create it, is important in preserving the look and feel of each neighborhood.

This section of the guidelines suggests appropriate treatments for the various components of residential buildings during a rehabilitation project, as well as alternative treatments and new materials that are acceptable. Sidebars discuss some components in more detail, and good maintenance tips are incorporated into the guidelines to make it easier to care for an older home.

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Exterior Materials

Wood siding, shingles, brick, stone -- these are natural and man-made materials most commonly used on the exteriors of homes. They are selected by designers and builders as part of the overall architectural design and are an important part of a home's -- and a neighborhood's -- overall character. Caring for original exterior materials and selecting appropriate new or replacement materials are important considerations with a big impact on character and quality.

Recommended Practice

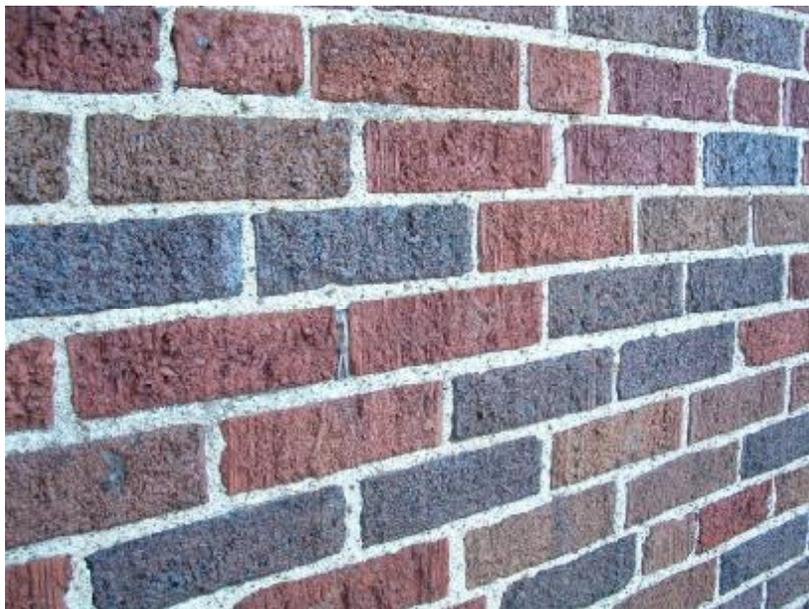
- a. Retain, repair, and re-paint existing wood siding such as beveled siding, shiplap or novelty siding, board and batten, or wood shingles. If a portion of your siding must be replaced, the new material should be made of wood and shaped to duplicate the thickness, width, bevel angle, and other details of the existing. Avoid removing window trim, cornerboards, and other decorative wood elements, because they are important contributors to the character and appearance of your house. Deteriorated trim should be replaced in wood, in the same design as the original.



The wood siding on this home is an important part of its character. Together with wood trim elements around the siding, it forms a carefully designed exterior surface.

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- b. If you have difficulty getting paint to adhere properly to wood siding, or if it blisters or peels prematurely, try to find the source of the problem before re-painting or using an alternate material. Plants growing too close to a wall can hold moisture against the siding. Moss may grow in damp, shaded areas and should be washed away before re-painting. Look for sagging or leaking gutters or downspouts that may let water pour down the side of the house (go out in the rain to watch for problems). Lack of a vapor barrier as part of sidewall insulation may let interior moisture migrate to the siding, soaking it and loosening the paint.
- c. Find the best quality wood possible for siding repairs. Extra expense up front usually means many fewer problems and less deterioration down the road.
- d.. For brick and stone masonry buildings, use the gentlest means possible to clean the masonry. Often only a soaking water wash is all that is needed. Masonry should never be sandblasted because it damages the hard outer surface and can cause problems such as moisture absorption that cannot be remedied in the future. This is especially the case with soft-fired bricks and with soft building stone such as limestone and sandstone. Even hard stone such as granite and marble can end up with a rough surface and a change in color due to sandblasting.



.Early 20th century brick can be found throughout Grandview Heights. This material works as both a design and a structural component of a building

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- e. Re-pointing of mortar joints should be done with a low-cement mortar (about $\frac{1}{4}$ part of cement by volume for every 1 part of lime), to avoid damage to the masonry that can result from a mortar that is too hard and rigid. Mortar should be similar in color to the original and should have the same joint tooling.
- f. Retain existing stuccoed surfaces, repairing them as required when stucco is deteriorated. Avoid removing stucco from masonry, because the walls underneath may have been chipped or scarred to hold the stucco.



Because of its ready availability in this area, stone can be found in many Grandview Heights houses. In this example, the deeply-set mortar joints are an important design element.



Smooth stuccoed surfaces are found in examples of the English Revival style, as well as other styles.

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Acceptable Alternatives

- a. Vinyl or aluminum replacement siding may be an acceptable alternative to retaining wood siding, if the wood siding is in badly deteriorated condition and the new siding is installed in a way that results in minimum change to the appearance and character of the house. Use the new siding only where siding was used originally, and avoid removal of cornerboards, window and door trim, and ornamental details. This way the artificial siding is reversible and can be removed by a future owner.



The shingle siding is new on this house, but the building retains its window trim and detailing so that it is completely reversible.

- b. The most appropriate replacement siding is smooth-surfaced, without wood grain or other texture. This kind of siding will come closest to duplicating the appearance of the original.
- c. Another siding replacement alternative is one of several brands of cement-based products that simulate beveled siding and shingles. This material is very durable and does an excellent job of simulating the appearance of older siding.

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Why Keep Wood Siding?

Many homeowners are finding that wood siding is worth keeping. It does require painting every so often and needs to be watched for conditions that might let moisture collect and cause damage. However, most older siding was made of very high quality wood capable of lasting indefinitely if well cared for. In addition, a house's siding is as much a part of its architectural design and character as the windows, doors, trim, and other elements of style. Keeping the original siding goes a long way toward preserving a house's original architectural style and character, which contributes not only to the value of the house but also to the entire neighborhood. Also, it is good sustainable maintenance practice to keep and maintain original siding rather than replacing or covering it with new material.



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Windows and Doors

A house's windows and doors are important components of its architectural design. Specific window and door designs are appropriate for certain styles and periods, and different designs from other periods generally are not. For example, "six-over-six" (upper and lower window sash with six panes in each) windows would be appropriate for a Colonial Revival style house from the 1920s but would not be for a vernacular farmhouse from the 1880s. For this reason it's important to retain original doors and windows wherever possible, and also to use an appropriate design when replacing missing windows and doors or taking out old ones and putting in new ones.

Recommended Practice

- a. The first choice always should be to retain and repair original windows and doors. They were part of your home's original design, despite their mainly practical purpose, and retaining and repairing them helps keep the building's original character intact.



These six-over-one windows are an important part of the original design of this house and should not be changed to another window type.

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- b. If energy loss through original windows is a concern, consider interior or exterior storm windows. Many designs are available at a range of prices. Triple-track storms windows include a screen for summer use if you prefer open windows; other designs have fixed panes and no screen. Exterior storm windows protect the original windows from weathering, but interior ones will work just as well and often can use a plastic glazing that saves on weight.



Well-done storm windows are nearly invisible. The most important consideration is that the horizontal divider of the storm window should fall at exactly the same level as the meeting rails of the window sash.

- c. If the window sashes are single-glazed, their wood frames may be thick enough to accommodate new insulated glazing. This will give you the benefit of insulated windows while preserving the original window design.
- d. Often a deteriorated window will have dry rot or other damage only in the bottom rail of the lower sash. Replacement of the bad wood may be all that is needed, rather than a complete new window. Study this carefully before disposing of otherwise good windows.

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This house was designed to have one main entrance, in a specific location. Closing up or moving an entrance like this would disrupt the entire design of the house and should be avoided.

- e. **Extensive deterioration of the window sashes may still allow you to keep the window framing and trim if you replace only the sashes. This might require making new tracks and stops for the sashes, but it should be much less expensive than complete replacement.**
- f. **As with windows, original doors should be kept if at all possible. Deteriorated areas often can be cut out and replaced; splits and cracks can be patched; and old hardware slots and holes can be filled.**
- g. **Avoid re-locating doors, especially main entrance doors. This disrupts the entire character of a house, because main entrances are carefully designed and placed as primary architectural features. If you need an entrance where there never was one in the past, make it as modest and unobtrusive as possible.**

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Acceptable Alternatives

- a. Aluminum or vinyl clad wood replacement windows are an option if you decide to replace your home's existing windows. Try to find a design that duplicates the appearance of the originals as closely as possible. If you are replacing multi-paned windows such as "six-over-six" or "nine-over-nine," true divided-light windows are available. If you prefer a simulated multi-paned appearance, there are windows with properly dimensioned inside and outside muntins, along with a spacer bar between the two insulated glass panes. These provide a very convincing divided-light look, but use them only if your home had multi-paned windows as part of its original design.

- b. Historically, many 19th century houses had their original windows replaced after 30 or 40 years, usually as means of "updating" their design. Often the replacements were simple "one-over-one" double-hung windows (one single-glazed upper sash and one lower). This window design could be perfectly acceptable for replacement windows and may cost less than multi-paned designs.



One-over-one windows are typical for late 19th and early 20th century houses.

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- c. No matter what material you use for replacement windows, be sure they follow the traditional practice of vertically-proportioned glass panes. Some products on the market have horizontally-proportioned panes that are out of character with nearly every type of traditional window; avoid them if at all possible. Look at some older windows in the community to get a feel for how windows and their glazing were designed in the past.



This new multi-paned window duplicates the window profile and appearance of historic windows and is compatible with the design of the house.

- d. When replacing doors, use designs and materials that match the originals as closely as possible. The most appropriate doors are made of wood, but other materials may be acceptable. The important consideration is to use a door with paneling and glazing appropriate to the design of the home, and studying the original doors is the best way to do this. If your home no longer has its originals, look around the neighborhood for homes similar to yours that still have their original doors.

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Why Keep Old Windows?

Windows have been called the "eyes" of a house, the point being that they are major design elements, important to the home's visual quality and character. As with many original features of older homes, older wood windows generally were made from very high-quality old-growth wood, which is dense, solid, and durable. Often the deterioration of a window is only skin-deep.

Deciding to keep and repair older windows may simply be a question of whether you want to get maximum life out of a high-quality component of your house. If windows are repairable and still have many years of life, why throw them out? Often the cost of repair proves to be far less than that of replacement, and these guidelines suggest ways to improve the energy efficiency of older windows. Apart from the contribution they make to your home's quality, keeping older windows can also be a smart economic choice.



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Roofs

Roofs are, first and foremost, the main component of a water-removal system; this system also includes gutters, downspouts, and surface or underground drainage. It should be noted here, however, that the City of Grandview Heights requires that downspouts drain into underground lines that then drain to the curb -- surface drainage onto splashblocks or the ground are not permitted.

The roof system is intended to protect a building from moisture damage. At the same time, the roof is usually very visible and thus is a significant contributor to the character of a building. In fact, traditionally roofs were considered part of the architectural design, and their materials and appearance were designed and installed as carefully as any other architectural element.

Recommended Practice

- a. Retain and repair older slate or clay tile roofs to the greatest extent possible (see the sidebar on older roofs such as these). They may require only modest repairs and are major contributors to a home's character.



Slate roofs are a traditional roofing type of roofing and have the benefit of looking good and lasting a very long time if cared for properly.

- b. If a slate roof must be replaced, try to use real slate, or one of the slate substitutes currently on the market. Try to get the same color as the original roof. Replacement tiles generally can be found more most roof designs.

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- c. Remember that a re-roofing project must include special eave flashing that prevents water penetration from ice dams. This condition occurs in winter when ice and snow melting on the roof surface re-freezes at the colder eaves and creates a barrier that causes water to back up under the shingles. Special watertight flashing helps prevent this.

- d. In addition to watching your home for signs of roof leaks, be sure to watch the gutter and downspout system for signs of failure. Leaf-filled gutters or blocked downspouts can let large amounts of water soak into building walls. Winter ice can split downspouts open or cause gutters to sag and develop low spots --hard to see unless it's raining -- that will also let water get into the walls, or splash along the foundation and lower wall, damaging mortar and soaking siding or masonry. If you replace gutters or downspouts, observe the dimensions and profiles of the originals and use similarly-sized replacements. Downspouts should empty into underground drains (inspect them for blockages) that carry water well away from the house. Underground lines must drain at the curb; no water should drain onto sidewalks or onto adjacent properties. Garages and outbuildings also should have gutters, downspouts, and underground drain lines to the curb.



Downspouts must drain into underground lines that carry water to the curb. Watch gutters, downspouts, and drain lines regularly for blockages that could let water back up and cause moisture damage.

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- e. Metal or tile roofs are less common than other kinds in Grandview Heights. They tend to be durable, especially if they have been painted for a long time. Retain such roofs when they are still in good condition; tiles or new metal are available for repair jobs. New tile or metal roofs, when they are necessary due to extensive deterioration, should be of similar design to the original. Avoid overly bright roof colors in either painted or factory-finished colors.



Clay tile roofs have a distinctive profile and appearance. This example has glazed tiles, but unglazed tiles also appear on buildings in Grandview Heights.

Acceptable Alternatives

- a. Asphalt or fiberglass shingles in slate-gray colors can be acceptable as replacements for slate roofs, but be sure the slate roof truly is beyond reasonable repair.

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- b. Asphalt or fiberglass shingles may also be appropriate as replacements for other roof types, although clay tile roofs are least likely to be successfully replaced -- the change from their very three-dimensional character to the flatness of a shingle roof is just too great. Color selection is important and should be keyed to colors that predominate on the house. Avoid extreme color contrasts between house and roof.



When the right color is used and they are installed carefully, modern fiberglass or asphalt shingles can simulate the appearance of an original slate roof.

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Does a Slate or Clay Tile Roof Really Have to be Replaced?

Slate is a natural stone material that is extremely durable. It has a distinctive look and does much to add to the architectural design and overall character of a house. When quarried it is relatively soft and can be split into smooth, flat plates of varying thickness before hardening. Clay roofing tiles are made in molds and can be either glazed or unglazed. Both kinds of roof materials can have a nearly unlimited life, although both are naturally brittle and should be treated with care. They tend to fail when they have been damaged by something falling on them or by someone walking on them.

Slates or tiles sometimes slip out and fall off a roof because the nails or wires holding them in place have broken or rusted through; the best slate and tile roofs use non-ferrous nails or wires that won't rust. Damage can result from falling tree branches and from people walking on the roof during work such as roof repairs, gutter cleaning, or chimney care. This can easily crack the slates.

Even though a slate or tile roof may have numerous broken or missing slates or tiles, it may well prove to be less expensive to repair the roof than replace it. Be sure to consider both options and, even if repair is a little more expensive, it could be the better long-term choice because slate and tile are much more durable than made-made roofing materials. Keeping your slate or tile roof helps preserve your home's quality and character, and it also is a good sustainable practice that avoids having to use new roofing materials.

Porches

Grandview Heights is a city of porches. Not every home has a porch, but many do, and they are major design elements in the city's neighborhoods. As stated in the Guiding Principles section of these guidelines, one of the city's goals is the preservation of open porches throughout the community, for reasons both of design and appearance and of social interaction and community cohesiveness.

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Rather than an add-on, the open porch of this Bungalow style home is an integral part of the design.

Recommended Practice

- a. Retain and repair existing open porches. They tend to be exposed to the weather more than other components of a house, so they do require maintenance. However, occasional inspection to identify deterioration and its causes -- and then removing the causes and fixing any damage -- can keep this task from becoming overwhelming. Some porches that pre-date the zoning code extend into the 30-foot minimum setback. Because of their visibility, these porches in particular should be kept as open porches.
- b. If a porch has been removed in the past, consider constructing a new one that duplicates the original as closely as possible. Sometimes paint marks and dirt lines, or nail marks and roofing tar, can indicate the size, location, and profiles of porch components. Another option is to survey the community for homes similar to yours and use porch designs similar to the ones on those buildings.

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This inviting porch retains all the elements of its original design and is unusual for its two clusters of square columns.

- c. **Avoid enclosing a front porch to achieve more square footage in your house. This has occurred in the past, but it causes a major change in a house's character and works against the goal of keeping traditional open porches as a feature of life in Grandview Heights. Most porches fall behind the setback line, but the zoning code allows porches to extend up to ten feet into the setback. Enclosing porches that fall within the minimum setback can violate the zoning code by creating occupied space in the setback. In addition, enclosure of porches with mesh screens currently is not allowed under the city code.**

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Though it covers only a single bay, this porch is large in comparison to the size of the house to which it is attached. Enclosing a porch like this should be avoided because of the extreme change it would cause in the house's appearance.

Acceptable Alternatives

- a. Some substitute materials -- fiberglass, metal, or various composite materials, for example -- may be appropriate instead of wood when doing porch repairs and replacements. Look for products that impart a sense of high quality. Try to use elements designed to duplicate the appearance of ones you are replacing on your porch, or that would typically have been used if you are re-creating a missing porch. Once again, a tour of the city can give you a good sense of the shapes, sizes, and designs of porch elements typical of houses like yours.**
- b. As with front porches, it is preferable not to enclose side porches. If you truly need the space of an enclosed porch, however, a side porch is preferable. Consult with the City of Grandview Heights about potential code and zoning issues before you start enclosure of any porch. On balance, it is better to leave open porches in their original condition.**

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This open side porch is an integral part of the original design of the house.

- c. Some homes have original sleeping porches, which usually were enclosed with easily-opened windows all around to allow for comfortable summer sleeping in the days before air conditioning. It may be acceptable to convert such porches into permanent enclosed space but, as with many building changes, it is important to confer with the City of Grandview Heights about possible code and zoning issues.**

- d. When enclosing a porch is appropriate, the design of the enclosure is important. Original porch trim and detailing should be retained, and the enclosure should be located inside of such elements so they remain visible. Usually it is best to use a simple enclosure design, preferably done in wood painted the same color as the porch. No less than half of the exterior surface of the enclosure should consist of clear-glass windows, to avoid making the enclosure appear too fortress-like.**

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This side porch has been enclosed with screens that are placed within and set well back in the openings between the porch columns. This leaves the original porch design largely intact.

Ornamentation

Some homes in Grandview Heights are high-style buildings -- they have the details and features that place them in a particular architectural style such as Queen Anne or Colonial Revival. Many others, however, are more simple vernacular designs that cannot be placed in any style but may draw inspiration from one or more styles, or simply from traditional practice. In most cases, high-style or not, houses have at least some ornamentation. It may be as simple as plain cornerboards and simple trim at windows and doors; or it might consist of things such as brackets, modillions, cartouches, friezes, or other elements that architectural historians like to study in detail. Houses inspired by the Arts and Crafts movement typically have L-shaped roof brackets and exposed rafter ends.

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The wood shingle siding in this gable is as much ornamental as it is functional. The curved walls and deep-set window give the house a distinctive character.



Wood brackets of various shapes and designs are ornamental elements typical of several architectural styles. They should be retained, painted, and repaired as needed, or replaced with exact duplicates if deteriorated.

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Recommended Practice

- a. The important consideration is that for each house there is an appropriate level of detail and ornamentation, based on its original design. Removing ornamental elements, or adding them when they would not have been used in the original design, should be avoided. Doing so alters a house's character or gives it a character it never had, adversely affecting its appearance and also the character of its neighborhood.
- b. Replacing missing ornamentation, if you know what it looked like or what would have been typical for your house, is acceptable. Try to use the original material -- wood typically is the most common -- although substitute materials such as some plastics, fiberglass, or concrete can be used successfully.
- c. Study well-preserved Grandview Heights houses, or any of a number of publications on traditional and historic house design, to learn about types and designs of residential building ornamentation.

Garages and Outbuildings

As in many communities, accessory structures such as garages and outbuildings (storage buildings, greenhouses, small barns) are part of the landscape in Grandview Heights. They fill back yards and play important roles in sheltering all the things we accumulate or need for home and yard care. The city code limits these structures to back yards, and living in an accessory structure is prohibited by city code.

Garages and outbuildings are very much part of daily life in the community. Often they are designed to be compatible with the houses they serve, employing similar materials, forms, and details.

Recommended Practice

- a. Retain and repair existing older garages and outbuildings, because they are part of the architectural "story" of Grandview Heights.

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This older garage is typical of those found in Grandview Heights alleys.



This well-designed new two-car garage has individual garage doors and is appropriately scaled for the lot. The materials are compatible with the house.

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- b. If a deteriorated garage or outbuilding must be replaced, the new building should be similar in size, scale, and design to the original. If the original was a small first-generation "Model T" garage, a somewhat larger new one would be appropriate, but try to keep the garage as small as possible while still making it function for modern uses. Often the roof pitch on a garage or outbuilding was intended to mimic that on the house, and this should be done with any new structures.
- c. Older garages often had narrower doorways than are typical of today's garages. Try to keep doorways as narrow as possible in order to keep new garages as compatible as possible with traditional practice. Try to use individual doors for each space in a multi-car garage.
- d. Garages and outbuildings typically were set well back on a site to avoid competition with the house, often being partially or fully concealed by the house. Any new or replacement buildings should follow this precedent.
- e. Use traditional materials, or modern materials that follow traditional designs, for repair, replacement, or new construction of garages and outbuildings. Any new garage or outbuilding should be compatible in style, design, and materials with the main house.
- f. Confer with the City of Grandview Heights on any requirements for or restrictions on garages and outbuildings. "Stacked" garages that permit parking one vehicle behind another may be feasible for smaller lots.

Residential Additions

The key to designing an appropriate addition to a home is to make the addition secondary to the original building. A study of almost any earlier example of a well-done addition will bear this out: additions generally have lower rooflines and tend to be smaller in overall volume than the original, and they often have less detailed ornamentation or are built of less expensive materials than the original. Additions often are constructed of different materials, too, as in the case of a brick house with an added wing of frame construction. At the same time, the most successful additions draw design cues from the original house, including proportions and spacing of windows, angle of roof pitch, and similar roofing materials. The idea is

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to add the needed space while respecting the design integrity of the original house, being careful not to “swallow up” or overwhelm the original. This is achieved most successfully when over-building is avoided: the addition simply contains fewer square feet than the original house.

These design considerations should be taken into account when planning residential additions in Grandview Heights. In addition, along with being sure that any proposed addition is in compliance with zoning requirements, it is important to consider whether an addition may block views of or from adjacent properties.

Recommended Practice

Form, Massing, and Scale

A building’s form is its basic shape – square, rectangular, L-shaped, irregular -- as well as the height of its walls. Massing refers to how the forms of a building are fit together. Scale refers to the size of a building in relation to people and in relation to its setting and to other buildings around it.



The one-story addition on the right is an excellent example of how additions should be designed. It follows all the guidelines pertaining to form, massing, scale, location, height, and materials.

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When designing an addition, observe these characteristics in your home. An appropriate addition will employ forms and massing similar to those in the original structure, and the addition's scale will be similar to the scale of the original. As discussed above, the best approach is to reduce the scale of the addition to somewhat more modest than the scale of the original house, reinforcing the addition's secondary character. Included in this concept is the idea that the square footage of the addition should be less than that of the original house, and that the addition should reflect the design and character of the house and not just be a boxy add-on.

Location and Orientation

The traditional location for additions to homes is at the side or rear, leaving the original structure as the dominant element of the site. This same approach is appropriate for Grandview Heights homes, keeping in mind that you should carefully check zoning limitations on total lot coverage and setbacks from property lines. Avoid bringing additions too far forward in relation to the façade of the original house, setting up competition for attention between the two.



The addition on this house is located at the rear. The scale, placement, materials and details make it compatible with the original house..

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Orientation refers to how a building and its principal façade are located in relation to the property lines of its site. As is typical of denser urban areas, most existing homes in Grandview Heights observe the rectilinear form of the grid of streets. That is, most streets intersect at right (90-degree) angles, and houses tend to be located so they are parallel to adjacent streets, and they have their principal facades – and thus their main entrances – oriented toward the street. There are some curving streets in the community, but even on such streets the houses tend to be oriented toward the street. There are some cases where houses are set at an angle to the grid, or that have their main facades and entrances directed away from the street, but these are the exception.

Entrance doors on additions do not have to be oriented the same way as those on the original house; many additions might have only a rear door, or even none at all. At the same time, an addition should respect the overall orientation of the original house. If the original house is oriented to the rectilinear grid pattern typical in Grandview Heights, the addition should be, too. Exceptions may be appropriate in cases where the original house does not follow the regular grid pattern.

Roof Height

As discussed above, the most successful way to give an addition an appropriate secondary character is to keep its roofline lower than the roofline of the original house. This lowers the apparent mass of the addition and has proven successful even in cases where the addition actually has more square feet than the original house (although, as noted above, the square footage of the addition should be less than that of the original house).

Similarity of roof shapes is another consideration. Generally the roof shape of the addition should be the same as on the original building, with a similar angle of pitch. In some cases, especially for small side or rear additions, a flat, sloping shed roof may be appropriate.

Materials

The discussion above noted that some additions employ the same materials as in the original building, while others might use different, and sometimes less expensive, materials. There are many possibilities, but the rule of thumb is to use materials that would have been common or typical at the time the original building was built. Generally, for the mostly 20th century houses typical of Grandview Heights, this

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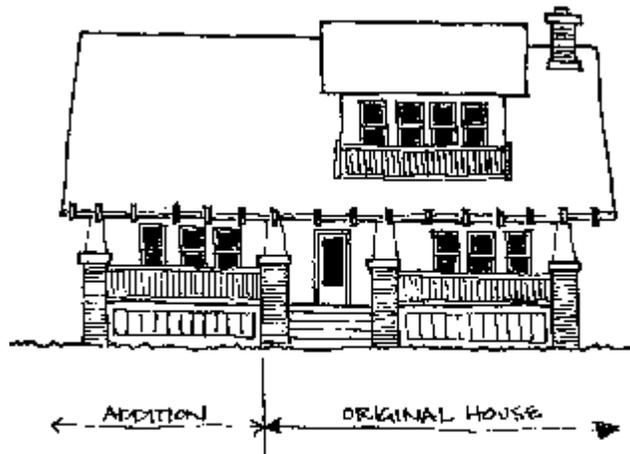
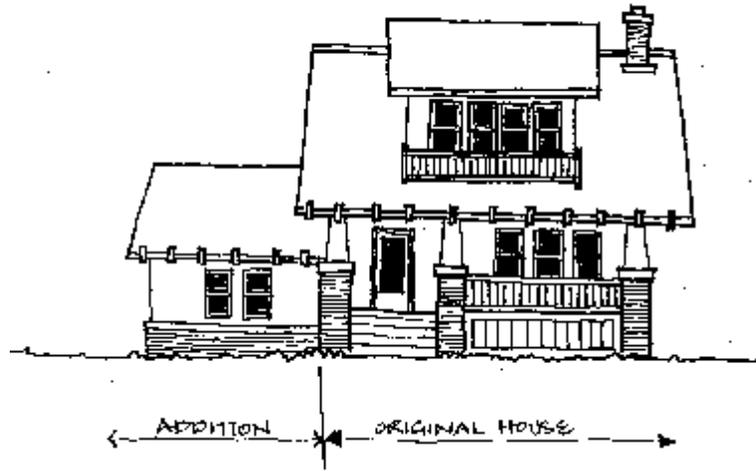
means brick, stone, and various types of wood siding. As in building renovation projects discussed in an earlier section, some modern replacement materials can be substituted for some kinds of wood siding. The key to their approval is whether they successfully replicate the appearance of wood siding.

Unless your home is of fairly recent vintage and was built with these materials, you should avoid such modern materials as heavy wood shakes, rough-sawn siding, plywood panel siding, metal panels, and similar materials. In general, traditional materials, or modern materials that simulate traditional ones, are most appropriate.



The addition is located on the side with a roof height lower than the house. It was designed to be secondary to the house and compatible in the use of materials and details. .

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Two examples of additions to existing buildings. The upper example illustrates how the addition respects the scale, form and detailing of the original building.

The lower example is too large in scale and is not clearly distinguished as an addition. Additions to the main elevation of houses should be carefully designed to complement the original building.

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New Residential Sites

Vacant land for new construction in Grandview Heights is fairly scarce. Some former commercial and industrial sites may provide opportunities for new residential lots, but in the older parts of the community vacant land is limited. On the other hand, occasional building losses from fire or other causes may open up building lots every so often. For that reason, the following guidelines are intended to help ensure that any new residential structure and the site on which it is located are compatible with the appearance and character of the community.

Recommended Practice

Tree Canopy and Landscaping

Protection of existing mature trees is a priority in Grandview Heights. Any plan for construction on a lot that has such trees must include their protection and preservation. Avoid excavations that would damage root systems; protect tree trunks and lower branches from damage by construction equipment; and be sure that any paving will not cut off natural water supplies of mature trees.

Some mature trees might already be damaged, diseased, or simply near the ends of their natural lives. In such cases, develop a planting program that will replace trees over time. The City of Grandview Heights can suggest appropriate tree species. Consider factors such as where shaded areas will be; whether root systems may disrupt foundations, patios, or underground pipes and drains; how much your trees may shade a neighbor's property; and what sort of debris or litter various species may drop on roofs, decks, and patios.

Remember the difference between ornamental trees and canopy trees. Ornamentals should not be planted in public tree-lawn areas; only canopy trees should go there. Confer with the city of Grandview Heights about appropriate canopy trees for tree-lawn areas. The city also can advise on the best ornamentals to plant elsewhere on your lot. Among factors to consider are maximum mature size, propensity to interfere with underground lines such as sewers, and tendency to drop a lot of seed pods, branches, and other debris. Get good advice in order to avoid the more "troublesome" trees.

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In developing a landscaping plan for the site of a new home, observe the extent and type of landscaping in your neighborhood. You would not be expected to use the same kinds of plantings in the same ways as your neighbors, but you should try to follow the general characteristics of the landscaping around you – amount of yard coverage, height of plantings, location and number of trees. The goal is not any kind of conformity but instead a respect for the context that has already been established in the neighborhood.

Parking

The Grandview Heights city code requires a minimum of two off-street parking spaces for each dwelling. For lots with no curb cuts, access for parking must be from rear alleys. On properties bordering alleys, new curb cuts will be discouraged; and, where possible, the removal of existing curb cuts will be encouraged.

Whether it is reached by a curb cut or an alley, on-site parking should be located as far to the rear of the lot as possible. If it can be fully or even partially concealed by the house, so much the better. Careful use of plantings can provide screening for parked vehicles. Don't place parking in side or front yards. Driveways and parking areas must be paved, but pay close attention to where rain and snow runoff goes. Carefully built driveways and parking areas will channel water away from your yard – as well as your neighbor's – and direct it to street gutters.

New driveways may be acceptable if there is enough room on the lot to accommodate required widths and parking areas. However, new curb cuts reduce on-street parking, so a cut may not be easy to get approved. As with any significant improvement to your property, don't proceed based on what you have heard or think you understand; confer with the City of Grandview Heights on parking matters, zoning issues and whether a curb cut in a particular location may even be possible.

Fences

In keeping with the traditional open character of the streetscapes and yards in Grandview Heights, fences should be used judiciously. There is nothing wrong with using them to delineate property lines or to set aside private yard areas, but at the same time, fences should be designed so that they do not impart a feeling of isolation or exclusion. When planning a fence installation, check with the City of Grandview Heights for current zoning requirements.

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A limited range of traditional fence materials is appropriate for Grandview Heights, since so much of the community dates from the early 20th century. Modestly-scaled sawn or split wood rail fences are appropriate, as are traditional wood picket fences. Wrought iron fences, typical of 19th century yards, generally would not be appropriate unless your home is among the community's few 19th century buildings. Vertical board fences also are appropriate, but because they are opaque, they should be used only well back from the front of the house, as side and back yard fences. Avoid more modern fence types such as chain-link, stockade, or basket weave.

Front yard fences are not permitted in Grandview Heights. Keep side yard fences low in height, no more than three feet, and use open designs that can be seen through. Rear yard fences may be up to six feet high and also may be of a solid design (such as a vertical board fence) that provides privacy. Remember that the finished side of the fence should face the public right-of-way or adjacent properties.

Corner lots have additional restrictions. Confer with the Grandview Heights Building Department for more information about fencing on corner lots.

Materials other than wood may be appropriate. Brick or stone walls, because they are solid and opaque, should be confined to rear yards, although these materials may be appropriate for low retaining walls in raised yards. Metal or vinyl fencing that simulates wood may also be acceptable but should be used in less-visible parts of side or rear yards. Whatever material you use, be prepared to put in the time and money to care for fences – painting, power-washing moss and mildew, replacing damaged pieces – so they don't detract from the neighborhood's appearance and character.

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Lighting

Exterior lighting – wall-mounted fixtures, pole lights, and area lights, were fairly common original features of homes in Grandview Heights, since electric power was widely available in urban areas by the early 20th century. In developing a lighting plan for your house and yard, think about what kinds of fixtures would typically have been used in the community – usually small, made of metal and glass, fairly simple and even geometric in design. Lamps in these fixtures should not be too dim to provide adequate light, but avoid overly bright ones as well. Watch for spillover of light to adjacent properties – “light pollution” -- and consider adding baffles or moving fixtures if this is a problem.

Avoid overly ornate light fixtures, and be sure they are properly scaled to your house. Brightness of the lamp is more important than fixture size when deciding what fixtures will properly light your property. Choose the smallest and most simply-designed fixtures that will give you the light you need. Use traditional incandescent or compact fluorescent lamps rather than high-pressure sodium or quartz lamps, which tend to be too intense and have too much “spill” for residential use.

Be sure your house number is well lit. It is surprising how many homeowners overlook this, making it hard for visitors to find a house.



These examples of lighting are located on a new infill residence. The fixture on the left is located in the front and the fixture on the right is over the garage door.

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Sidewalks

Although they can't be found everywhere, sidewalks are a common site feature in Grandview Heights, and walkability is a major goal of the community. If your building site has or once had a sidewalk, repairing or maintaining an existing walk or replacing a missing one is an important step. Matching the design and materials of adjacent public walks is important, with poured concrete being the most common and appropriate material.

Private walks – from the public walk to the front door, or from the driveway to the door, for example, may be made of other traditional walk materials, the most common being brick and stone. These cost more than concrete but may be worth the expense because of the feeling of high quality they give a property.

Whatever material is in your walks, be sure they comply with the zoning code and that you give them proper care. Don't let heavy vehicles drive on them, and watch for uneven joints and sunken areas. Lifting up and disruption of walks by tree roots is a common problem, but it can be avoided by properly locating trees and large plantings. If this kind of damage does occur, fix it right away to avoid a safety hazard.



This new sidewalk is concrete and is the same width as the sidewalks for adjacent properties.

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New Residential Construction

The building you construct on a vacant site in Grandview Heights will have an effect upon its immediate neighbors, the street on which it is located, and also upon the entire community. This is the nature of real estate – it is privately owned, but what you do with it affects other owners, and what they do affects you.

Compatibility and appropriateness are the key considerations in developing and evaluating proposed designs for new construction. The City of Grandview Heights respects and encourages creativity in design but at the same time must encourage the highest quality in design, materials, and construction. Doing so is critical to preserving and enhancing the appearance and character of the community for all its citizens.

Compatible design is not just a matter of personal taste. There are well-established principles for whether a new building in a community or a neighborhood is compatible or incompatible. All the concepts that go into a compatible design are discussed in detail below, but perhaps the most important broad concept in achieving compatible new development is the idea of working within the existing physical context of Grandview Heights. This does not mean copying old designs from the past or trying to make a new building look “old” or “historic.” It does, however, require a careful look at what exists already; understanding the design concepts and elements that are the basis for what has come before; and developing a design that draws from these concepts, employs these elements, and respects and the existing context.

Remember that the context can vary from street to street. What is a large building on one street may seem much smaller on another. It is the immediate context of your building site that matters – what are the shapes, forms, sizes, styles, materials of the buildings next to and within a few doors of your site? What are these same characteristics along your entire street? How does your proposed design compare to the examples around you, and does your design need modification to increase its compatibility and appropriateness?

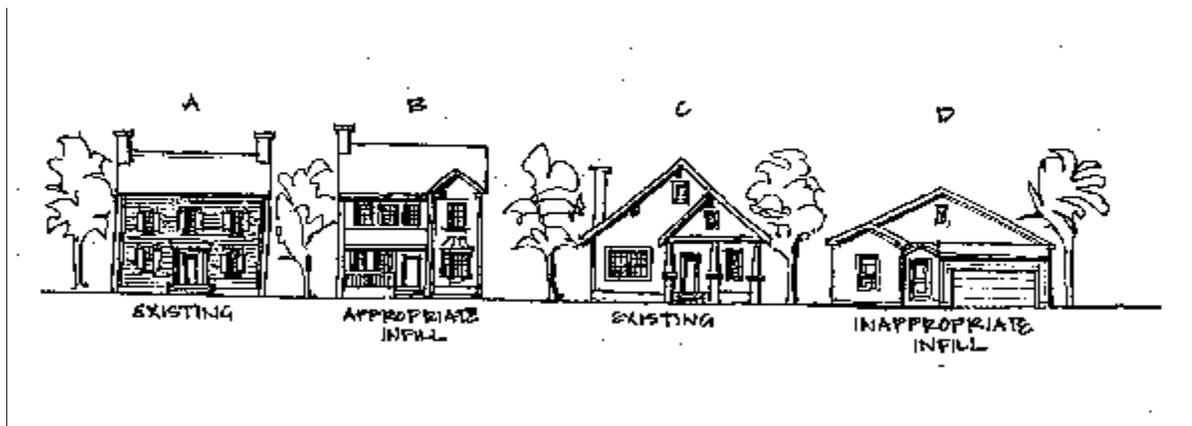
Grandview Heights Design Guidelines

Recommended Practice

Form, Massing, and Scale

The concepts of form, massing, and scale were discussed above in the section on additions. These aspects of design are even more important when building a new home on a vacant site that is set among other existing houses. Details such as door and window design, porch detailing, and similar elements may vary quite a bit, but building a new home of appropriate form, massing, and scale is essential to respecting the existing physical context of your neighborhood.

The form is the building's shape and includes the height of its walls; massing is how the forms of a building fit together; and scale is the building's size in relation to people and to its setting and surroundings. An appropriate new house uses forms and massing similar to what already exists in other homes in the neighborhood; and its scale likewise will be similar to the scale of the houses in the neighborhood around it. This does not mean that your new house must look just like those around it, but it should closely match its neighbors in its overall look.



This drawing illustrates existing buildings (A and C) with new infill construction (B and D). Building B retains the form, massing and scale of its neighbor, along with similar window sizes and window-to-wall ratio. It does not have a visible garage. Building D has a prominent front-facing garage more typical of suburban tract housing. Example B is the more compatible of the two designs and blends much better into the existing neighborhood context.

Grandview Heights Design Guidelines

Setback

Setback is the line behind which the zoning code requires buildings along a street to be placed. In Grandview Heights as in many other communities, the setback varies on different streets, but typically all the homes on a given street observe the same setback. Following this practice for a new house is the most appropriate way to ensure compatibility with the existing context of the neighborhood.

Building Orientation

Orientation refers to how a building is located on a site in relation to the property lines of the site. In most communities, Grandview Heights included, building lots are rectangular and homes are oriented parallel to the street, with the main entrance or front door located in the side of the building facing the street. Houses on corner lots generally have their main entrances oriented toward the more important of the two streets, although this varies somewhat.

New buildings should be oriented the same way as their neighbors; and be sure to check zoning limitations on total lot coverage and setbacks from front, side, and rear property lines.

Grandview Heights has some curved streets, but even here the houses and their main entrances tend to be oriented toward the street. New construction should follow this example. There are some cases where houses are set at an angle to the grid, or that have their main facades and entrances directed away from the street, but these are the exception and should not be considered a precedent for new construction.

Roof Shapes and Height

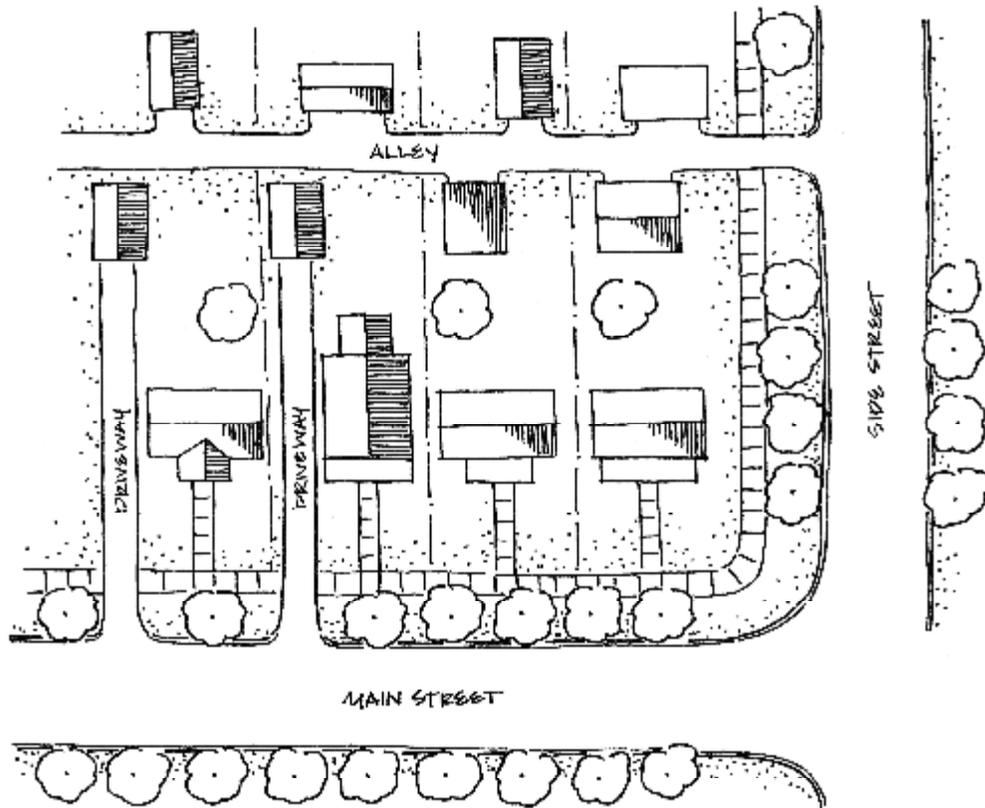
A major aspect of a building's form is the shape of its roof. Simple sloping gable roofs are very common because they are easily constructed, low in maintenance, and good at shedding rainwater and snow. Other common roof types include hip, gambrel, and mansard. All these other shapes, like the gable roof, have sloping surfaces meant to remove water from the roof.

Grandview Heights Design Guidelines



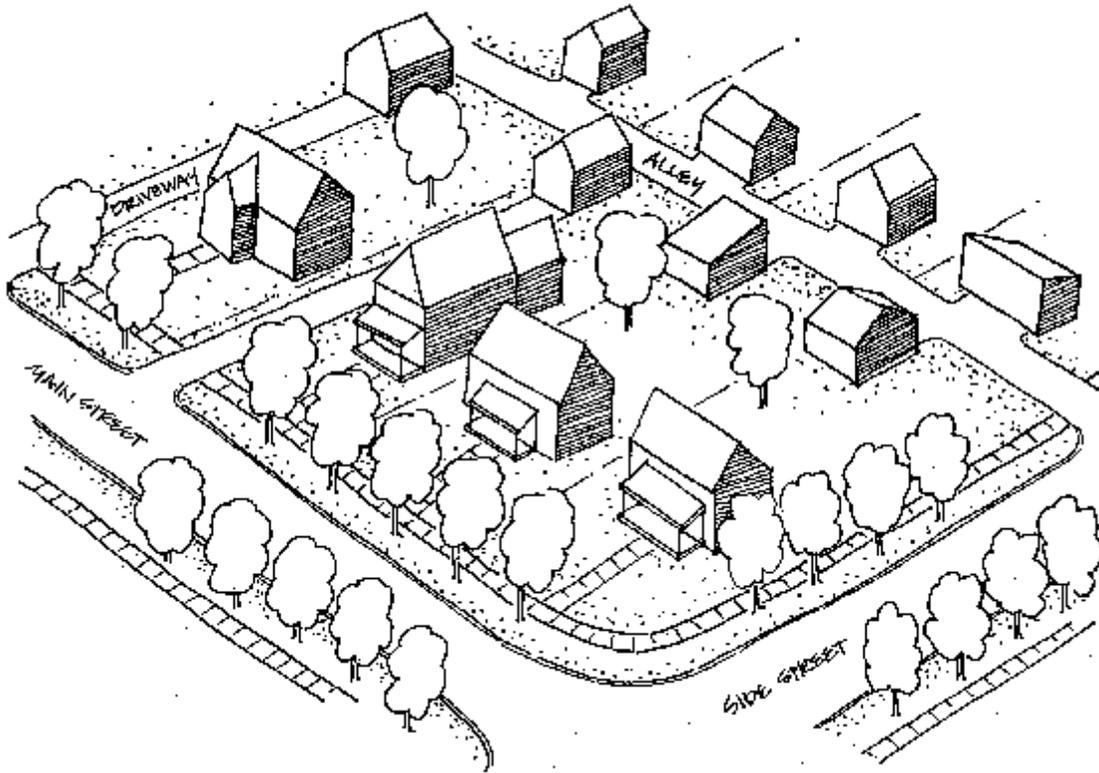
Compatible new design recognizes and respects all the elements of design in the surrounding neighborhood – form, massing, scale, setback, building orientation, roof shape and height, exterior materials, and window and door design.

Grandview Heights Design Guidelines



This site plan illustrates the concepts of consistent or shared setbacks; location of garages at the rear of lots; front, back and sideyards; and orientation of the main elevation toward the street.

Grandview Heights Design Guidelines



This illustration is a three-dimensional view of the preceding site plan. It illustrates scale, form and massing of buildings in a typical streetscape.

Grandview Heights Design Guidelines

Exterior Materials

Common or typical building materials in Grandview Heights, which is primarily an early 20th century community, include brick, stone, and various types of wood siding. As in building renovation projects or additions, discussed in earlier sections, some modern replacement materials can be substituted for some kinds of wood siding and also for some other traditional materials. This is especially the case for new buildings, where preservation of original materials is not an issue. At the same time, the key to a compatible new design is to use modern materials that look much like traditional ones.

This means you should avoid modern materials that typically were not used in the early 20th century, such as heavy wood shakes, rough-sawn siding, plywood panel siding, metal panels, and similar materials. In general, traditional materials, or modern materials that simulate traditional ones, are most appropriate. These can include vinyl or aluminum siding, and also the newer kinds of cementitious siding, which can be found as beveled siding and also as shingles. Veneer bricks can simulate the look of traditional bearing-wall construction, as can stone veneers. Stuccoed surfaces may also be appropriate, depending on your building's architectural design.

Observe how traditional materials were used in older houses of various styles and forms; this may give you some direction on how to approach the design of a new house.



Although built with contemporary materials, this new infill house reflects the character of the older homes in the neighborhood.

Grandview Heights Design Guidelines

Entries, Windows and Doors

Windows and doors, and where they are located on a house, are an important part of the overall design and should be considered carefully. In addition, location of the main entry and secondary entries has a strong effect on a building's design and character. Typically, the main entrance of a house is located on the primary façade that faces the street, and the main entrance often is accentuated in some way. This might be by means of simple sidelights and a transom, or by application of extra ornamentation and trim. The purpose is to draw attention to the main entrance and make it clear that visitors should enter there. Secondary entrances such as side and back doors typically are more simply designed. Following these practices in the design of a new house will help to ensure compatibility with the existing context of Grandview Heights.

Windows are as important as doors in helping to define that look and character of a house. There is no requirement that homes in Grandview Heights be built in a specific architectural style, but many people like to look to the past for inspiration when designing a new home. In such cases, it is worth remembering that specific window designs were used in certain styles, while other designs were typical of other styles. For example, "six-over-six" windows (upper and lower window sash with six panes in each) would have been used in homes from the Federal period, and also from the Colonial Revival style of the 1920s. However, an Italianate house from the 1870s would not have multi-paned windows; it would have two-over-two or one-over-one windows. When planning a new house, study one of the many easily-obtained guides to architectural styles, and note the types of windows typical of each. Note that in just about every case, the window panes have vertical proportions (they are taller than they are wide). Avoid window designs that do not have vertically-proportioned panes.



The door and windows on the new building at the left are compatible with the design of the house and with its neighbors.

Grandview Heights Design Guidelines

Garages and Outbuildings

Grandview Heights has many accessory structures such as garages and various kinds of outbuildings. The city code limits these structures to back yards, but they are very much part of daily life and often have similar designs to the houses behind which they are located.

New garages and outbuildings should be similar in size, scale, and design to those typically found on nearby properties. Often the roof pitch on a garage or outbuilding, along with elements such as siding, trim, and ornamental details, were intended to mimic the design of the house. While newly-built accessory structures do not necessarily have to observe this practice, it is strongly recommended that at least the same roof pitch should be used as a means of enhancing the accessory structures' compatibility with the existing context.

Try to keep garage doorways as narrow as possible in order to follow traditional practice. Try to use individual doors for each space in a multi-car garage. Set garages and outbuildings well back on the site to reinforce their secondary character and avoid visual competition with the house. Be sure to confer with the City of Grandview Heights on any additional requirements for or restrictions on garages and outbuildings.



This is an example of a new infill garage and light fixture detail along one of the many alleys in Grandview Heights.

Grandview Heights Design Guidelines

7. Commercial/Mixed Use/Institutional Guidelines



Grandview Heights Design Guidelines

Commercial/Mixed Use/Institutional Sites

Landscaping and Tree Canopy

Most commercial, mixed use, and institutional building sites have the great majority of their square footage devoted either to the building itself or to associated parking. Relatively little land is used for landscaping, a natural situation given the cost and value of commercial and institutional land. At the same time, well-done landscaping can enhance a site and make it more appealing to employees, customers, and other users.

Recommended Practice

- a.. Factors to consider when planning landscaping for such a site are similar to those for a residential site. First – and always a priority in Grandview Heights – is preservation of mature canopy trees that provide shade and help define the character of the community. It is worth doing an evaluation of existing canopy trees: are they in good health; do they require pruning or feeding; if they are damaged or diseased, what is your plan for putting in replacements? The City of Grandview Heights can provide valuable guidance on appropriate canopy trees, rates of growth, and other factors. Also ask about ornamental trees you can use on your building site, keeping in mind that the public tree-lawn should be reserved for canopy trees, tree lawn, and/or landscaping as approved by the Planning Commission.
- b. For other landscaping – trees, shrubs, planting beds, water features – there are many possibilities. Factors to keep in mind while planning landscaping include visibility (will your address, building directory, or signage be visible, both now and as landscape plantings grow over time?); level of required maintenance (avoid choosing high-maintenance plantings and landscaping if you are not prepared to put in maintenance time and money); and appropriateness of your landscaping within the context of other plantings and landscaping in the area – that is, avoid elements that are obviously out of character with the setting and the existing context.

Grandview Heights Design Guidelines



The Grandview Heights public pool combines landscaping, trees, parking, and sidewalks into a pleasing and functional setting that highlights the historic pool building.

Parking

Parking is the main topic of conversation when any two business or building owners get together. This might actually be an exaggeration, but in fact parking for commercial and institutional land uses is a big issue. Parking is important for the convenience of employees and customers and for the viability of businesses or institutions, but also because it has such a significant impact upon the appearance and character of a community.

Parking is a complex problem for which there are no perfect solutions. In general, Grandview Heights has both an adequate supply of parking, and it has parking that is well managed and does not detract significantly from the quality of life in the community.

Grandview Heights Design Guidelines



Parking areas behind the commercial buildings on the west side of Grandview Avenue have allowed keeping a continuous line of storefronts along the sidewalk (left). On Goodale Boulevard, recent development has followed this same principle, keeping parking at the rear and the building up at the sidewalk's edge (right).

Most of the parking pressures are along Grandview Avenue, where there is the greatest concentration of commercial land uses. There is traditional parallel parking along the street, as well as on-site parking for certain businesses. Some of the business parking is what might be called "suburban" in character, where the parking abuts the street and/or sidewalk in front of or along the side of the building. Other parking is located behind buildings and is almost completely concealed from view from the street.

Recommended Practice

- a. Avoid inserting parking between the sidewalk and the entrance to a business or institution. If site conditions permit, locate parking to the side or rear, with the main building entrance at or close to the sidewalk's edge.
- b. If parking in front of a building is unavoidable, try to provide a car-free walking area with direct access to the building entrance. Avoid burying your entrance and storefronts in a sea of cars that pedestrians perceive as dangerous or inconvenient.
- c. If space permits, shade trees and planting areas make parking lots more user-friendly, especially when plantings can be used to break down large lots into a series of smaller ones.
- d. Careful parking lot design and maintenance is important. Deep puddles or sheets of flowing water during wet weather make it difficult to cross lots on foot.

Grandview Heights Design Guidelines

Fences and Walls

Site elements such as fences and walls sometimes are useful for commercial or institutional land uses. They can separate public and private areas, define outdoor seating areas, protect lawns and landscaping, and add visual interest. At the same time, these elements should not dominate the site, block views, interfere with circulation patterns or be built of inappropriate, incompatible materials.

Recommended Practice

- a. Fences and walls should be low and unobtrusive. They should serve to delineate certain areas on a site and not as actual physical barriers. Be sure you are familiar with all zoning requirements for construction of fences and walls.
- b. Use traditional materials in fences and walls. These include wood, brick, stone, and painted metal. Keep designs simple and unornamented. Usually it is best to avoid using more than a single material.
- c. Fences generally are less expensive than walls and allow views into the property. Try to use a fence rather than a wall unless privacy is a significant issue.
- d. Lightweight, movable fencing or railings can provide temporary fencing for occasions where permanent fencing is not wanted or needed.
- e. Consider using plantings -- small bushes, shrubs, and similar plant materials -- instead of a wood, metal, or masonry fence or wall.

Streetscape and Street Furniture

Most commercial and institutional buildings in Grandview Heights are located along public streets and are highly visible. Commercial buildings typically are located right at or close to the edge of the sidewalk, and the same is true of many institutional buildings as well. Since these buildings are part of the series of streetscapes that give Grandview Heights its desirable character, property or business owners may want to consider various streetscape enhancements and improvements. These might include benches, trash receptacles, bicycle racks, outdoor sculpture, and similar items.

Grandview Heights Design Guidelines

Recommended Practice

- a. Check with the City of Grandview Heights about any planned public streetscape improvements. Also ask about zoning code or other restrictions that may govern placement of private improvements in the public right-of-way.
- b. Select streetscape elements similar in design characteristics to any that may already be in place. Avoid materials, colors, and forms that are obviously out of character and scale with existing streetscape elements.
- c. Coordinate with adjacent owners of commercial or institutional buildings on a cooperative program of streetscape improvements. Working together will help unify design elements and may save on costs.
- d. Be sure that any streetscape improvements do not impede pedestrians or create safety hazards by blocking views of traffic.



Modest streetscape improvements and amenities such as shade trees and seating greatly increase the attractiveness and user-friendliness of commercial areas.

Grandview Heights Design Guidelines

Lighting

Site lighting can be an important decorative element, but also a significant safety and security feature. In Grandview Heights a wide variety of lighting types and devices has been used over time. Be sure you are aware of city code requirements for exterior lighting.

Recommended Practice

- a. In general, lighting should be appropriately scaled for the site and should avoid excessively bright light sources that might bother adjacent property owners.
- b. Shades or baffles may be necessary to avoid light "spill" onto other properties. The zoning code requires use of cut-off fixtures to help avoid this problem. Also, by blocking some of the light, these fixtures help to avoid blinding drivers and pedestrians.
- c. Many commercial and institutional buildings in Grandview Heights are modest in scale and style, so avoid light fixtures that are out of scale or too ornate for the buildings and sites where they will be installed.
- d. Use only as many lighting fixtures as are needed to make your building identifiable and your parking safe and convenient.

Grandview Heights Design Guidelines

Commercial/Mixed Use/Institutional Building Rehabilitation

Exterior Materials

The early- and mid-20th century commercial/institutional and mixed use buildings in Grandview Heights use both traditional materials such as brick and wood and also materials thought of as more “modern,” including stuccoed surfaces, concrete block, and metal panels.



Glazed and unglazed brick, colored terra cotta elements, and distinctive brick patterns all combine to give this school building a unique character.

Recommended Practice

- a. In undertaking a building rehabilitation, the rule of thumb is to keep and repair the existing or original exterior materials. Sometimes just a coat of paint is all that is needed to change an unattractive exterior for the better.
- b. There are replacement materials that are meant to simulate more traditional materials – vinyl or aluminum siding to replace wood siding; thin simulated stucco coatings; and applied veneer bricks or brick or simulated brick surfaces. The most appropriate choice is always to retain the originals of these materials, but the

Grandview Heights Design Guidelines

replacement materials can be acceptable alternatives if they are used in the same locations and in the same ways as the originals.

- c. Some materials by their nature and design are not appropriate for a community with the character of Grandview Heights. These include rough-sawn wood elements, heavy “shake” shingles, and large plastic or metal flat or corrugated panels.



Clay tile, wood brackets, and brick walls all have different colors and textures that combine into a unified design in this commercial building.

Storefronts, Windows, and Doors

Traditional large glass storefront display windows are major design features in commercial buildings and districts. These windows break down the barrier between interior and exterior; they invite shoppers to enter stores; and they give color, light, and life to the street along which they are located. In contrast, a commercial area that lacks storefronts, or where the storefronts have been removed, downsized, or filled with an opaque material have "blank wall syndrome." Pedestrians perceive such areas inconvenient, unpleasant, unsafe, or economically dead, primarily because it is difficult or impossible to see the activity inside buildings.

Grandview Heights Design Guidelines

Recommended Practice

- a. If your building has a traditional storefront with large display windows, retain those windows. Allow passersby to see into your commercial space and avoid making changes that would reduce this visibility.



Large glass display windows are traditional elements of storefront design and should be retained on all commercial buildings that have them; or restored to buildings that have lost them.

- b. Traditional storefronts have a low bulkhead below the display window and a narrow transom window above. Entry doors usually have glazing, typical filling half or more of the door, with a transom window above. If your building has these elements, retain them and keep them in good repair.
- c. Even if your building is not used for retail activity, the storefront windows are important. Drapes or folding screens, or even partition walls set back from the storefront, can provide privacy. Plants, artwork, historical displays, and similar items placed in the window will provide visual interest for people on the street. Avoid downsizing, covering over, or removing glass display windows and glazed doors.

Grandview Heights Design Guidelines



This Grandview Avenue storefront retains all its original storefront elements: the large glass display windows in a light frame; and the transom window above and the wood bulkhead below the display windows.

- d. When undertaking storefront maintenance and repairs, avoid adding ornamentation or elements not originally used in the storefront. Storefronts should not be "dressed up." Look around at commercial buildings in Grandview Heights and note simple storefronts that predominate.**

- e. Windows other than in the storefront have more flexibility. These may be on the upper floor of a building facade, or they may be along the sides or rear. Typically they are residential in size and character. While it is preferable to retain and repair any original wood or metal windows, various replacement windows may be appropriate. In general, avoid the multi-paned look and stay with the simple one-over-one windows that are typical of early 20th century commercial buildings.**

Grandview Heights Design Guidelines

Roofs

Unlike most Grandview Heights houses, whose roofs are quite visible and are part of the architectural design, the community's commercial structures tend to have mainly flat roofs. This was common practice in early 20th century commercial design, resulting in the roof making little or no contribution to the overall building design. Even roofs that had some pitch to them often were concealed behind parapets at the top of the wall.

Some commercial buildings, and most institutional buildings such as churches and schools, do have much more traditional and visible sloping roofs. In these cases the roofs are an important part of the design, and care should be taken when working on these roofs.

Recommended Practice

- a. A flat, invisible roof allows a good deal of flexibility when you are doing repair or replacement work. Any suitable roofing system (that is, one designed for a roof with little or no pitch to drain water) may be used since there will be no significant visual impact.
- b. Flat roofs, as noted above, often are concealed behind, and usually are tied into, parapets that may rise anywhere from a few inches to two feet or more above the roof surface. Avoid lowering or removing parapets, since they may be important in keeping water out; and because they are part of the building's architectural design.
- c. On a building with a flat roof, void adding a gable roof, or any roof that becomes visible from normal viewing angles. Also avoid adding mansard roofs around the front or sides of a building; they are not appropriate for the early 20th century buildings typical of Grandview Heights.
- d. Try to locate rooftop equipment such as condensers, skylights, and exhaust fans so they are not visible from street level.

Grandview Heights Design Guidelines

5. On buildings with highly visible roofs, maintain original roofing materials such as slate, clay tile, or wood shingles. Always consider repairing roofs, with new materials that are the same as the original, before deciding on replacement. If roofing materials truly are beyond repair, try to do a replacement with original materials, or with replacement materials that match the appearance of the originals.



The existing buildings along Grandview Avenue typically are only one or two stories high, which establishes an intimate, comfortable scale for this commercial area.

Grandview Heights Design Guidelines

Awnings

Awnings for shade from the sun and shelter from rain have long been a tradition in commercial districts. Usually mounted on operable metal frames (they could be rolled up for storage), awnings typically were made of heavy fabric, often in stripes and with scalloped lower edges. Street addresses or store names frequently were on the awning surface or along the scalloped edge.

Fixed canopies, sometimes in the form of an ornamented metal roof hung over a doorway or storefront and sometimes in a more lightly constructed form supported by brackets or posts, were less common but could particularly be found on early 20th century commercial buildings. Awnings, however, tended to be much more common. Grandview Heights has many examples of both awnings and canopies, especially along the main commercial row on Grandview Avenue.

Recommended Practice

1. Retain and repair original awning hardware and canopies that have survived through the years. They usually were part of the original architectural design. Modern awning fabric, durable and available in many colors and patterns, is readily available.
2. New or replacement awnings should follow traditional practice. Use individual awnings at each window and door, not a single awning across the entire building. Metal frames may be fixed or operable. Awnings should be fabric, with or without lower edge scalloping. They should be angled at about 45 degrees and should be mounted just above the storefront window.
3. Avoid rounded or "bullnose" awnings except at round-arched window or door openings.
4. Use subdued awning colors and patterns. Blend in with the colors already on your building.
5. Keep canopy designs simple, without ornamentation.

Grandview Heights Design Guidelines



Angled, triangular awnings that cover only a single window or door opening are traditional in commercial areas and are recommended as a standard awning design for Grandview Heights buildings.

Ornamentation

Commercial buildings in Grandview Heights generally date from the early 20th century, when architects used little decoration or ornamentation on such structures. They were practical and functional buildings.

In contrast, institutional buildings such as churches and schools often were built in one of several academic architectural styles such as Colonial Revival or Gothic Revival. These buildings usually had ornamentation typical of these styles but did not have any added features from other styles or time periods.

Grandview Heights Design Guidelines

Recommended Practice

1. Avoid adding ornamental elements to buildings that never had them. Sometimes only a well-done paint job is all that is needed to make a building distinctive. If your building is a plain, unadorned early 20th century structure, let that character predominate. A well-done interior with good design and high-quality finishes will provide an interesting contrast with the plain exterior.
2. For buildings with stylistic elements as part of their original design, avoid removing character-defining features. Refer to the chapter on architectural styles for help in identifying these features.
3. Avoid adding salvaged architectural elements from other buildings. This gives your building a character it never had. Always let your building's design speak for itself.



Most commercial buildings in Grandview Heights have only modest ornamentation, and many have none at all.

Grandview Heights Design Guidelines

Commercial/Mixed Use/Institutional Additions and New Construction

Commercial buildings in Grandview Heights are located in larger clusters along Grandview Avenue and First Avenue; others tend to be located randomly, either singly or in small groups, on various streets in the community. Some of these buildings date from the early 20th century, while others are of much more recent date. These buildings typically are one or two stories in height; boxy in form, often with flat roofs; and very plain in design. Most have traditional large storefront windows. Institutional buildings such as churches and schools generally are located on individual sites in neighborhoods throughout the community.

Building materials for commercial buildings typically include brick, stuccoed surfaces, and, in some of the newer buildings, concrete block. Some of the very recent ones have simulated stucco. Institutional buildings typically are built of brick or stone.

Additions to commercial or institutional buildings are different from residential additions. Generally, commercial buildings are much plainer in character than most houses, without much architectural trim or ornamentation. Few commercial buildings in Grandview Heights are built in a specific architectural style. However, institutional buildings such as schools and churches often are built in one of several styles popular in the early 20th century, such as Colonial Revival or one of the English cottage revivals.

Compatibility and appropriateness are the key considerations in developing and evaluating proposed designs for additions to and new construction of commercial and institutional buildings. Additions to commercial buildings should be similar in character to the original building, usually plain and unadorned. Institutional additions may or may not be built of the same materials as the original but should be appropriate in scale and compatible in design. The guidelines below will help achieve these goals.

Grandview Heights Design Guidelines

Recommended Practice

Physical Context

An addition or new building does not have to look exactly like everything else on the street. However, you should take major design cues from the physical context around your site.

Constructing an appropriate and compatible addition or new building within a context requires looking at what is around the site. What is the general size, shape and placement of existing buildings around the site? What materials do they employ, and what colors do they use? What is their height, the pattern of windows and storefronts? Do they have awnings or canopies? For additions to institutional buildings, what are the design elements and materials of the original building? Does it have a specific style? For construction of a new institutional building, study other existing buildings in Grandview Heights to see how others have approached designing their buildings.

Then ask how you can use all these examples, commercial and institutional, to help form the design for your addition or new building. How does your proposed design compare to the examples around you; how well does it fit in with its surroundings and with other examples of the same kind of building? As you consider these questions, keep the following design factors in mind.

Form, Massing, and Scale

An appropriate approach to enlarging a commercial or institutional building is to make any addition secondary to the original building. This avoids overwhelming the original design and character. Whatever the size of the addition, it should leave the original building visible and as unaltered as possible.

Form, massing, and scale are overall aspects of design that should be considered first. Details such as door and window design, porch or entry detailing, and similar elements may then follow and can vary quite a bit.

Form refers to a building's shape and includes the height of the walls; massing is how the forms of a building fit together; and scale is the building's size in relation to people and to its setting and surroundings.

Grandview Heights Design Guidelines

An appropriate addition or new construction uses forms and massing similar to what already exists on the site and to what else exists in the surrounding area. Likewise, the scale should be similar to the scale of the original building or to the overall scale of the surrounding area.

This does not mean that an addition or new building must look just like those around it or elsewhere in Grandview Heights, but it should embody the same overall design characteristics as other similar buildings in the community.

Setback

Setback is the line behind which the zoning code requires buildings along a street to be placed. Grandview Heights has varying setbacks, but in general the community's commercial buildings are located right at the sidewalk's edge. This is appropriate for such structures because it facilitates entry from the sidewalk, makes views through storefront windows easier, and provides an interesting, visually varied walking experience for pedestrians.

Institutional buildings often have a greater setback that places them in a landscaped setting. This has been common practice for a long time.

Additions to commercial buildings should observe existing setbacks, as should new buildings. Parking should not be placed in front of a building, for example. In some cases, a larger or deeper setback may be acceptable when the building is used for food service and outdoor seating is desired.

New institutional buildings should employ setbacks typical of similar buildings elsewhere in the community. Adequate sidewalks leading to well-identified front doors should be included in the design.

Building Location and Orientation

Location refers to where a building or addition is placed on a site, and orientation refers to how the addition or new building is located on the site in relation to the property lines of the site. In Grandview Heights most building lots are rectangular; commercial buildings typically are oriented parallel to and close to the street, with the main entrance or front door located in the side of the building facing the street. Most

Grandview Heights Design Guidelines

institutional buildings tend to be set back somewhat, located toward the center of the site but still oriented parallel to the street, with the main entrance facing the street.

Most commercial building additions are likely to be built at the rear of the existing building, where land is most available. Such additions typically are an extension of the existing building. Additions should be oriented the same as the original building, although L-shaped additions may be acceptable where there is sufficient land. New commercial buildings should observe the locations and orientation of similar nearby commercial buildings.

Additions to institutional buildings can vary somewhat in location and orientation, particularly if the site is large and the original building is set back from the street. Traditionally, most additions to such buildings were parallel or perpendicular to the original, rather than being set at an angle; however, there may be cases where an angled addition is acceptable. Study additions to existing institutional buildings in the community for design ideas. The same advice holds when you are developing a design for a new institutional building.

Roof Shape and Height

Most commercial buildings in Grandview Heights have flat roofs behind parapets, or roofs of such low pitch that they are not visible. Often these roofs are set behind parapets that may be anywhere from a few inches to two or more feet in height. Gable or other pitched roofs may be found but are not typical of the early 20th century commercial architecture found in the community.

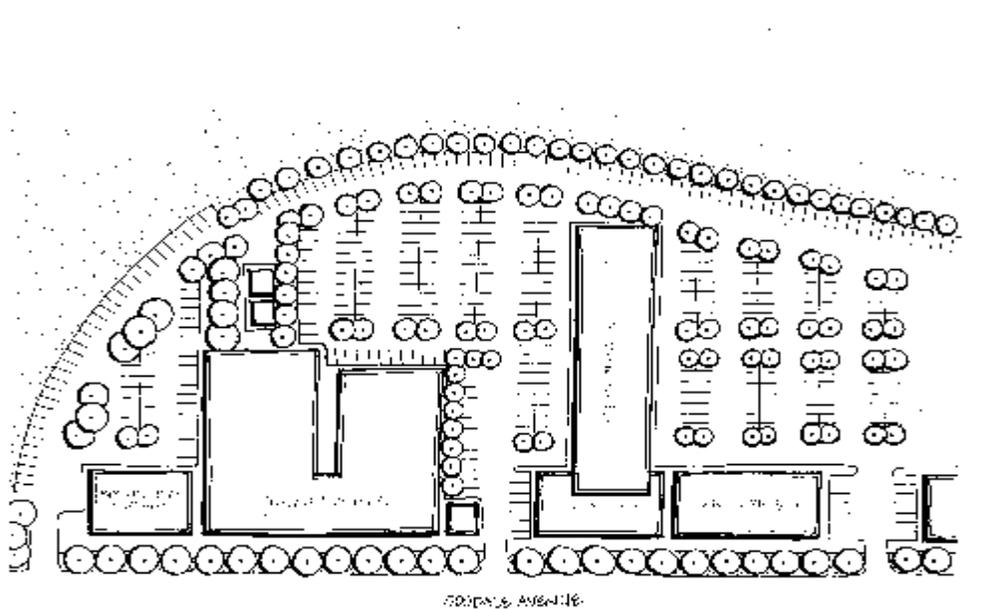
In contrast, institutional buildings in Grandview Heights generally were built in an architectural style in which the roof is a major design element. Styles such as Colonial Revival typically had very visible gable, gambrel, or hip roofs, usually with slate as the roofing material.

Additions to commercial buildings should use the same roof form, pitch and materials as the original building. Avoid using a gable roof on an addition to a flat-roofed commercial building, for example, and don't add mansard roofs, which never would have been used in the original designs. New commercial buildings have more flexibility in design, but a new building set among existing ones should use the same roof type as the buildings around it.

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These illustrations demonstrate the scale, proportions, and storefront designs most typical of older commercial buildings in the community. They can provide guidance in terms of appropriate new construction.



New construction in more recent commercial areas generally has more parking, which should be located at the rear of the buildings, rather than in a typical suburban arrangement of parking in front. Building setback should be close to sidewalk.

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Exterior Materials

As was noted above, typical commercial building materials in Grandview Heights include brick, stone, and stuccoed surfaces, as well as concrete block on some newer buildings. Various types of wood siding are less common and typically were not used on early 20th century commercial structures. Institutional buildings typically employed brick or stone due to their generally higher level of design.

Additions and new buildings, too, generally should be built of materials traditionally used for commercial and institutional buildings. Some modern replacement materials can be substituted for some traditional materials -- brick veneers instead of full bricks, or modern simulated stucco, for example. Concrete block works well as a structural material but generally should not be left exposed. A finish material such as stucco or brick should be used on concrete block. The key to a compatible new design is to use modern materials that look much like traditional ones.

This means you should avoid modern materials that typically were not used in the early 20th century, such as heavy wood shakes, rough-sawn siding, plywood panel siding, metal panels, and similar materials..

Storefronts, Entry Doors, and Windows

Traditional large glass storefronts unite a commercial building's interior and exterior; invite shoppers in; and make the trip along the sidewalk interesting and inviting. Any commercial building addition located along the sidewalk should have traditional storefronts with large display windows that allow passersby to see into your commercial space. Folding screens or shades can provide privacy if needed, but use these elements sparingly.

Storefronts entry doors -- how they are designed, where they are placed -- have a direct effect upon the character, appearance, and even the economic viability of a business or a business or institutional building. The key is visibility of the entry from a public way or parking lot; a convenient and safe path to the entry; and storefronts that invite people to stop and look.

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New commercial buildings should employ traditional storefront design and should have well-marked, easily identified main entrances. Don't hide your business around a corner, behind a plant, or behind a blank wall. Even if your building is not used for retail activity, the storefront windows are important.



This new storefront follows the traditional practice of combining a bulkhead, display windows, and transom windows that are typical of older commercial buildings.

Institutional buildings don't have storefronts, of course, but their entrances are of similar importance to those of commercial buildings. Easy identification of the main entrance, and easy access from the street or parking lot, are important. Also keep in mind the accessibility requirements for people with disabilities, information for which can easily be found online.

For both commercial and institutional buildings, non-storefront windows have more flexibility. On commercial buildings, these may be on the upper floor of a building facade, or they may be along the sides or rear. Typically they are residential in size and character. In general, avoid the multi-paned look and stay with the simple one-over-one windows that are typical of early 20th century commercial buildings. For institutional buildings there is a great deal of design flexibility for windows, although they should be similar in size and shape to windows used in existing buildings of the same type; good examples exist in Grandview Heights and in nearby communities.

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Institutional buildings have more design flexibility. Additions should employ ornamental elements similar to those in the original design, although these can be simplified, modern interpretations of those elements (a projecting stone cornice, for example, could be expressed in patterned brick). New building designs can work from a wider palette of ornamentation, depending on the overall design. However, the best rule of thumb is to keep ornamental elements to a minimum, in restrained designs, and without any effort to look "old" or "historic." Let contemporary design be contemporary.

Ornamentation

As has been noted above, commercial buildings in Grandview Heights tend to be simple and plain, without much decoration or ornamentation. This is mainly due to the fact that they generally date from the early 20th century, when a new, spare simplicity in design came into fashion in response to the ornate heaviness of building designs in the Victorian era of the late 19th century. These buildings were practical and functional and had to pay a quick return on the investment in them.

Institutional buildings such as churches and schools tended to be more ornate, with ornamentation characteristic of the architectural style of the building. Only certain ornamentation was typical of a given style, and building designers seldom strayed from this convention.

For additions and new commercial buildings, be conservative and follow the example of the restrained, simple designs that predominate in Grandview Heights. Avoid adding extraneous ornamentation or elements out of character with early 20th century commercial building design.

Guidelines for Planned Unit Developments and Other Developments on Large Land Tracts

Grandview Heights has some large tracts of industrial and commercial land where extensive development may be expected over an extended period. As development plans are put forth, the community will have a high level of interest in what is built, how it looks, and how it contributes to the look, character, and feel of the city.

Development plans for this land may take many forms, but it will aid developers, the City of Grandview Heights, and the community at large to have some broad guidelines in place that will help shape future development. These guidelines are d

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drawn from some of the existing characteristics that make the community livable and attractive.

Recommended Practice

- a. Although the land parcels involved may be large, new development should seek a feeling of density typical in the older areas of Grandview Heights. Closely-spaced buildings and consistent setbacks, and a scale comfortable for pedestrians should characterize these new areas.
- b. The newly developed areas should facilitate pedestrian and bicycle traffic by providing sidewalks along all streets and roads and bicycle paths that connect all areas of the development. Traffic design and control should favor pedestrians.
- c. Commercial buildings should be built at the sidewalk's edge. Parking should be located at the rear, with clearly marked rear entrances to buildings. An alternative to rear entrances may be weather-protected pedestrian passageways that lead from rear parking to the front sidewalk.
- d. Mixed uses are encouraged in newly developed areas. Combining commercial, office, residential, and institutional uses helps to give 24-hour life to a development.
- e. Large parking lots should be broken into a series of smaller lots by use of plantings, landscaped islands, canopy trees, and similar techniques.
- f. Avoid "big box" structures. If a large amount of square footage is needed, the use of a series of smaller linked structures should be considered.
- g. Building height should be limited to a maximum of four or five stories. This allows greater height than is appropriate in the older parts of Grandview Heights but still encourages the modest scale that characterizes the community.
- h. Consider using green technology as much as possible. The availability of larger building sites, for example, may make geothermal feasible by locating the necessary wells beneath parking lots.

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8. Signage

Commercial signs are regulated by Section 1167 of the Grandview Heights city code. Be sure to get a copy and become familiar with these provisions before proceeding with any sign work.

Signage is critical for the businesses that occupy commercial buildings. Styles and designs have evolved over time, but the purpose of signage has always been the same - to tell people what a business does and where to find it.

A common practice from the early 19th century on was to paint signs directly on a building or on wooden signboards. Signboards could be mounted either flush on the building wall or suspended over the sidewalk, perpendicular to the building. Some early signs included three-dimensional objects symbolizing the business's product or service.

By the late 19th century there was a greater variety of signage designs. They generally were larger than before, in order to compete for attention in increasingly crowded cities. In addition to being mounted on the building in traditional ways, some signs were incorporated as part of the storefront design, often using leaded or stained glass. Signs painted on the inside of display windows were common.

Electrically-lighted signs became popular after the turn of the century, in the period when the commercial districts of Grandview Heights were developed. Electricity gave a new dimension to signage. The new electric lighting became even more important as automobile use increased, since lights were good at drawing the attention of fast-moving drivers. Externally-lighted signs, where light fixtures shined on the sign surface, were among the most common type of electrically-lighted sign, and they remain the most appropriate type for traditional commercial areas.

Recommended Practice

- a. Be efficient in sign use. Consider your audience -- small signs oriented toward pedestrians can provide plenty of information in a small area. Try to use as few and as small signs as possible to get your business message across. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information.

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- b. Use traditional sign materials and lighting. Traditional signs most appropriate for Grandview Heights include projecting, wall, awning and non-illuminated window signs. Painted wood is the most appropriate material for projecting and wall signs, with external lighting.
- c. Sign colors should be chosen for compatibility with the age, architecture and colors of the buildings with which they are associated. Signs must be distinctive enough to be readily visible but should avoid incompatible modern colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.
- d. Free-standing signs should be of the "monument" type, standing vertically, mounted on a ground-level base and not on a pole. They should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping.
- d. Avoid interior-lighted signs.



Awning (above) and free-standing (right) signs are two options for commercial signage along pedestrian-oriented streets.



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9. Integration of Green Technology

The rapidly-developing field of green building technology holds promise for significant improvements in the energy efficiency of buildings and homes. In an age of ever-increasing energy costs, the City of Grandview Heights encourages the development and use of green building techniques and urges its citizens to work with organizations such as Sustainable Grandview to learn more about this issue.

Green Building

Everyone has a stake in using energy more efficiently, particularly in homes and businesses where energy costs can be high.

The "greenest" of green building techniques is to maintain and continue using existing older buildings. They almost always were well built with high-quality materials, many of which -- solid old-growth lumber, for example -- are not readily available today. Every standing building has embedded energy, the energy used to manufacture its components, transport them to the site, and put them together into a building. Demolition of a building not only wastes this energy, but also requires additional energy inputs to complete the demolition, and then even more to build a replacement building. For anyone truly interested in energy conservation and green building techniques, preservation of older buildings, and their adaptation to new uses when necessary, should be the obvious first choice.

For both existing and new buildings, developments in green building technology are rapid and hold the promise of significantly reducing energy use. However, because some green technology products can have an impact upon the exterior appearance of homes and businesses, use of these products is of interest from the standpoint of visual impact upon the entire Grandview Heights community. Since the field is new and the technology changes so fast, the city does not have extensive guidelines in place, but simple common sense is a good guide to how to "go green" with minimal impact upon the community's high quality and character.

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Grandview Heights residents and businesses are encouraged to be sensitive to their building's and their neighborhood's character and visual quality when planning and installing green technology. Take account of the following suggestions:

- **Current city code requires drainage of rainwater to the curb via underground lines. It may be permissible to re-direct some of this water to rain gardens so the water is not wasted, but remember that water from downspouts should not be allowed to stand in pools or flow onto adjacent properties.**
- **Consider the benefits of "passive technology." Shade trees, porches, and awning all were used in the past to control sunlight -- both to cut down its effect in the summer and enhance that effect in the winter. We can do the same today to cut down on energy use for heating and cooling.**
- **Currently, no city approval is required for removal of trees or plantings on private property. However, consider the possible impact upon your ability to use passive energy savings if you remove trees and plantings; and also think about how removal of a tree on your property could affect an adjacent property.**
- **Solar panels can have a strong effect upon the appearance of a building. If you install solar panels, locate them as unobtrusively as possible, preferably toward the rear of the property. Consider how your trees and plantings could affect your neighbor's access to sunlight for solar panels. Location, visibility, and potential to cause objectionable reflections all must be taken into account.**
- **While not necessarily a "green" issues, the installation of satellite dishes also has a significant visual effect upon a community. Sensitivity to issues of size, placement, color, and visibility come into play. Neighbors in Grandview Heights generally live close together, which calls for thoughtfulness when making changes such as dish installation.**
- **Join and support "green" organizations that keep up with and disseminate information on evolving policies and techniques. Integrating Green Building techniques into an existing community such as Grandview Heights calls for a balancing**

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Dealing with these issues ultimately is a question of balancing factors such as the need for a certain technology, the effect of its installation, and the concerns of neighbors and property owners who live in a dense urban area. The benefit of a given technology has to be evaluated in light of its costs, which are not always simply monetary.

10. Moving/Demolition Considerations

Moving a building to a new site sometimes can be a viable option instead of demolition. In the long-settled areas of Grandview Heights there are not many potential sites to which a building could be moved, but moving still should be kept in mind as preferable to losing an otherwise sound and useful structure. Currently, any proposed commercial building demolition on all of First Avenue and on Grandview Avenue between First and Third Avenues must go to the Planning Commission for review. All residential demolition proposals go to the Board of Zoning Appeals

Recommended Practice

- a. If possible, the new site should resemble the old and the building should be oriented on its new site the same way it was on the old. Porches and additions sometimes must be removed to make a building fit a new site. If possible, the building should be moved intact or re-assembled if sections must be removed in order to make the move.
- b. Demolition decisions should consider the age and design of the structure; the impact of the demolition on the character of Grandview Heights; and what is proposed as a replacement building. Is the proposed replacement appropriate for the community? Does it follow the recommended guidelines for new structures?
- c. Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to the community's character.
- d. If demolition is proposed, the applicant should contact the City of Grandview Heights as early as possible. The city may be able to help evaluate alternatives that would preserve the building. Applicants must explain and document the financial and technical reasons why retaining the existing building is not feasible.

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- e. Demolition to create surface parking lots should be avoided. Parking may be possible on other portions of the site, but demolition just to gain parking is inappropriate in Grandview Heights.
- f. Demolition to combine lots for larger developments is strongly discouraged. Small-scale buildings on closely-spaced sites characterize a large part of Grandview Heights. Assembling land in these areas for construction of large buildings, especially involving demolition of existing structures, is not appropriate.
- g. Demolition by neglect -- letting a building deteriorate to the extent that its demolition becomes the only viable option -- is strongly discouraged. Long before a building reaches a condition requiring demolition, the owner is likely to be cited for code violations or for allowing a hazardous condition to exist. Rather than running afoul of the city's health and safety regulations, it is much better for a property owner seeking demolition to work through the process described in the next paragraph.
- h. When full or partial demolition of an existing structure is proposed, the applicant should be prepared to present the following information: a) an evaluation of the significance level of the structure as an example of a style or design of architecture; as a unique example of a building type, style, or design; for its association with important people or events; and/or as an integral component of a streetscape that could be adversely affected by the building's removal; b) documentation that the building is beyond repair at a reasonable cost, including figures for specific work items derived from a good-faith cost estimate by a qualified builder, contractor, architect, or engineer; c) detailed plans for a replacement building, including a project schedule, evidence of financial capability to complete the project as proposed, and evidence that the proposed replacement is in conformance with the guidelines for new construction; and both interior and exterior photos, of a quality and level of coverage acceptable to the City of Grandview Heights, of the structure proposed for demolition. Demolition may not proceed until it has been determined that these requirements have been met and that the new structure conforms to the new construction design guidelines.

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11. Appendix



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Glossary of Terms

The following glossary includes terms commonly used in discussing features of older buildings. Some of these terms are used extensively in the design guidelines for Grandview Heights; others may not be found in the guidelines but still can be useful when discussing design and construction issues with architects and builders.

Architrave: In classical architecture, a horizontal element resting on columns or piers; in current usage, the trim elements around window and door openings.

Baluster: Vertical member, usually of wood, which supports the railing of a porch or the handrail of a stairway.

Balustrade: Railing or parapet consisting of a handrail on balusters; sometimes also includes a bottom rail.

Bay: 1) A spatial structural unit of a building facade; 2) A structure protruding out from a wall.

Beveled siding: Tapered wood siding that overlaps for weather protection. It is applied horizontally to buildings of frame construction.

Board and Batten: A type of wood siding that consists of wide vertical boards with narrow strips (battens) concealing the joints between the boards.

Bracket: A projecting member, often decorative, which supports an overhanging element such as a cornice.

Casement: A type of window with side hinges and a sash that swings outward.

Clapboard: Large wood boards which taper slightly (they are a type of beveled siding) so they overlap and lie flat; applied horizontally on buildings of frame construction.

Column: A post found on storefronts, porches, and balconies; may be fluted or smooth.

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Cornerboard: A board used to cover the exposed ends of wood siding to give a finished appearance and make the building watertight.

Cornice: The projecting uppermost portion of a wall, often treated in a decorative manner with brackets.

Dormer: A structural extension of a building's roof, intended to provide light and headroom in an attic space; usually contains a window or windows on its vertical face. A roof dormer is set back from the plane of the building wall, while a wall dormer is an upward extension of the wall.

Double-hung: A window with two balanced sashes, with one sliding over the other vertically to open.

Eaves: The lower portion of the sloping surface of a roof, especially the part that overhangs the building's wall.

Facade: The "face" of the building; usually refers to the main side of the building, though it can be applied to all sides.

Fascia: A flat horizontal wooden member used as a facing at the ends of roof rafters or in the cornice area.

Fenestration: Pattern of door and window openings in a wall.

Flashing: Flat metal or other material that is used to keep water from penetrating the joint between different surfaces and materials such as around the chimney on a roof.

Flush Siding: A type of horizontal wood siding where the individual boards are fitted closely together, which creates a flat appearance with a barely visible joint between the boards.

Gable: The "end" as opposed to the "side" of a building. The most common gable is triangular in shape, consisting of the area of wall defined by the sloping roof. A gambrel or double-pitch roof forms a non-triangular gable.

Glazing: Glass fitted into windows or doors.

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Hipped Roofline: A roof formed by four angled roof surfaces.

In-Kind: Replacement of one element of a building with another of the same material, design, size, and appearance.

Mullion: A vertical element that divides window sash, doors or panels set close together in a series. Sometimes confused with muntin (see next entry).

Muntin: The wooden pieces that make up the small subdivisions in a multiple-paned glass window. Sometime incorrectly called "mutton bars."

Pediment: The triangular face of a roof gable; or a gable which is used in porches, or as decoration over windows, doors, and dormers.

Pilaster: A flat pier which is attached to the surface of the wall and has a slight projection; the pier may be given a base and cap, and may be smooth or fluted. Also called an "engaged column."

Portico: An entrance porch, usually supported by columns and sheltering only the entry.

Return: The continuation of a projection or cornice in a different direction, usually around a corner at a right angle.

Rock-faced: A rough-cut finish on a piece of stone or a manufactured product such as concrete block or ceramic tile.

Sash: The framework of the window that supports the glass. Sash may be fixed, sliding, hinged or pivoted.

Sill: The framing member that forms the lower part of a window or door opening.

Setback: The distance between the front of a land parcel and the facade of a building.

Sheathing: A sub-surface material, usually wood, which covers exterior walls or roofs before application of siding or roofing materials.

Shiplap Siding: Horizontal wood siding that has both top and bottom edges finished to form a close-fitting joint and the appearance of a narrow recessed band between

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Sidelight: A glass panel, usually of multiple panes, to either side of a door; often used in conjunction with a transom.

Soffit: A flat wood member used as a finished undersurface for any overhead exposed part of a building, such as a cornice. Commonly found on the underside of the eaves.

Splashblock: A piece of stone or clay material with a channel in it, which when placed on the ground under a downspout carries water away from the foundation.

Transom: A glass panel, which is placed over a door or window to provide additional natural light to the interior of the building. Used on both residential and commercial buildings.

Vernacular: Architecture that draws more on traditional forms and functionalism, rather than on design principles or ornamentation of high-style architecture.

Sources of Information and Assistance

Books:

A Field Guide to American Houses. Virginia and Lee McAlester.

Get Your House Right: Architectural Elements to Use & Avoid. Marianne Cusato and Ben Pentreath.

House Styles in America. James Massey and Shirley Maxwell.

How to Complete the Ohio Historic Inventory. Stephen C. Gordon, Ohio Historic Preservation Office.

Old House Dictionary, An Illustrated Guide to American Domestic Architecture 1600-1940. Steven J. Phillips.

What Style Is It? A Guide to American Architecture. John C. Poppeliers, S. Allen Chambers, Jr. Nancy B. Schwartz.

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Organizations

The Grandview Heights/Marble Cliff Historical Society is a non-profit membership organization that maintains a website and offers programs on local history.

www.ghmchs.org

Sustainable Grandview is a non-profit organization which educates the community about environmental, economic, and social sustainability issues.

www.sustainablegrandview.org

For assistance on historic preservation matters generally, you may contact Ohio's official state preservation agency, which is a division of the Ohio Historical Society.

Ohio Historic Preservation Office

567 East Hudson Street

Columbus, Ohio 43211-1030

(614) 298-2000

www.ohiohistory.org

At the national level, the National Trust for Historic Preservation is a non-profit preservation organization that conducts conferences and has published numerous books and pamphlets about preservation issues. The National Trust has been paying particular attention to community-wide problems such as dealing with development pressures in older communities.

National Trust for Historic Preservation

1785 Massachusetts Avenue, NW

Washington, D.C. 20036

(202) 673-4000

National Trust for Historic Preservation

Midwest Regional Office

53 West Jackson Boulevard, Suite 350

Chicago, IL 60604

(312) 939-5547

www.nationaltrust.org

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Websites

www.ohiohistory.org/resource/histpres/ This Website includes information about the Ohio Historic Preservation Office, the National Register program and a list of National Register properties in Ohio.

www2cr.nps.gov/ This site is about the Heritage Preservation Services offered by the National Park Service including information about programs such as the Investment Tax Credit for the Rehabilitation of Historic Buildings; training and conferences; preservation legislation; and a preservation bookstore. It also has an interactive class on the use of the *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* designed for use by, historic building owners, architects, contractors, developers and members of design review boards.

Publications

Several excellent publications -- books, magazines, and pamphlets -- are available to assist you in understanding the technology of older buildings and in learning about appropriate repair and rehabilitation treatments and techniques. These include the following:

Caring for Your Old House: A Guide for Owners and Residents by Judith Kitchen

For ordering information contact:
Preservation Press
John Wiley & Sons, Inc.
Professional, Reference and Trade Group
605 Third Avenue
New York, NY 10158

Old Building Owners Manual by Judith Kitchen

Available for purchase:
Ohio Historical Center
Gift Shop
1982 Velma Avenue
Columbus, Ohio 43211
(614) 297-2357

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These publications offer useful guidance for planning repairs, restoration, or rehabilitation of older buildings. Techniques and principles can be applied to both commercial and residential structures.

The Old-House Journal.
4125 Lafayette Center Drive
Suite 100
Chantilly, VA 20151
(800) 234-3797

This is a monthly magazine oriented toward the do-it-yourself owner of an old building. Each issue contains several hands-on articles about appropriate repair, restoration, and rehabilitation techniques for buildings of all historical eras.

Traditional Building
45 Main Street
Suite 705
Brooklyn, NY 11201
(718) 636-0788

Originally published by the founder of The Old-House Journal (the two publications are unrelated today), this periodical is technically oriented and is a great help in finding suppliers and specialists in the field of old building preservation.

Historic Preservation Briefs are technical pamphlets produced by the National Park Service. They provide good guidance on preservation of buildings and their component materials and can apply to recent as well as older residential, commercial, and institutional buildings. New titles are added periodically.

The briefs are available online at www.nps.gov/history/hps/tps, then click on "Publications." the Ohio Historic Preservation Office also has a list of available Briefs and how to obtain them; call the Preservation Office at (614) 298-2000. The currently available Preservation Briefs are listed below.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings

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5. The Preservation of Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster - Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating and Cooling Historic Buildings
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass Windows
34. Applied Decoration for Interiors: Preservation of Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry

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- 39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings**
- 40. Preserving Historic Ceramic Tile Floors**
- 41. Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront**
- 42. Maintenance, Repair and Replacement of Historic Cast Stone**
- 43. The Preparation and Use of Historic Structure Reports**
- 44. The use of Awnings on Historic Buildings: Repair, Replacement and New Design**

Grandview Heights Zoning Code and Design Review Application Process

Zoning Code

Design Review Process

Application Forms

This information is available on the Grandview Heights website:

www.grandviewheights.org

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