

Wick District



Residential Design Guidelines

Wick Neighbors, Inc.

*Building a neighborhood for creative living, working
and learning in the Heart of the City*

June 2006

Wick Neighbors, Inc.

Mission Empowered by the stakeholders, Wick Neighbors will promote and guide their interests through collaboration, planning and design, development and the promotion of the Wick District's cultural, religious, educational and business community.

Purpose The purpose of these guidelines is to ensure the overall quality of design, construction and material as the Wick District/Smoky Hollow Development Plan unfolds over the years. This commitment to quality has been a core value of Wick Neighbors, Inc. since it began in September of 2003. Visual quality and aesthetics are fundamental to the Wick District's market image as a new neighborhood for creative living, working and learning and will attract new residents, employers, employees, customers and audiences. And this success will depend on the cooperation of all stakeholders.

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1. Overview

A Community Coming Together to Build a Neighborhood for Creative Living, Working and Learning in the Heart of the City.

Wick Neighbors, Inc. is a nonprofit community development corporation serving the Wick District of Youngstown, Ohio. The Wick District boundaries are Madison Avenue to the north, Wood Street to the south, Andrews Avenue and Crab Creek to the east and the west side of Wick Avenue.

The intention of the redevelopment plan is to create a vibrant, mixed-use neighborhood with a college town atmosphere to revitalize Smoky Hollow, contribute to the life of the Youngstown State University campus and support existing institutions.

The residential environment, offering the opportunity to create a new kind of neighborhood, is an important element of the Master Plan. A creative outcome is needed for the City of Youngstown to begin to draw residents back in from the suburbs. This includes new types of housing as well as the revitalization of key existing houses and a mixture of other uses. While existing structures should be woven into the plan, the greater neighborhood should have a new feel.

In addition to the wide variety of proposed new housing types, existing homes, usually built in Craftsman style or a plain vernacular style, have been worked into the plan to respond to the strong desire of existing homeowners to stay and to reflect the historic patterns and styles of the neighborhood. These guidelines address the modification and revitalization of the existing housing stock.



2. Purpose of the Guidelines

The *Wick District Residential Design Guidelines* focus primarily on modifications to existing houses in the neighborhood. More detailed guidelines for new construction can be found in the *Wick District-Smoky Hollow Design Guidelines*.

The design review process provides the following benefits:

- Enhancement of property values through a collective community commitment to neighborhood placemaking and identity.
- Increased interest and investment by property owners and tenants in improving the image of their properties.
- Protection of property owners' and tenants' investments by promoting compatible development on neighboring properties.

The guidelines are divided into sections which address rehabilitation and exterior modifications to existing housing, landscaping and fences.



Original roofing and siding materials provide texture and visual interest.



Retain original windows in foundation walls; do not replace with glassblock..

3. Modifications to Existing Buildings

A. General Guidelines

1. Preserve the distinguishing original character and distinctive architectural features which characterize a house or a site.
2. Repair, rather than replace, deteriorated architectural features whenever possible. This applies to windows, doors, siding, trim, roofs and any other distinguishing feature of a house.
3. Typical materials used in historic houses include narrow clapboards, shingles, cornerboards, belt courses, friezes, and stone foundations. Maintain and reuse similar materials and building elements when modifying existing buildings.

B. Materials

1. Do not sandblast masonry or wood surfaces. Sandblasting permanently erodes surfaces and accelerates deterioration.
2. Avoid painting masonry.
3. Maintain a house's original wood siding wherever possible. Synthetic siding will be considered in certain cases, if the new siding matches the width of existing siding and the rake boards, window and door casings, and other trim elements are detailed to replicate existing molding profiles.
4. For historic buildings, use historically appropriate colors when re-painting.

C. Windows and Doors

1. A house should have windows on all four sides; blank walls are discouraged.
2. Do not block or cover existing doors or windows.
3. A building's entrance can be enhanced with the installation of accent lighting, planters, or other features that highlight existing architectural details.

D. Room Additions

1. Design additions to complement, but not copy, the original house.
2. Respect the style, height, form, roof shapes and massing of the house when designing an addition.



Porches provide shelter and enhance the character of a house.



When replacing a garage, try to match the materials and detailing on the house.

3. Use compatible exterior materials for building additions.

E. Porches and Decks

1. Preserve existing front, side and rear porches.
2. Do not enclose open porches with solid siding materials to make additional rooms.
3. Decks are only permitted at the rear of a house.
4. Cedar or redwood are the preferred materials for porch and deck railings steps, since pressure-treated wood will often shrink and twist, creating a rustic appearance that is incompatible with the traditional architecture of many houses in this area.

F. Accessibility

1. Access ramps and wheelchair lifts should be located at the rear or side entrance wherever possible. Avoid installing ramps and lifts off the front entrance.
2. A ramp should have a pitch of no more than one inch of rise per twelve inches of run (1:12).
3. Cedar or redwood are the preferred materials for ramps and handrails.

G. Garages

1. Detached garages shall be sided, roofed and painted to match the house.
2. Garage roofs should match the shape, pitch and orientation of the roof on the house. Typically existing historic period garages are clad with clapboard and roofed with a front-facing gable at a 45 degree angle. New garages should replicates this configuration.



Remove peeling paint by scraping and sanding; never sandblast wood or masonry surfaces.



Maintain the house's original wood siding wherever possible. Here the clapboard balustrade has been covered in vinyl siding.



Avoid enclosing porch openings with siding materials. In this example the porch has been completely enclosed to make an extra room.



4. Landscape and Fences

A. Plant Materials

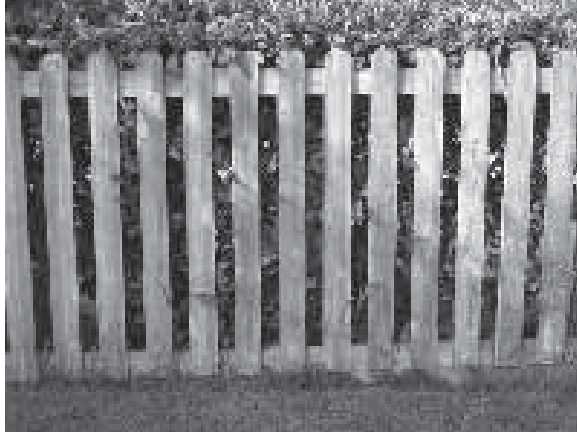
1. Choose hardy, native plants to reduce landscape maintenance and create habitat for birds.
2. The variety of plants should be diverse enough to achieve four-season interest. Combine evergreen plantings with those that provide fall color and flowering plants for best effect.
7. Consider the mature size of a tree or plant when making landscape decisions.

B. Placement

1. Landscaping should draw attention to a house's architectural features, or mask unsightly elements such as air conditioning compressors or compost piles.
2. Keep security in mind when planting trees and shrubs. Do not block views or create dark, shadowy areas when installing landscaping.
3. Combine low-growing ground covers, mid-sized shrubs and ornamental trees for a multi-level landscape.
4. The use of too many plant materials will appear chaotic and uncontrolled, particularly on a small site. A simple combination of plants looks neat and is easier to maintain.
5. Grade soil away from the foundation and install plantings at least twelve inches away from foundation walls to avoid creating drainage problems and basement moisture.

C. Retaining Walls

1. Retaining walls should be constructed of brick or stone.
2. Drylaid stone walls blend well with landscaping and have natural drainage.
3. Mortared brick or stone walls will require weep holes for drainage.
4. Railroad ties or pressure-treated lumber are inappropriate materials for retaining walls.



D. Fences

1. Fences between houses should stop in line with the front of the houses. Do fences are permitted between the front of the house and the street.
2. Choose a fence style that is appropriate to the architectural style of the house. Wood picket fences work well with “workers” houses and should be painted or stained to match the siding or trim color of the house. Simple ornamental metal fences can also be considered.
3. Chainlink fences and split rail fences are inappropriate to the smoky hollow neighborhood character.

