

# HALL PLACE DESIGN GUIDELINES & PATTERN BOOK



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# Hall Place Design Guidelines & Pattern Book

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# I. Introduction

## A. Hall Place Background

Suffolk’s Hall Place is a cohesive, older neighborhood located directly south of downtown Suffolk. The major north/south streets in this thirty-block area are Carolina Road, Main, Cedar, Saratoga, York and Morgan streets. The northern edge of the district is bordered by the Norfolk Southern Railroad tracks and Hall Avenue which gives the neighborhood its name. Other major cross streets include Fayette, Granby, Kilby, and Brook streets. Local streets include Boat, Reno and Nevada streets as well as Earl, Cedar and Kilby Courts, Forest Oak Lane, Johnson and Madison streets and Truit Avenue. A large industrial area forms the north-west corner of the area, and Carolina Road is a heavily traveled corridor that bisects the district.

The neighborhood was laid out in 1909 on land that was part of a Mr. Hall’s former farm. The area was home to many of Suffolk’s early industrialists and professionals, who built a wide variety of houses in the popular styles of the period. Hall Place went through a gradual period of decline in the late-twentieth century but has experienced a continuing renaissance over the past decade.

Its residents and civic league take pride in their neighborhood and have participated in planning efforts in recent years to improve the area in various ways. In 1998 the City of Suffolk adopted the 2018 Comprehensive Plan, which included the Hall Place Neighborhood Initiatives Plan. In addition, the Suffolk Redevelopment and Housing Authority



(SRHA), at the request of City Council, has designated Hall Place as a Conservation Neighborhood and has prepared a conservation plan for it.

Identified problems included aging homes and streets, neglected rental properties, poor edge conditions and crowded parking. Project goals ranged from creating a neighborhood watch program to initiating block parties and cleanup campaigns. Several goals related to these design guidelines. They included emphasizing neighborhood preservation, as well as acquisition and removal of severely blighted properties. Overall beautification projects included creating a new entry park, enhancing existing streetscapes, and upgrading of Planter’s Park and Peanut Park. Also new traffic patterns and traffic-calming devices were recommended to improve local circulation and limit through traffic. Several of these initiatives have already been carried out and many are in the planning stages for future implementation.

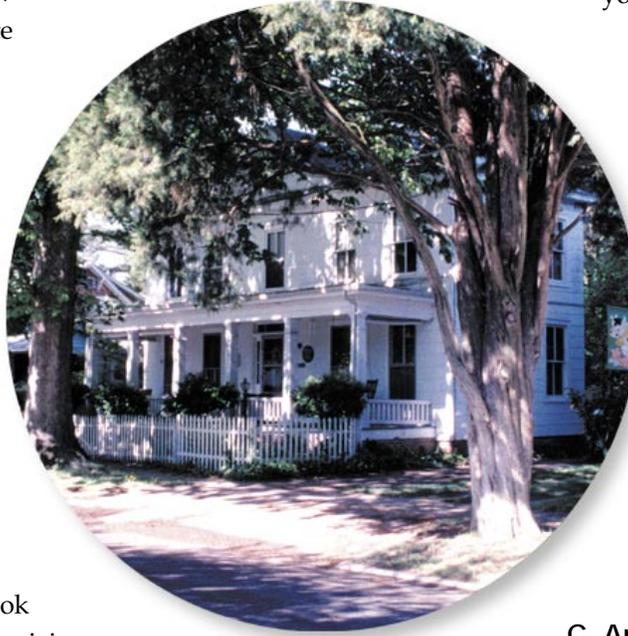
## B. Using This Pattern Book and Design Guidelines

Neighborhood residents and the city have begun to take steps to ensure the preservation of Hall Place’s distinctive architectural heritage. A pattern book is an important part of this effort. It describes the existing distinctive patterns of development in the neighborhood and can instill greater understanding of and appreciation for the elements that give the Hall Place district its design integrity. Design guidelines give property owners, residents, contractors, and city officials guidance

on how renovation and new construction work can relate to the pattern of the district. The primary purpose is to prevent detrimental changes.

The handbook can express only general design principles. There is a great deal of variety within the Hall Place Neighborhood, and the application of these guidelines can vary accordingly. The basic components of this handbook are 1) a framework for recognizing the overall character of the neighborhood and specific features of a building and its site and 2) the tools, the design guidelines, for maintaining these characteristics. These guidelines are tailored to the neighborhood. They are based on a study of Hall Place and the neighborhood preservation policies and goals of the City of Suffolk and of the SRHA. Neighborhood input was gained through an advisory committee and in public meetings.

As part of the Suffolk Redevelopment and Housing Authority's Conservation Plan for the Hall Place Neighborhood Conservation Project, this handbook has been coordinated with the General Construction Specifications and Property Rehabilitation Standards for Rehabilitation Projects that are also a part of the Plan. As a property owner, you will be referring to this handbook, as well as the specifications and standards, whenever you plan changes to the exterior of



your house or your property. The staff of the Suffolk Redevelopment and Housing Authority will be using these design guidelines in evaluating projects as well. The primary responsibility for ensuring that the pattern book, specifications and standards are followed in any rehabilitation or new construction project falls to the building official and zoning staff.

## C. Approach to New Construction

The new construction guidelines are not intended to be overly specific, to dictate certain designs, or to encourage the mimicking of particular historic styles. The goal of these guidelines is to help property owners, who desire a new home or an addition, to design it in a form that respects the existing historic styles of the neighborhood.

All of the design criteria are important when considering whether a proposed new construction is appropriate and compatible; however, the degree of importance of each criterion varies as conditions vary. For instance, setback, scale, and height may be more important than roof forms or materials, since there is more variety of the latter on most streets. See the UDO for specific guidance on meeting design standards for new construction. New construction guidelines in this document that require coordination with the UDO are noted with a ★.



## Checklist for New Single-Family Residences

### Neighborhood Character

- Is the building lot shape and width of similar shape and width as adjoining properties?
- Is the style of the new house in keeping with adjacent houses in the neighborhood without necessarily being an exact copy?

### Building Site

- Is the setback of the new house the same as adjacent houses or within 15% +/-?
- Is the spacing between the new house and adjacent houses similar to houses in the block?
- Is a driveway provided that accesses a garage or parking area to the rear of the house?
- Is the yard and landscaping in keeping with what is typically found in the neighborhood?
- Are fence and wall treatments compatible with the styles and materials of the house and limited to the back yard? (In areas where front yard fences are prevalent, new fences are appropriate.)
- Are garages and outbuildings located in the rear of the lot?
- Are garbage enclosures, satellite dishes and other utilitarian features located to the rear of the house?
- Is site lighting limited to single decorative lights on porches or in front yards?
- Is security lighting equipped with sensors so that they are activated by motion only and do not stay on all the time?

### Building Mass

- Does the house fit the scale of the street and include a scale-defining feature such as a porch?
- Is the form of the house similar to those in the neighborhood?
- Does the house orient to the street?
- Is the height and width compatible with adjacent houses in the neighborhood.? If the building is larger, does it have elements to bring the building into scale with adjacent properties?
- Is the directional expression of the house similar to those in the neighborhood?
- Is the roof of a typical form and pitch found in the adjacent buildings?
- Is the foundation raised at least 18" off of the ground?

### Building Elements

- Does the house include a full-width porch?
- Are windows and doors of similar proportion (vertical), design, and materials to those in the neighborhood?
- Does the roof have an eave of sufficient depth to complement those in the neighborhood?

### Building Materials

- Is the house to be made of materials commonly found in the neighborhood such as brick and wood?
- If artificial siding is being used, does it mimic wood siding?
- Does the use of materials and textures complement the use of materials and texture in the neighborhood?

### Decorative Features

- Are architectural details used in such a way that are appropriate to the style of the house?
- Does paint color and placement complement the style of the house and the neighborhood?

### Additions

- Does the overall design of the addition complement the original house?
- Is the size and location of the addition such that it does not overwhelm or dominate the original house?
- Are the materials and features used in the addition compatible with the original house?

## II. Neighborhood Character



### HALL PLACE

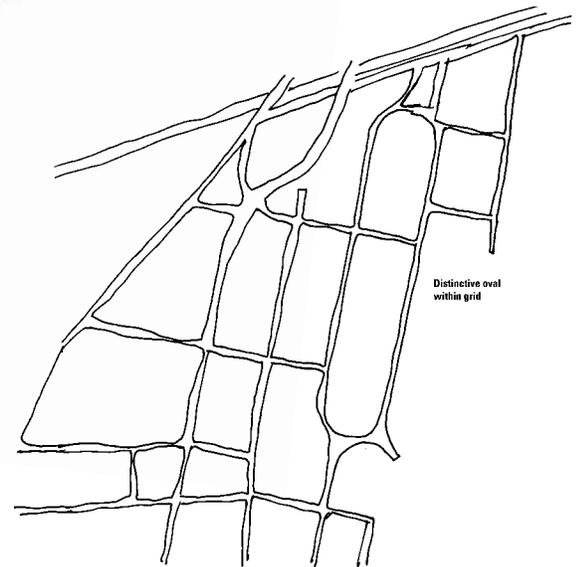
Map shows broad subareas of commercial, residential and redevelopment areas in Hall Place.

- 1 - Industrial subareas
- 2 - Neighborhoods
- 3 - Mixed residential/commercial corridor
- 4 - Redevelopment areas

### A. Street Layout

The dominant original feature of the 1906 neighborhood plan was the elongated oval created by Main and Cedar streets. Fayette is the only street to bisect the oval; the rest of the cross streets extend out from the oval and, for the most part, create rectangular blocks of varying sizes. Most streets have concrete sidewalks that are separated from the street by a grass strip.

While the majority of Hall Place is residential, it also includes commercial and residential subareas. The guidelines primarily address residential buildings since they are the dominant feature.



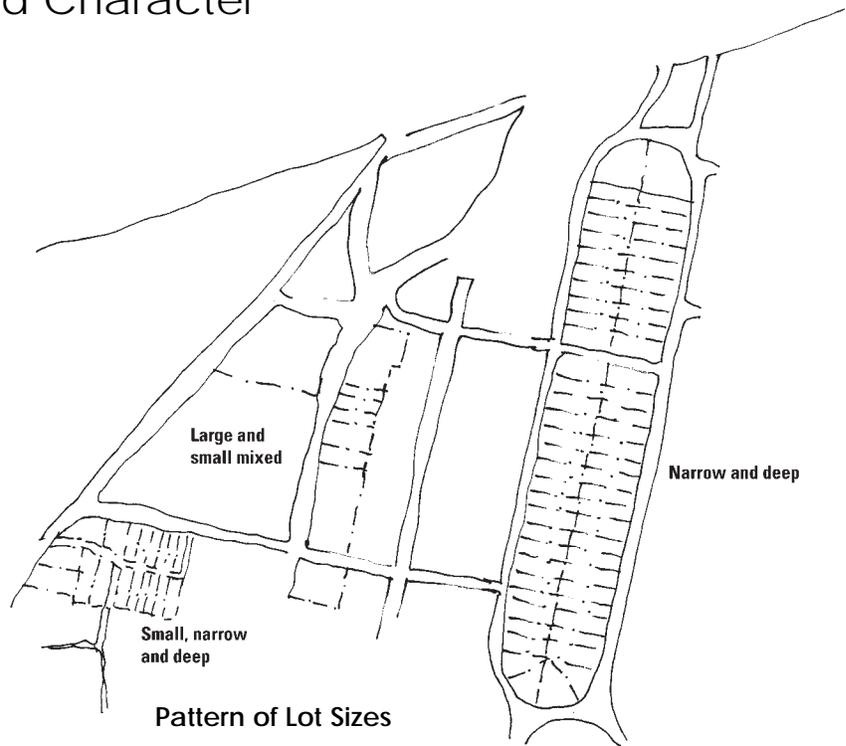
Street Grid



## II. Neighborhood Character

### B. Lot Shape and Layout

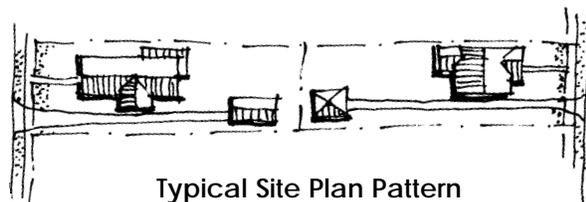
Hall Place lots are usually narrow, deep, and flat with driveways placed along side the house. Garages and other outbuildings are sited to the rear. While there is great variety in the architectural styles, there is much uniformity in the scale, setback and spacing of the dwellings within each block. There are few vacant lots within the district.



### C. Building Forms and Styles

Hall Place has a wide variety of domestic architectural styles from around the turn of the century. From Colonial Revival designs to bungalows and vernacular cottages, these buildings express the craftsmanship of past eras. Most houses are one-and one-half to two stories although several streets contain one-story “shotgun” dwellings or small brick ranch houses. There is a strong visual continuity on most of the streets of Hall Place with similarly scaled houses, front porches, gable and hipped roof forms, and common use of materials, such as brick and wood siding. There are few modern intrusions within the area, with the exception of the Carolina Road corridor. It contains a wide variety of different periods and forms of commercial structures. Likewise, along the area of Saratoga Street, there are large, metal, industrial structures.

Typical Building Pattern  
Compact and regular



Typical Site Plan Pattern  
Narrow deep lots with driveways and outbuildings

## II. Neighborhood Character

The following architectural styles are the most common found in the area. Some examples have mixtures of several styles and many residences have been remodeled over the years.

### Queen Anne

This popular Victorian-era style is characterized by vertical proportions, a wrap-around front porch and a complex roof. More elaborate examples have turrets and towers as well as decorative brackets, porch posts and spindle-work. Vernacular examples have simpler forms and decoration and some have a two-story gallery porch across the front.

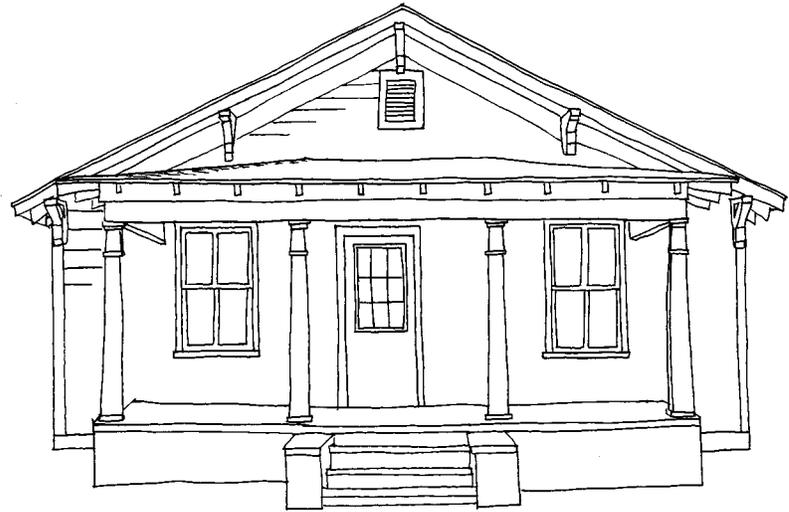




## II. Neighborhood Character

### Vernacular Gable Front Cottage

These small, one-story frame dwellings are long and narrow with a gable roof. Commonly known as “shotgun” houses, they usually have a full-width front porch, and some examples have simple decoration, such as brackets and exposed rafter ends similar to the bungalow style.



## II. Neighborhood Character

### Vernacular Frame

These simple dwellings date from the turn of the century when the neighborhood was growing rapidly, and they usually are two-story frame designs with front porches and very little decoration. They may be classified by their roof shapes, such as gable front, cross gable, hipped roof, or “L” gable. One of the most common types is the “I” house, a simple three-to-five-bay facade with a gable roof, central entry, and a full-width front porch.





## II. Neighborhood Character

### American Foursquare

This style dating from the early twentieth century can be identified by its trademark: hipped roof and square shape. These two-story designs frequently have a large central roof dormer and full-width front porches. Frequently, the porch supports have a similar design to the bungalow style with squat frame columns resting on brick piers. Exteriors are usually clad in wood siding or brick with shingles used less often.



### Foursquare Duplex

A local variation on the American Foursquare style is the larger foursquare duplex. This two family, two-story dwelling has a hipped roof with square proportions and a two-story gallery front porch to provide an outdoor space for each family.





## II. Neighborhood Character

### Bungalow

Hall Place has a wide variety of this distinctive style with its sloping front roof, often containing a front porch within the overall volume of the house, and a large centrally located roof dormer. Other characteristics include squat rectangular porch columns resting on masonry piers and a combination of building materials including brick, wood and wood shingles. Decorative features typically are exposed rafter ends, large brackets supporting deeply overhanging eaves, and different patterns of rectangular porch balusters.



## II. Neighborhood Character

### Colonial Revival

This popular style dates from the early-to mid-twentieth century and is loosely based on earlier Georgian and Federal precedents with its simple rectangular shape and symmetrical facade. Roof forms are usually gable with central or end chimneys. Small classically inspired porticoes cover the main entry that is either located in the center of the facade or on one side. Sash windows are of a small pane design, generally with shutters, and have wider proportions than the early American designs. Arched openings and decorative three-part cornices may be seen on more elaborate examples.





## II. Neighborhood Character

### Cape Cod

A variation of the Colonial Revival is the Cape Cod style that is based on small New England eighteenth-century houses. The reinterpretation has simple rectangular shapes with gable roof forms. It is one or one-and-one-half stories with roof dormers and is usually clad in wood siding or bricks, although many original examples used wood shingles. Windows are small paned and have shutters while some entries may have simple classical decoration.



### Brick Ranch

This popular mid-twentieth century, domestic style is seen in newer sections of the neighborhood, as well as an in-fill design on existing streets. It is characterized by a simple shaped, single-story, brick form, often capped with a hipped or gable roof. Some examples may have a facade gable that bisects the main cross gable of the roof. Porches are usually confined to a small entry overhang, if there is any at all. Many examples have added metal entry awnings. Windows may include grouped pairs or larger “picture” windows. Decoration is very limited in these designs and may include non-operable shutters or wrought iron porch supports.



## II. Neighborhood Character

### Retail/Service Commercial Buildings

Commercial buildings range in style and period of construction. They lack relationship to each other and as a result there is not an architecturally cohesive subarea. Early buildings are brick with flat or shed roofs and may have decorative brick detailing. Later buildings are more utilitarian metal buildings. Some buildings are flush with the sidewalk while others are set back with parking in the front. Some commercial buildings are houses that have been converted to commercial use due to the zoning.





## II. Neighborhood Character

### Industrial Buildings

The industrial buildings in the district are a more cohesive group that give the northwest edge of the district a distinctive skyline with their large scale. The forms reflect the utilitarian nature of the buildings and their materials are typically brick or wood.



## II. Neighborhood Character

### D. Design Subareas

Within Hall Place, there are distinctive design subareas characterized by building type, style, size, spacing and use. These photographs capture the design character in each of these districts.

Boat, Reno, and Nevada Streets Subarea



Kilby and Brook Streets Subarea



York Street Subarea



Main and Cedar Streets Subarea





## II. Neighborhood Character

Cedar, Kilby, and Earl Courts Subarea



Carolina Commercial Area Subarea



Saratoga Street Industrial Area Subarea



Planters Park Redevelopment Subarea



Morgan Street Redevelopment Subarea



### E. Street Elements

Utilities are overhead and light fixtures are attached to them, with the exception of the recently installed, historically styled streetlights around the entry park and along Hall Avenue. Benches also have been added to the new entry park. Landscaping is, for the most part, contained within private sites. There are some large street trees, as well as crepe myrtle bushes, in the planting strip next to the street.



New historic lights have been installed at the north end of the district.



Crepe Myrtle are typically found as street trees.

### F. Site Elements

Many houses have foundation plantings, and there is a wide variety of mature trees and shrubs within most yards. The majority of entry walls are concrete as are the dual strip driveways. Most outbuildings are garages, but numerous properties have added small storage sheds as well.



Typical site elements include driveways, garages, fences and landscaping.



# III. Building Site

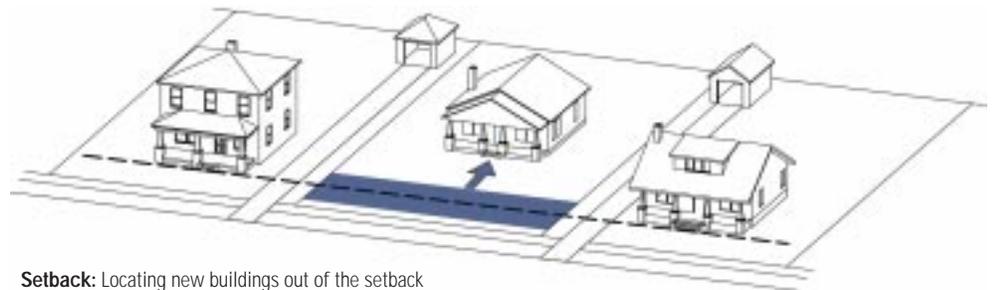
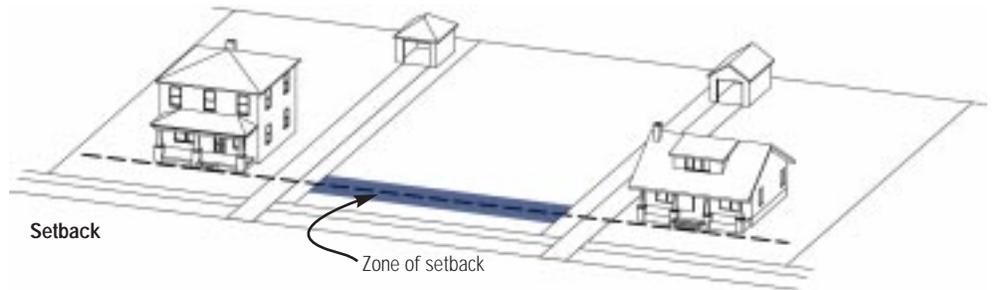
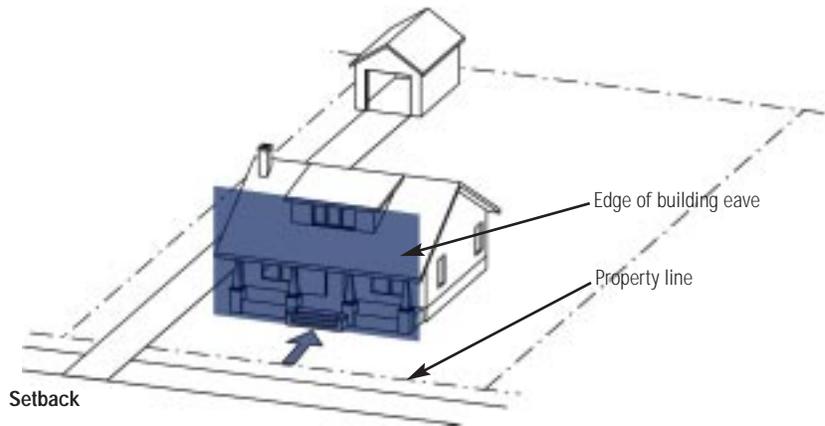
Site design guidelines apply to both new construction and to rehabilitation, because the character of Hall Place is made up not only of architecture but also of the site that surrounds each building. Much of the distinctive quality of the neighborhood comes from the tall shade trees, crepe myrtle, and well-maintained lawns. Outbuildings, walks, driveways, and parking areas also play an important part in defining the setting for individual properties. Lot orientation affects most aspects of site design. Lots in the district vary in size, but most are deeper than wide. Larger corner and end lots usually contain larger houses. Other lots within other sub-areas are small with few options for site features.

*Guidelines with a ★ beside them, indicate elements that require coordination with the Suffolk Uniform Development Ordinance.*

## ★ A. Setback

Setback is the distance between the building eave and the property line or right-of-way boundary at the front of the lot. Setbacks in Hall Place are usually shallow and tend to be consistent along each block.

1. Locate new construction between 85 and 115 percent of the average front setback distance from the street established by the adjacent residences. If all of the buildings in the block have similar setbacks, respect that line.



**Setback:** Locating new buildings out of the setback zone causes a loss of continuity in the area.

## ★ B. Spacing

Spacing refers to the side yard distances between buildings. As with setback, spacing in Hall Place varies but is generally consistent within blocks. Buildings are placed in the center of the lots. Because of the narrowness of lots and the scale of buildings, typically the houses are very close together, establishing a strong repetition of spacing and building elements.



Kilby Street



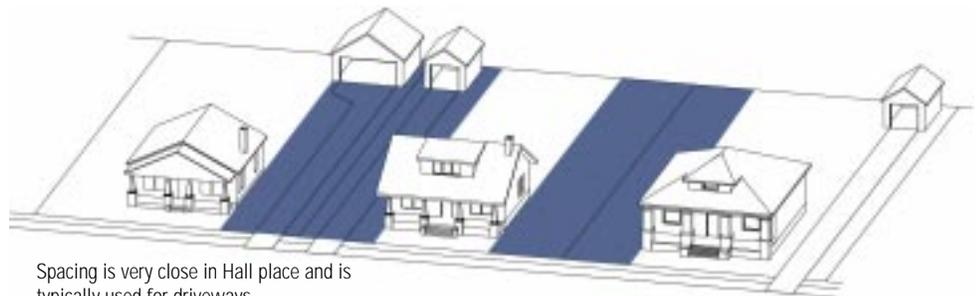
Main Street

Throughout Hall Place, buildings are closely spaced and have the same setback, giving the district a very cohesive pattern.

Morgan Street

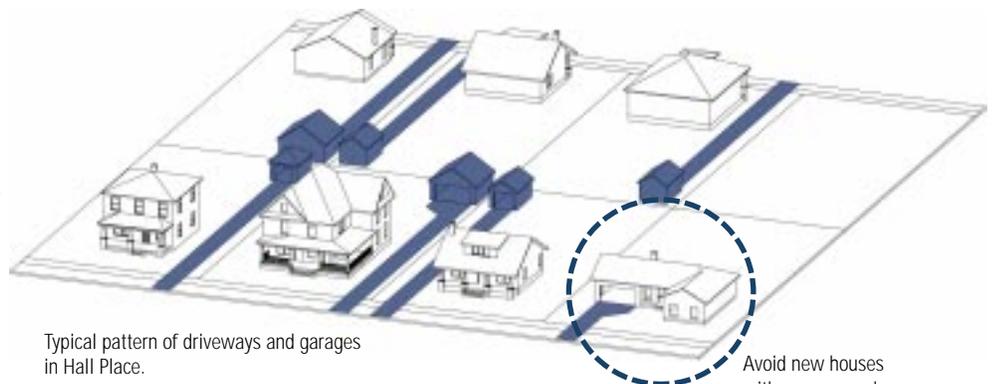


1. Spacing for new construction should be within 15 percent of the average distance between existing houses on the block to respect the character of the street. If all of the existing buildings have the same spacing, use that spacing for siting the new building.



### C. Driveways and Off-Street Parking

Parking is provided along both sides of the street in most of the neighborhood. In addition, a majority of residences have driveways beside the house. Appropriate paving materials for driveways and private walks can help reinforce the character of the district. Strategically placed landscaped screening also can help reduce the visual intrusion of parking areas.



Avoid new houses with garages and driveways in front of house.



## III. Building Site

1. Off-street parking should be in driveways.
2. Driveways should be located only on lots with the size to accommodate them without major visual impact.
3. New parking areas should be located to the rear or, less preferably, to the side of the house. They should be screened with landscaping if the area is prominently visible from a public right-of-way.
4. Avoid parking in the front yard of any lot.
5. Retain any existing historic paving materials used in driveways, such as brick and concrete, and repair damaged areas with materials that match the original paving.
6. Ensure that new paving materials are compatible with the character of the area. Encourage concrete for driveways instead of dirt or gravel.
7. Demolishing existing outbuildings that contribute to the character of the street to provide areas for parking is not recommended; and, in most cases, is an inappropriate change that detracts from the character of the neighborhood.

### D. Yards and Landscaping

Most properties have small front lawns and foundation plantings in Hall Place. Some front yards have large trees, but most mature landscaping is found in the rear of lots.

1. Retain existing trees and plantings that help define the character of the neighborhood.
2. Replace diseased or dead trees, plants and shrubs with appropriate similar species.
3. Install new landscaping elements that are indigenous to and compatible with the existing neighborhood.



A typical driveway and garage in Hall Place.



Front yards in Hall Place typically have no fences.

### E. Fences and Walls

Most front yards in the neighborhood are open and contiguous within each block, while rear yards may be enclosed with a wall or fence. Walks are typically concrete and located within the center of the lot.

1. Avoid installing a fence or wall around a front yard unless most lots have the same condition within the block.
2. Use fences around the rear of yard, if desired.
3. Fence and wall materials should complement the materials of the house and adjoining buildings. Low board and picket fences are common. Do not use concrete blocks for fence or wall materials; however, colored and textured blocks may be appropriate in some cases. Discourage the use of chain link and plastic fences in front yards.
4. Retain any traditional fences or walls that relate to the character of the site and buildings.

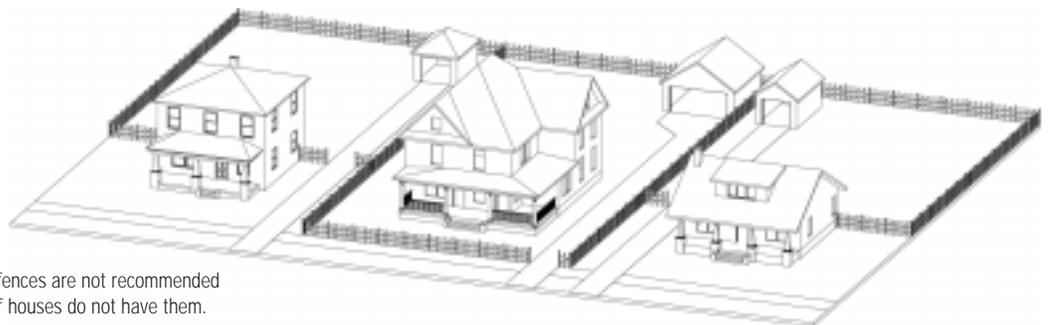
PVC privacy fences are appropriate screens between commercial and residential.



Wood picket or board fences are found in the area around rear yards.



**Fences:** Recommended location



**Fences:** Front yard fences are not recommended when the majority of houses do not have them.



## III. Building Site

### F. Garages and Outbuildings

Many houses have small garages or outbuilding that are of a similar design and age as the dwelling in the neighborhood.

1. Retain existing garages and outbuildings that reflect the character and materials of the house.
2. Design new outbuildings and garages to be compatible with the materials, form and style of the house on the site.

### G. Appurtenances and Site Lighting

Site appurtenances are those elements, such as overhead wires, fuel tanks, utility poles and meters, antennae, satellite dishes, exterior mechanical units, and trash containers that serve a utilitarian function and are a necessary part of contemporary life. They generally are not a permanent site improvement, but their placement may detract from the character of the site, building, and neighborhood.

1. Place site appurtenances to the side and rear of the building when possible.
2. Screen site appurtenances, especially trash storage areas, with landscaping or fences and otherwise ensure that they are as unobtrusive as possible.



Garages are usually single buildings with hipped or gable roofs. This example also shows a porte-cochere in the foreground.



Attempt to locate TV dishes to the side and rear of houses.

3. Place utility wires and meters carefully so that they do not harm building features and are not in full view.
4. Locate any needed handi-capped ramps to limit their visual impact if possible; and consider placing them in a manner that they can be removed later.
5. Retain and refurbish any historic light fixtures where possible.
6. New lighting fixtures should be subdued and of simple designs to complement the style of the existing house.
7. Do not use bright flood-lights unless they are on motion sensors and shut off after a period of time.



Locate utilitarian security lights to side and rear and use a motion sensor to activate them.



Use decorative lights and at the front of houses match style to house style.



Low level sidewalk lights such as these should be integrated with landscaping to provide soft lighting at the front of houses.

## IV. Building Mass

While there is a wide range of residential building styles in Hall Place, most blocks have houses of similar mass. Mass is the overall bulk and shape of a building.



While the styles of these buildings are different, their overall mass is similar.

### ★ A. Form and Orientation

A building's form, or shape, can be simple (a box) or complex (a combination of many boxes or projections and indentations). The level of complexity usually relates directly to the style or type of building. Orientation refers to the direction in which the front of a building faces.

1. In general, use forms for new construction that relate to the majority of surrounding residences.
2. New construction should orient its facade in the same direction as adjacent buildings; or, on corner lots, may have a dual orientation.



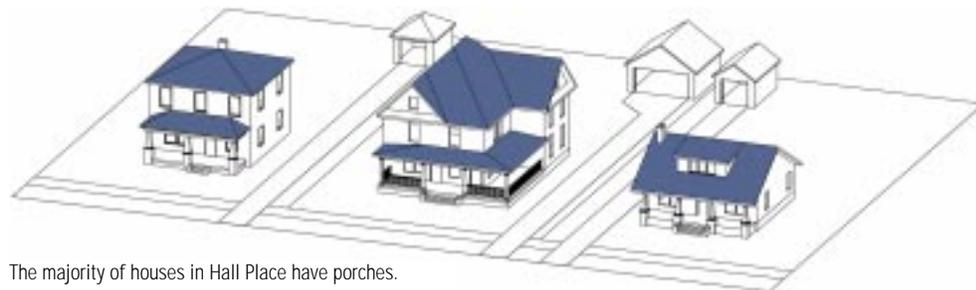
All houses are oriented to the street.



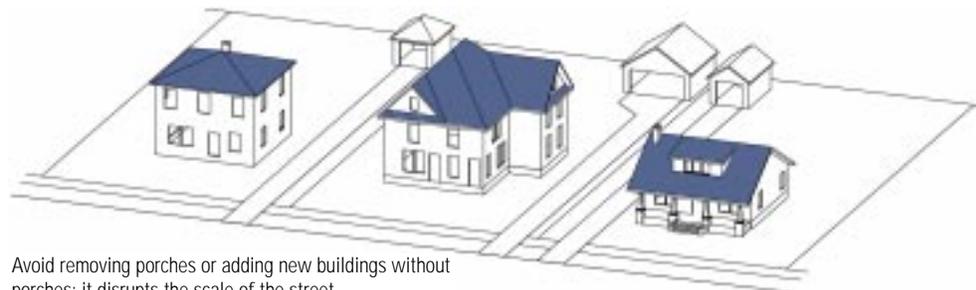
Porches provide human scale to buildings.

### ★ B. Scale

Height and width create scale, or the relationship between the size of a building and the size of a person. Scale also is relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. Most buildings in Hall Place have a more human scale that is created by exterior design



The majority of houses in Hall Place have porches.



Avoid removing porches or adding new buildings without porches; it disrupts the scale of the street.

features, such as porches, changes in materials, and window patterns.

1. Provide features on new construction that reinforce scale and character of the surrounding area by including elements, such as porches, porticos, and decorative features.
2. New construction that is visible from the public right-of-way should relate in footprint and mass to the majority of surrounding existing dwellings.

### ★ C. Height and Width

The actual size of a new building can have a major impact on the area. The underlying zoning in Hall Place allows up to 35 feet in height. This is consistent with the mostly 2.5 story buildings that predominate in the district. Ceiling heights traditionally are in the 9 to 10 foot range.

1. New construction proportions should respect the average height and width of the majority of existing

neighboring buildings.

With the exception of the small residences in some sub-areas, most buildings are at least two stories tall.

2. The width of new construction should be proportional to the width of the lot. Large new dwellings should not be constructed on small lots.

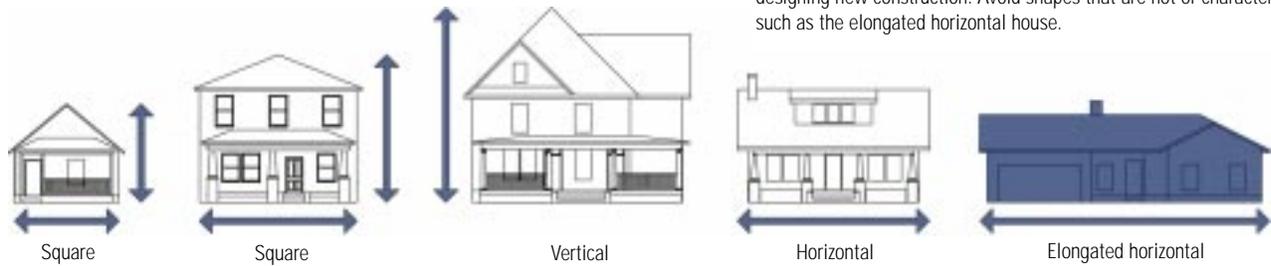


The average height and width of existing buildings should be respected when designing new infill construction.



## IV. Building Mass

Respect the directional expression of the majority of buildings when designing new construction. Avoid shapes that are not of character such as the elongated horizontal house.



### ☆ D. Directional Expression

A building is horizontal, vertical, or square in its proportions. The directional expression of houses often relates to the era and style in which they were built. At the turn-of-the-century, homes were usually 2 or 2-1/2 stories

with a more vertical expression. Twentieth-century designs often have a horizontal expression. Cottages can have an almost square expression. Hall Place has some blocks in which most houses are with vertical expressions; in other areas, horizontal

expression dominates, while in others there is a mixture.

1. In new construction, respect the directional expression (or overall relationship of height to width) of surrounding buildings.



All existing houses are on a raised and vented foundation. New buildings should have a similar feature.



Avoid closing vents in foundations.

### E. Foundation

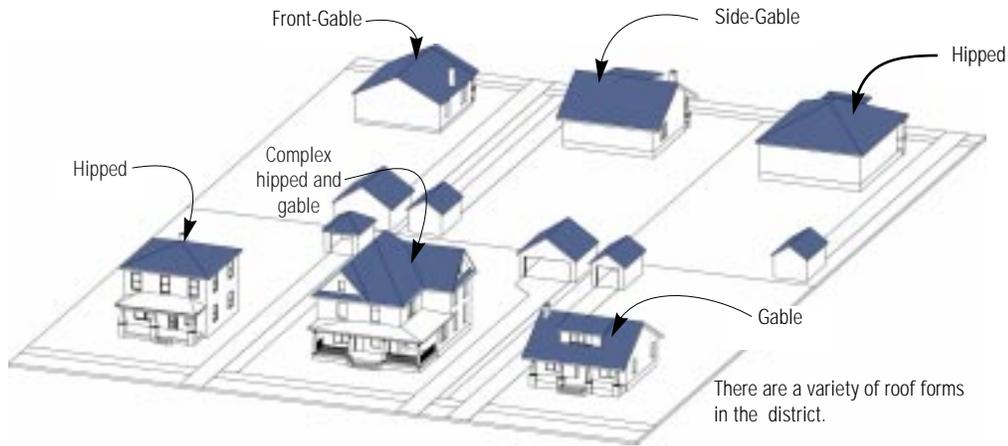
The foundation forms the base of a building. Most buildings in Hall Place have a masonry foundation, typically brick. On many buildings it is indistinguishable from the walls of the building, while on others it is a different material or texture or is raised well above ground level.

1. Ensure that new construction has a foundation in order to raise the structure off the ground and relate in height and proportions to surrounding properties.
2. Ensure that land is graded so that water flows away from the foundation; and, if necessary, install drains around the foundation.
3. Where masonry has deteriorated, take steps as outlined in the masonry section of this guideline to repair the damaged area.

## ★ F. Roof

One of the most important elements of a structure, the roof, serves as the “cover” to protect the building from the elements. Good roof maintenance is critical for the roof’s and the rest of the structure’s preservation. Roof design, materials and textures are prominent visual elements in the neighborhood. Common forms include hipped and gable roofs, as well as combinations of the above. In general, the roof pitch is as important as roof type in defining district character.

1. When designing a new house, use roof types and pitches similar to nearby houses.
2. Use traditional roofing materials such as metal. If composition asphalt shingles are used, choose textured shingles.



3. Retain roof elements, such as chimneys and decorative details, that add to the character of the building.
4. When replacing a roof, match original materials as closely as possible.
5. Maintain flashing around joints, and ensure proper functioning of the gutter system.
6. Ventilate the attic space to prevent condensation.
7. Place solar collectors, satellite dishes, and antennae on non-visible areas of the roof.
8. Avoid adding new elements, such as skylights or additional stories, that would be on highly visible sections of the roof.
9. Coordinate color with building color and materials.



Patterned asbestos shingles on Colonial Revival example.



Asphalt shingle replacement roof on Bungalow.



Metal shingles on Victorian example.



Standing-seam metal on gable-front vernacular.

There are a variety of roof materials in Hall Place.

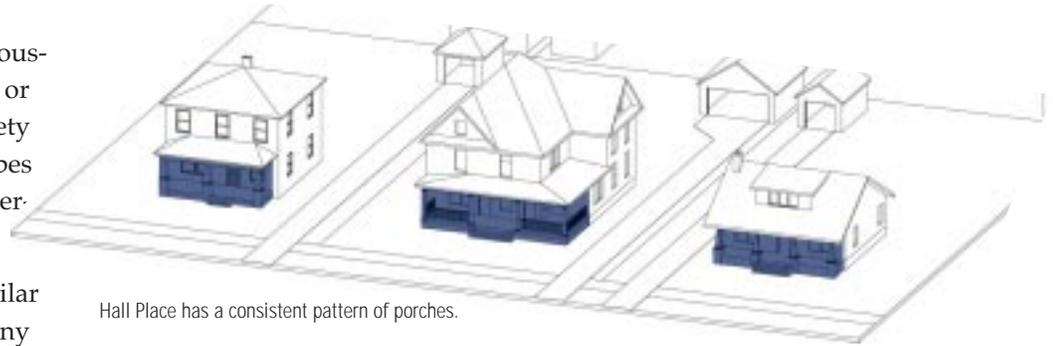


# V. Building Elements

## A. Porches

Almost all of Hall Place’s houses have some type of porch or portico. There is much variety in the size, location, and types and often related to the different architectural styles.

1. Include a porch or similar form in the design of any new residence in the neighborhood.
2. Maintain existing porches. Inspect masonry, wood, and metal of porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage. Correct any of these conditions.
3. Replace an entire porch only if it is too deteriorated to repair or is completely missing. The new porch should match the original



Hall Place has a consistent pattern of porches.

as closely as possible in materials, size, and detail.

4. Avoid stripping entrances and porches of original material and details. Give more importance to front or side porches than to utilitarian back porches.
5. Avoid removing or radically changing porches. If altering the porch is unavoidable, ensure that the new treatment matches or blends with the original character of the house.
6. Avoid enclosing porches on primary elevations; and, when screening porches, retain the original design as much as possible.



**Recommended:** Retain original and repair porch and features.



**Not recommended:** Replacing wood columns with decorative metal posts.



**Not recommended:** Removing railings.



**Not recommended:** Removing porch.



Battered columns with masonry bases are typical on many houses.

## Porch Examples



Two-story gallery



One-story wrap-around



Portico-Craftsman style



Portico: Colonial Revival



Brick and wood piers with wood railings

## B. Windows and Doors

Traditionally designed houses found in Hall Place have distinctive window types and doorway designs. These elements play a major part in defining a building's particular style. They can feature different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They can occur in regular intervals or in asymmetrical patterns. Their size can highlight various bay divisions in the building. In some houses, all of the windows may be the same. In others, a variety of window types gives emphasis to certain parts of the building. Likewise, doors vary in their design of panels, glass panes, and decorative details and are the prominent entry feature of any house.

1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to adjacent facades. The majority of existing buildings in Hall Place have a higher proportion of wall area to void.
2. The size and proportion of window and door openings of a new building's primary facade should be similar to those on facades of surrounding buildings. In general, windows are vertically proportioned, but may be grouped to create a horizontal composition.



Many porches have been enclosed with screens. Both of these examples respect the original porch details by keeping porch framing thin and set back from the front edge of the piers.



## V. Building Elements

3. Traditionally designed openings generally have a recessed jamb on masonry buildings and have a surface-mounted frame on frame buildings. New construction should follow these methods as opposed to designing openings that are flush with the wall.
4. Many entrances of Hall Place's historic buildings have special features, such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5. If small-paned windows are used in a new construction project, they should have true divided lights and not use clip-in muntin bars.



A Colonial Revival house is symmetrical with regularly placed windows.



A bungalow house is asymmetrical and has a variety of window types and groupings.

6. Avoid substituting the original doors with stock size doors that do not fit the opening properly or do not blend with the style of the house. Retain transom windows and sidelights.
7. Retain original windows and doors, if possible, and replace only when beyond repair. Repair by matching original features and designs as closely as possible. Storm windows are suitable when the sash align with the existing windows. Paint to blend with the trim.
8. If using awnings, insure that they align with the opening being covered. Use colors that relate to the colors of the house.
9. Use shutters only on windows that show evidence of their use in the past. The size of the shutters should result in their covering the window opening when closed and the shutters should be hung on hinges, not nailed to the wall.

### Window and Door Examples



Eight-light over eight-light window with shutters hung on hinges



A composite window



A simple wood oval glass door with transom window



A more decorative door with fan light and side lights

### C. Cornices and Eaves

The junction between the roof and the wall contains the cornice that is frequently more prominent on older dwellings. They are often decorated with brackets, moldings, and exposed rafter tails on overhanging eaves throughout Hall Place.

1. Include a cornice in the design of any new house, and relate its form to existing examples.
2. Avoid removing elements, such as brackets or blocks, that are part of the original cornice.
3. Match materials, decorative details, and profiles of the existing original cornice design when making repairs.



Bungalows tend to have exposed rafters in the eave.



Colonial Revival and Victorian houses have boxed eaves that can be decorated with modillion blocks or brackets. This example is very simple and undecorated.



## VI. Building Materials

The rich variety of materials and textures used in Hall Place buildings is one of the important features of the neighborhood. They include brick, stucco, concrete, wood siding, and wood shingles. Some residences use combinations of materials, reflecting different architectural styles and local traditions

1. The selection of materials and textures for a new dwelling should be compatible with and complement neighboring buildings.
2. In order to strengthen the traditional image of the residential areas of the historic district, brick and wood siding are the most appropriate materials for new buildings.

### A. Masonry

Many buildings in Hall Place use masonry materials including brick, stone, concrete and stucco. Masonry is used on lintels, sills, and decorative features, as well as for building walls and chimneys. Color, texture and mortar joint of the masonry help define the overall character of a building.

1. Retain masonry features that are important in defining the overall character of the building.



The Cedar, Earl and Kilby Court area is made up of houses with similar red brick.



There is a variety of other masonry units including this textured brick...



...and these large scale glazed bricks.

2. Repair damaged masonry features by matching the original as closely as possible.
3. Repair cracks in masonry as they allow moisture penetration and deterioration. Ensure that the cracks do not indicate structural settling or deterioration.
4. Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.
5. Discourage the use of waterproof or water-repellent coatings on masonry. They often aggravate rather than solve moisture problems.
6. Do not sandblast any masonry, and avoid painting unpainted masonry.

### B. Wood

Wood is the one of the dominant materials used for Hall Place's building elements, such as cornices, brackets, shutters, columns, and window and door trim. In addition, wood is used in major elements, such as framing, siding, and shingles.

1. Retain wood features that define the overall character of the building. Repair rotted sections with new wood, epoxy consolidates, or fillers.

Wood is typically used for trim, shingles and windows as well as siding.



2. Replace wood elements only when they are rotted beyond repair. Match the original in material and design or use substitute materials that convey the same visual appearance including size of lap.

3. Keep wood painted. Avoid using unpainted pressure-treated wood except for structural members that will be near the ground and outdoor floor decking.



Metal is used chiefly for roofing.

### C. Metals

Various architectural metals are used on some houses in Hall Place. Cast iron, steel, pressed tin, copper, aluminum, bronze, galvanized sheet metal, and zinc are some of the metals that can occur, mainly on roofs and decorative elements, such as balconies and fences.

1. When cleaning metals is necessary, use the gentlest means possible. Do not sandblast copper, lead, or tin. See the Paint section for additional information on cleaning and preparing surfaces for repainting.



## VI. Building Materials

2. Do not remove the patina of metals, such as bronze or copper, since it provides a protective coating and is a historically significant finish.
3. Repair or replace metals as necessary, using identical or compatible materials. Some metals are incompatible and should not be placed together without a separation material, such as non-porous, neoprene gaskets or butyl rubber caulking.



This house retains its wood siding with mitered corners on the porch while synthetic siding has been added to the body of the house.

### D. Synthetic Siding

A building's original character is a combination of its design, age, setting, and materials. The exterior walls of a building, because they are so visible, play a very important role in defining its appearance. Wood clapboards, wood shingles, wood board-and-batten, brick, stone, stucco or a combination of the above materials all have distinctive characteristics.

Synthetic materials lack the same patina, texture, or light-reflective qualities. These modern synthetic materials have changed over time but have included asbestos, asphalt, vinyl, aluminum, synthetic stucco and concrete siding. They have been used to artificially create the appearance of brick, stone, shingle, and wood siding surfaces.

Frequently their installation includes the removal of original decorative elements, and their design may not relate to the character of the material they are replacing or covering up. Their installation also may hide existing moisture problems instead of alleviating them.

1. Maintain original siding on existing houses.
2. Synthetic siding may be used on new construction to simulate horizontal lap siding. Cementitious siding (Hardiplank) is the most satisfactory in simulating wood siding.
3. Synthetic siding may be used as a substitute for original materials when they have severely deteriorated. In these cases, it should match the original material in width and profile as

closely as possible.

Cementitious siding (Hardiplank) is the most satisfactory in simulating wood siding. The source of the deterioration should be determined and fixed prior to covering with siding.

4. Retain any decorative wood details such as cornices, porches, and wood windows and frames when installing artificial siding.
5. If the facade of the original building has an ornate, complex design or mixture of materials, consider retaining these original designs and materials.
6. Limit installation of artificial siding to the sides and rear of the building.



Decorative features, such as architectural details and paint schemes further define the overall character of Hall Place.

### A. Architectural Details

The details and decoration of Hall Place's houses vary with different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, masonry patterns, shutters, entrance decoration, and porch elements. The important factor to recognize is that many of the older buildings in the neighborhood have decoration and noticeable details.

1. The selection of details for a new dwelling should be compatible with and complement neighboring buildings. It is a challenge to create new designs that use historic details successfully. The most successful new buildings take their clues from existing images and reintroduce and reinterpret designs of traditional decorative elements.
2. Retain architectural details on existing buildings; and, if they need to be replaced, match the design, size and material of the original feature.

### B. Paint Preparation

A properly painted building accentuates and protects its character-defining details. Painting is one of the least expensive ways to maintain original materials and make a building an attractive addition to the neighborhood.

1. The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings.
2. On existing buildings remove loose and peeling paint down to the next sound layer, using the gentlest means possible: hand scraping and sanding (wood and masonry) and wire brushes (metal). A heat gun may be used on wood to remove built-up paint but use with care.
3. Do not use sandblasting, open flames, or high-pressure water wash to remove paint from masonry, soft metal, or wood. Take precautions when removing older paint layers, since they may contain lead.
4. Prime surfaces if wood is bare or if changing types of paint, such as from oil-based to latex. Use primers that are formulated for the material being painted, and use a paint system from a single manufacturer.

5. Do not apply latex paint directly over an oil-based paint without proper primers, as it may not bond and it may pull off the oil-base coat underneath.
6. Do not paint masonry that is unpainted.

### C. Paint Color Selection and Placement

Placed correctly, color accentuates details of the building. Generally, walls and trim can be painted contrasting colors, with doors and shutters a third accent color. Some inappropriate paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. Nevertheless, the most common and appropriate color used in Hall Place is white. The following is a general guide to paint colors when a more colorful scheme is desired. Colors depend on the style of the house.

#### 1. Queen Anne

Rich colors, such as greens, rusts, reds, and browns, can be used on the exterior trim and walls of these late-Victorian-era houses. Keep in mind that some darker colors may chalk and fade more quickly than lighter colors. It is best to treat similar elements with the same color to achieve a unified rather than an overly busy and disjointed appearance.



## VII. Decorative Features

### 2. Vernacular Designs

These houses are characterized by their shape and roof forms and have a relatively simple design. These dwellings can be painted all white, or use a light color for walls and white trim. Shutters and doors may be an accent color.

### 3. American Foursquare

These are like vernacular buildings with very simple designs and plain detailing. They should feature one color usually white for the trim, another contrasting color for the wall, and a possible accent color for doors.

### 4. Bungalow

These designs often use several materials in their design including brick, stone, wood shingles, and siding. Their colors are usually warm earth tones of cream, tan, brown, and green. Sometimes white may be used to accent windows and trim.

### 5. Colonial Revival

Soft colors, such as white, tan, gray, yellow or blue, may be used on siding for these buildings, with the trim painted white or ivory.

### 6. Cape Cod

Typically this style is painted like a Colonial Revival style with light colors for siding and white for trim.

### 7. Brick Ranch

These houses are typically constructed of brick and their trim is painted white. Shutters and doors may be accented in a dark color, such as dark green, blue or black.

### D. Awnings

Hall Place has a tradition of painted metal awnings covering windows and porches exposed to the sun. Although fabric awnings need to be periodically replaced, they are the most traditional material.

1. Retain existing painted metal awnings and repaint as needed.
2. Consider the use of fabric awnings as needed.



Many homes have distinctive metal awnings which should be maintained.



Fabric awnings are also part of the district and add warmth and color to the appearance of a home.

An exterior addition to an existing building may radically alter its appearance. It should be designed and constructed so that it will complement and not detract from the character of the existing house. Decks and porches also should be considered as additions under these guidelines. If they are visible from a public way, their design, materials, and scale should relate to and respect the existing building.

## A. Design

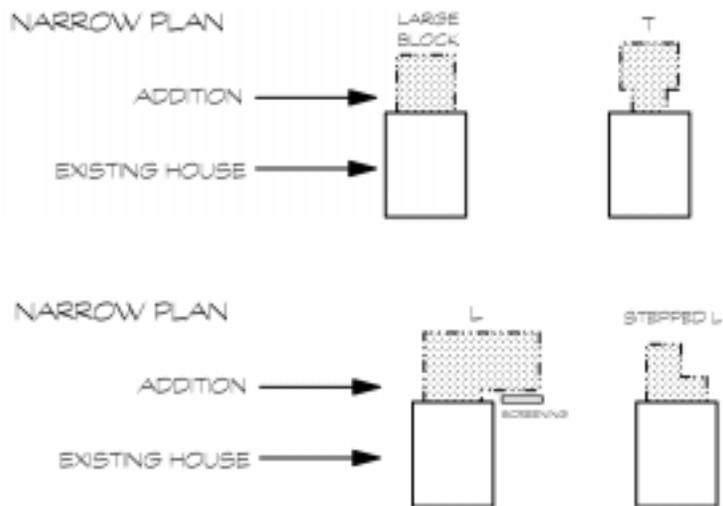
1. New additions should minimize their impact on the existing building. The new work generally should be compatible with the massing, size, scale, and architectural features of the house.
2. Whenever possible, a new addition should not use the same wall plane, roof line or cornice line of the existing structure but attach in a way that leaves the original part of the building intact as possible.

## B. Size and Location

1. Attempt to locate the addition on the rear or side elevations of the existing house.
2. Limit the size of the addition so that it does not visually overpower the existing building.

## C. Materials and Features

1. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with the existing building.
2. Consider painting or staining pressure-treated deck posts, railings, and siding with trim or wall colors to tie in the new feature with the existing house.



Since most lots are narrow and deep, additions would most likely occur at the rear of a house.



# IX. Guidelines for Commercial Buildings

Along Carolina Avenue and on several corner sites in the district, there are a variety of one-and-two-story commercial buildings. Many of these buildings are historic brick buildings with traditional storefronts. Others are newer metal buildings and gas stations. Newer structures are set back and have surface parking while other older buildings were constructed with zero setbacks. A few houses have been converted to commercial uses.

Commercial sites adjoining the neighborhoods can have a powerful and potentially negative visual impact on the district. Compatible new designs and renovation of existing properties can help avoid this problem. The following are some suggested guidelines for commercial buildings.



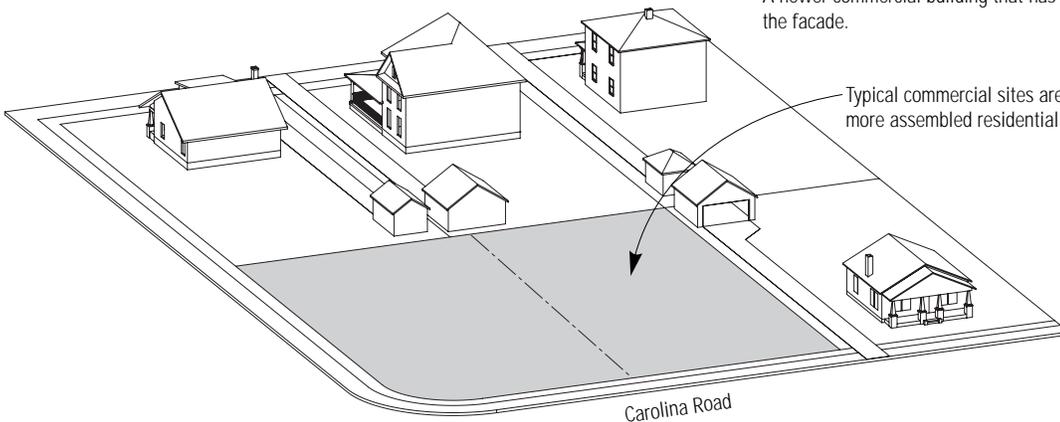
This corner has a variety of building types from gas stations to typical commercial buildings.



About half of the buildings have distinctive roof lines and traditional building materials.



A newer commercial building that has incorporated fabric awnings into the facade.



# IX. Guidelines for Commercial Buildings

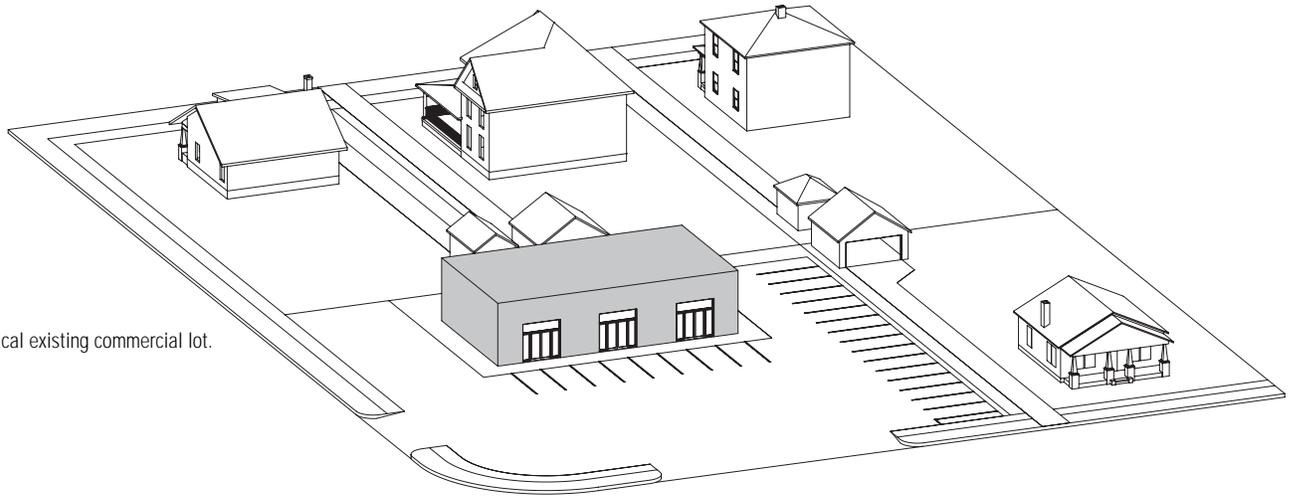


- 1. Use awnings, paint and new signs to upgrade existing commercial buildings. Other modifications such as pitched roofs and appropriate wall materials are recommended.

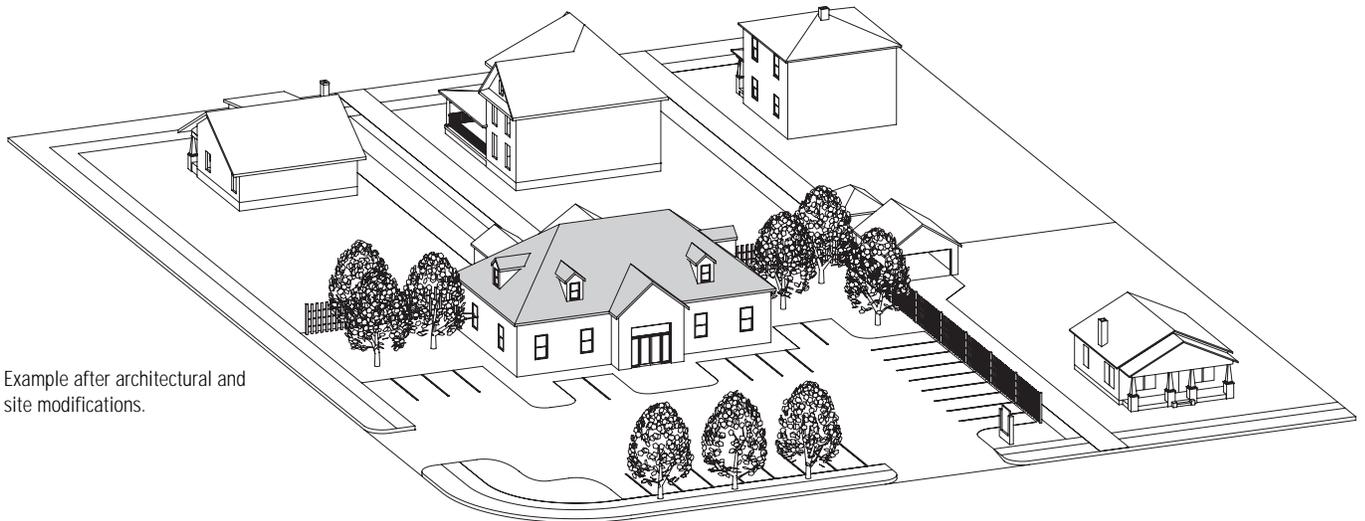


New awnings, signs, colors and cornices could be incorporated into redesign of existing buildings and help them to be more appropriate in the district.

Typical existing commercial lot.



Example after architectural and site modifications.



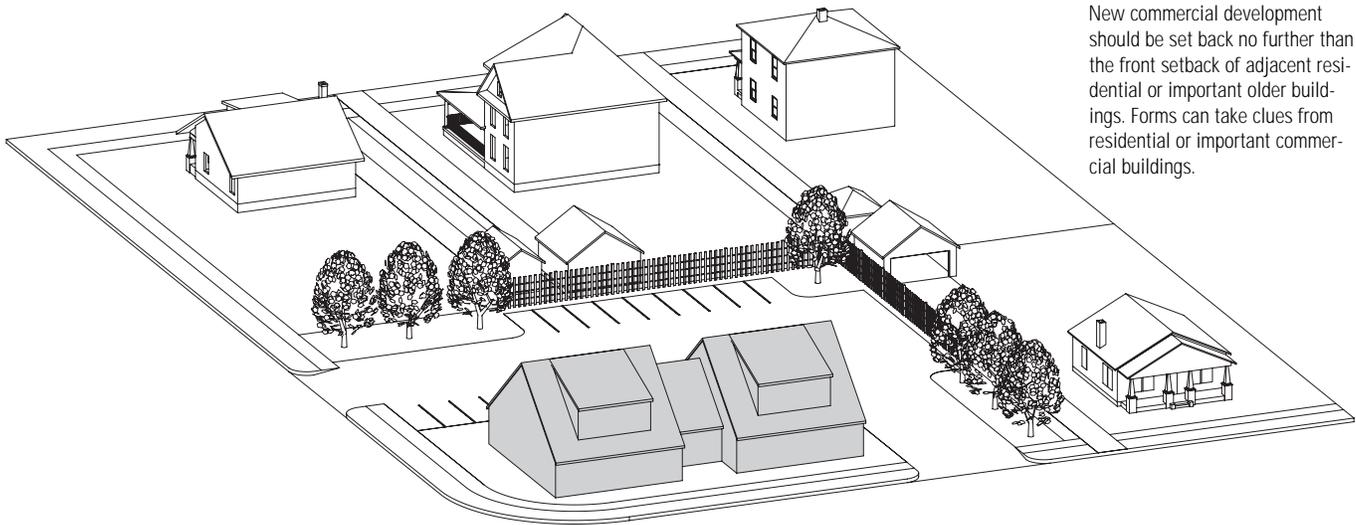


## IX. Guidelines for Commercial Buildings

2. New commercial buildings along Carolina Road should have zero setback, or be set back no further than adjacent residential buildings. They should reflect the older buildings in the district for design character such as roof form, materials, and openings.



An example of a new gas station that would fit the district. Details include a gable and hipped roof, metal standing seam roof material, articulated roof line with cornice, and brick wall material.



New commercial development should be set back no further than the front setback of adjacent residential or important older buildings. Forms can take clues from residential or important commercial buildings.

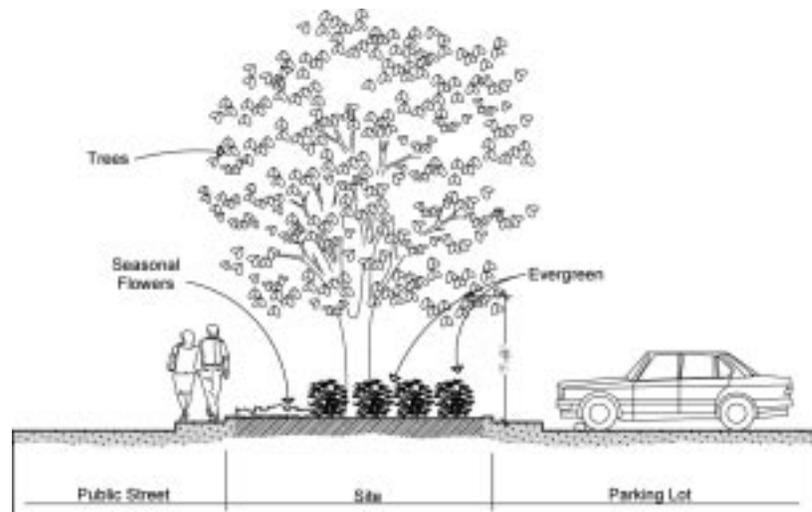
## IX. Guidelines for Commercial Buildings



3. Parking lots are not a desirable use and demolition of existing houses should be avoided. Existing and new lots should be screened with year-round landscaping and should include shade trees. Site new buildings so that parking is located to the side and rear.

4. As appropriate to the site and the use, transition should be provided between commercial and residential buildings. New buildings that are a transition between commercial and residential should relate to the residential character of the neighborhood and avoid having buildings “turn their backs” to the district. While they may be larger in scale than residential structures, their setback, materials, roof forms, massing, and window patterns should relate residences and traditional commercial buildings.

5. Utilitarian and storage areas should be screened from street view and from adjacent residential uses with opaque fences (painted or factory finished) and landscaping. (See Fencing in these guidelines.)



Section showing landscaping for screening parking.



An example of well screened parking.

6. Future streetscape improvements along Carolina should include trees and traffic calming devices such as patterned and textured crosswalks to provide pedestrian links across Carolina Avenue.



## X. Guidelines for Industrial Buildings

The industrial buildings in the Hall place district provide a distinctive skyline for the northern edge of the district with the tall brick and metal warehouse buildings. At street level, the appearance is not as appealing and includes views of a scrap yard, battered and rusting chain link fences, and utility wires.

1. Paint and maintain all buildings, particularly those showing signs of rust and decay.
2. Replace chain link fences with opaque, stained wood fences, plastic fencing or some other attractive screening.
3. When possible, add landscaping and sidewalks in areas where pedestrian pathways exist.



A view of industrial buildings in Hall Place.



A view of an industrial site adjacent to residential where fences and landscape screening would be beneficial.



Another area where sidewalks, screening, and fencing would improve the appearance of the neighborhood.

# XI. Guidelines for Removing Buildings



Most of the streets within Hall Place are lined with houses that give the neighborhood its distinctive character. When buildings are removed from the area, the remaining gap erodes that character. Also, seldom is the replacement building or the parking lot an attribute to the neighborhood. Therefore, the moving or demolition of any building that contributes to the neighborhood character should be considered very carefully before carried out.

## A. Criteria for Evaluating Moving Proposals

1. The public necessity of the proposed move.
2. Public purpose or interest in buildings to be protected.
3. The age and character of a structure, its condition, and its probable life expectancy.
4. The view of the structure from a public street or right-of-way.
5. The character of the setting of the structure and its surroundings.
6. Whether or not the proposed relocation may have a detrimental effect on the building's structural soundness.
7. Whether or not the proposed relocation would have a negative or positive effect on other sites or structures within the district.

## B. Guidelines for Moving Buildings

If a building is to be moved, the following steps should be taken:

1. Move buildings only after all alternatives for retention have been examined, including a professional feasibility study. Seek guidance for information about moving buildings.
2. Thoroughly assess the building's structural condition in order to minimize any damage that might occur during the move.
3. Select a contractor who has experience in moving buildings, and check references with other building owners who have used this contractor.
4. Secure the building from vandalism and potential

weather damage before and after its move.

5. If the site is to remain vacant for any length of time, improve the empty lot in a manner consistent with other open space in the district.

## C. Criteria for Evaluating Demolition Proposals

1. Whether or not the building contributes to the historical or architectural character and importance of the district, and whether its removal will result in a more positive, appropriate visual effect on the district.
2. Whether or not the building or structure is of such old or uncommon design, texture, or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense.
3. Whether or not a relocation of the building or structure, or a portion thereof, would be to any extent practicable as a preferable alternative to demolition.
4. Whether or not the proposed demolition could potentially adversely affect other buildings located within the neighborhood.
5. The view of the structure or area from a public street or right-of-way, present



## XI. Guidelines for Removing Buildings

and future, and the present character of the setting of the structure or area and its surroundings.

6. The age and character of the existing structure and its condition.
7. The public purpose or interest in land or buildings to be protected.
8. The public necessity of the proposed demolition.

### D. Guidelines for Demolishing Buildings

1. Demolish an existing building only after all preferable alternatives have been exhausted.
2. If the site is to remain vacant for any length of time, improve the empty lot in a manner consistent with other open space in the district.

## XII. Guidelines for Streetscape



The publicly owned parts of Hall Place are as important as the private structures in helping define the unique character of the neighborhood. The wide, tree-lined streets with planting strips and sidewalks on both sides help define the area. Reinforcing the sense of community is the small park at the entrance to the neighborhood with its historically-styled light fixtures and benches.

### A. Trees, Plantings, and Open Space

1. Maintain the canopy effect of mature deciduous shade trees where they exist along the streets and in the public open spaces of the neighborhood.



Some portions of the district have mature street trees.

2. Maintain existing landscaping, especially indigenous species and consider installing additional plantings, especially trees, along pedestrian routes and in parks.
3. Replace damaged or missing street trees with appropriate species. Use indigenous and hardy species that require minimal maintenance. Plant smaller trees under utilities and provide appropriate pruning.
4. Site plantings so that they are protected from pedestrian and vehicular traffic and meet necessary traffic-safety standards. Provide sufficient drainage area for trees.
5. Maintain the existing neighborhood parks and other open spaces.



Crepe Myrtle is an appropriate street planting for the district.



If Crepe Myrtle is used, ensure that it is pruned appropriately.



## XII. Guidelines for Streetscape

### B. Streets and Walks

1. Make street paving and sidewalks consistent throughout the district. Avoid the cosmetic patching of surfaces when more substantial repair is needed. When sidewalks must be repaired, match adjacent materials in design, color, texture, and tooling.

2. Complete the pedestrian network by installing sidewalks along streets currently without them.
3. Avoid widening existing streets without providing sidewalks, street trees, and other elements that maintain the street wall and emphasize the human scale.

4. Avoid paving over areas that could be used for landscaping.
5. Any traffic improvements, such as traffic calming devices, should be designed to be compatible with the district, especially in the materials and colors used.



Most of the district has sidewalks with planted strips adjacent to street.



In some areas, sidewalk construction needs to be completed.

### C. Parking

1. Avoid parking in front yards of houses.
2. Avoid demolishing buildings for parking lots.
3. Screen parking lots from streets and sidewalks with trees and landscaping, and include interior planting islands to provide shade and visual relief from large expanses of asphalt.

### D. Public Signs and Utilities

1. Continue to use the street signs with logos throughout the neighborhood as needed.
2. Consider installing plaques commemorating significant events, buildings, and individuals in the neighborhood.
3. Avoid placing signposts in locations where they can interfere with the opening of vehicle doors.
4. Use the least number of signs and sign posts necessary.

## XII. Guidelines for Streetscape



5. Place utilities underground, if at all possible, or locate behind buildings. Screen surface equipment.
6. Place necessary utilities, such as transformers and overhead wires, so that they are as visually unobtrusive as possible.

### E. Street Furniture and Lighting

1. Continue to use traditionally styled street furniture such as the park benches.
2. Use any other street furniture that is compatible in design, color, and materials. Metal is generally more appropriate than wood, concrete, or plastic.

3. Continue to expand the use of the current pedestrian-scaled, historically-styled light fixtures in the neighborhood; do not expand the use of wooden poles and cobra-head light fixtures.

Hall Place has attractive historically-styled streetlights at the north end of the district.



In much of the neighborhood, cobra-head lights on wood power poles are used.