

Adopted: April 1978
Amended: April 25, 1983
Amended: February 7, 1990

Historic District Commission
Hebron, New Hampshire
Guidelines
(2005)

While some of the present buildings in the District were built during the early 1800's, there is not a predominant number of such buildings of buildings of similar architectural design that relate to a particular period to establish specific guidelines based on a certain period design. Therefore, the alternative is the following guidelines which require the architectural design of new buildings to be compatible with the general or composite architectural style of the existing buildings in the District. (Guidelines which are based on the general or composite architecture of existing buildings would obviously preclude approval of chalets, A-frames, log homes and many so-called modernistic or contemporary styles or architecture.)

Note: The first question in reviewing an application is, "Does the project comply with Article IV: General Provisions of the Zoning Ordinance?"

A . **BUILDINGS**

1. Architectural Style In general the architectural style and proportions of buildings shall harmonize with the general style of those buildings existent in the District. Early American or Colonial design is required. Additions or exterior changes to a building in public view shall be in harmony with the existing building with prior approval by the Historic District Commission.

2. Roofs Roof lines, including overhangs, shall be of gable construction. Roof slopes will vary according to the type of building but the major roof must never be less than 6/12. Roof surfaces shall be of wood or composition shingles and of a uniform and subdued color.

3. Siding Siding for buildings shall be wood clapboards with not more than 4 inches (4") exposed. Cornerboards shall be a minimum 1x4 nominal width.

4. Exterior Color The exterior color of all buildings shall be white, including trim. The color of an existing building in the Historic District upon repainting must remain its present color or be painted or stained white.

5. a. Windows Windows shall present a balanced appearance and harmonize in style with existing buildings in the District. Double hung windows with small-paned glass or rectangular muntins are preferred. Storm windows are acceptable, colors should be subdued, preferably white, and if aluminum, anodized.

b. Doors Doors should be balanced in relation to the windows and general design. Early American entrance doors with Colonial colors enhance the appearance. Storm door color should be subdued and preferably white.

c. Shutters Shutters of louvered style wood shall be of a subdued color such as dark green or black.

6. Chimneys Chimneys shall be red brick or brick faced. All metal or prefabricated chimneys must be enclosed with a brick exterior, as approved by the Historic District Commission.

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7. Foundations Foundations shall be backfilled so that no more than one and one-half feet (1 ½ ') is visible between the ground level and the exterior siding with variance for topography of site. No foundation insulation will be exposed.

8. Garages Garages, barns, and outbuildings shall relate architecturally to the buildings they serve. Doors shall be painted white or the same color as entrance doors.

9. Solar Systems Solar systems which are in the public view shall be unobtrusive. Each application will be considered by the degree the architectural design of the building deviates from the norm of those buildings in the District.

10. All Structures All structures shall be completed on the exterior within six months after the date of construction is commenced, including painting or staining of all exterior surfaces that require same.

11. Antennas Antennas to be placed on the roof are to be no more than ten feet (10') above the ridge elevation. Any ground-based antenna, tall, ordish type, must be approved by the Commission. No roof-mounted dish type antennas allowed.

B. LANDSCAPING

Good landscaping greatly increases the aesthetic and monetary value of buildings. Personal preference determines the kind of landscaping desired and the Commission entrusts this responsibility to the owner. However, when change of ground level is required for foundations, septic systems, etc. the Commission may require appropriate fill, grading, or planting to make the altered area compatible with the surrounding area. Fences should be no higher than four feet (4') and shall be of stone, hedge or wood. Wood fences must be white picket. Landscaping shall be completed within one year from the date the ground work is commenced.

C. SIGNS

All permanent signs shall be approved by the Commission and comply with the Zoning Ordinance Article IV: section D. Signs shall be designed and, when feasible, hung in a manner consistent with the Colonial period. Brevity in copy is desirable and generally only the name of the business or name of the owner and occupation is sufficient. Dark letters on a white background are preferred (or bright letters on a natural wood-finished background.)

D. RECREATIONAL FACILITIES

Tennis courts, swimming pools, playground equipment, etc. will be considered in each individual situation with primary concern the degree of public visibility and the opinion of abutters.