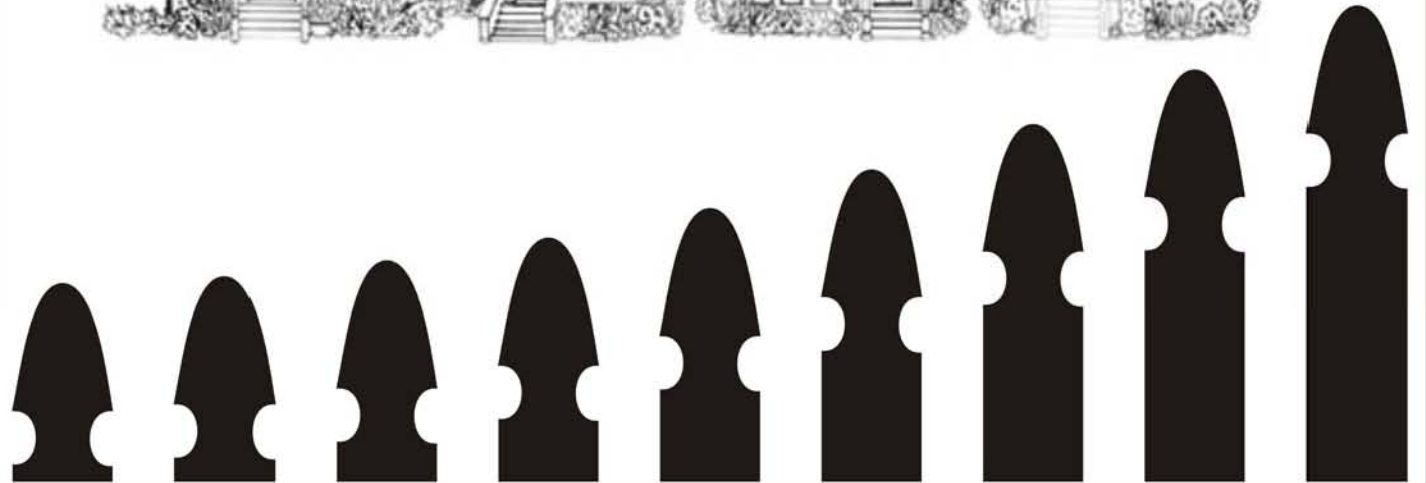


Olde  
West  
Chester



**ARCHITECTURAL ADVISORY GUIDELINES**



# OLDE WEST CHESTER ARCHITECTURAL ADVISORY GUIDELINES

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**Olde West Chester  
Architectural Advisory Committee**

**- Mission Statement -**

*The purpose of the Architectural Advisory Committee is to guide the preservation and enhancement of Olde West Chester's commercial development through a defined process. The Architectural Advisory Committee establishes parameters within which a renovation or new construction project is designed. This proactive policy should be consistently used in the implementation of the Olde West Chester Road Corridor Overlay and Olde West Chester Development Plans to promote growth and encourage investment while preserving the historic character of the community of Olde West Chester.*

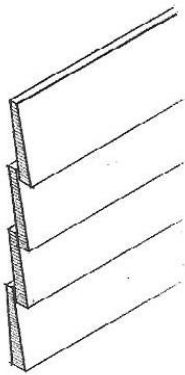
**BACKGROUND**

This document provides guidance to business and property owners by illustrating examples of building materials and design acceptable for development and remodeling within Olde West Chester. All examples are subject to the standards and limitations of the West Chester Zoning Resolution, which shall govern in the event of unanticipated conflict. These guidelines cover property located within the Olde West Chester Road Corridor Overlay District as illustrated on the West Chester Zoning map.

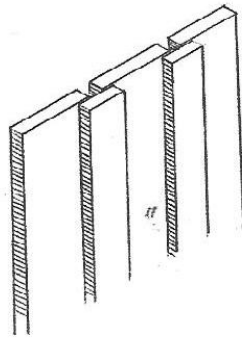
Development within Olde West Chester is subject to special review under the West Chester Zoning Resolution and these Olde West Chester Architectural Advisory Guidelines. Please reference Zoning Resolution Article 33, "Olde West Chester Road Corridor Overlay District" for specific procedures. Additional resources applicants will find helpful include the Olde West Chester Road Corridor Overlay Plan and the Olde West Chester Development Plan. Applicants should also be aware of the planned rear alleyway system within Olde West Chester.

## I. Masonry and Siding

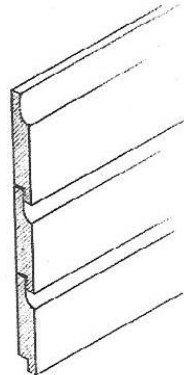
- When replacing masonry units, every effort should be made to make the new masonry match the old in color, texture and size.
- Brick/masonry walls should not be covered over but should be retained, repaired or replaced with like materials.
- Buildings originally built with wood siding should be renovated using similar materials.
- Natural materials should be implemented wherever possible.
- The use of vinyl siding is discouraged in the Olde West Chester district and would generally only be considered for low visibility portions of a building.



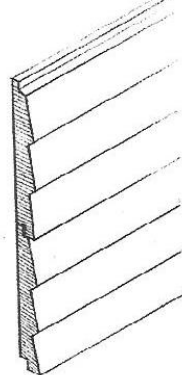
Beveled or  
Clapboard Siding



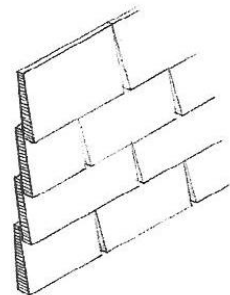
Vertical Board &  
Batten Siding



Drop Siding



Beveled Siding



Wood Shingle

## II. Gutters and Downspouts

- Partial replacement or addition of gutters and downspouts should match the style of the original application.
- Gutters and downspouts should not interfere with any architectural elements.
- Downspout outlets should complement the landscape with consideration given to erosion control.

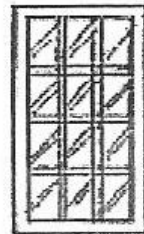
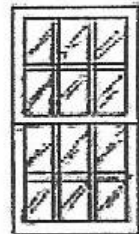
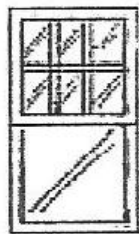
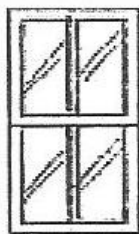
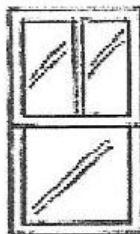
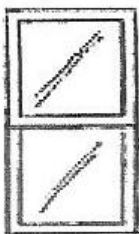


### III. Windows, Doors and Shutters

- Original materials should be retained.

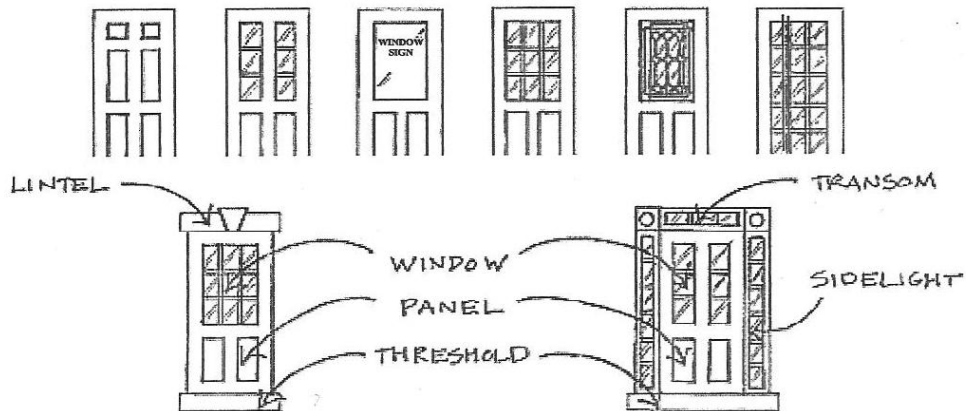
#### a. Windows

- The original shape and configuration of window openings should be maintained.
- The outline of the original opening of blocked in windows should not be apparent.
- Storm windows should generally be avoided, but if necessary they should not detract from window's architectural appearance and be painted to match existing trim color.



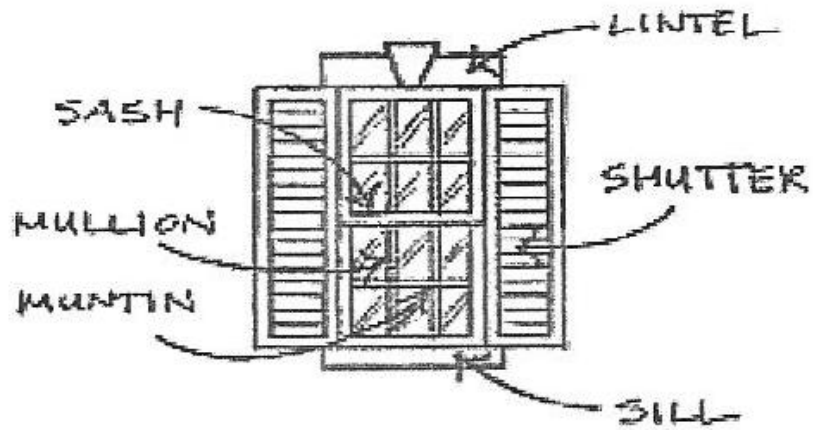
**b. Doors**

- Original doors and entrance features should be retained.
- Replacement doors should be the same size and style as the original door.
- Original style hardware should be used.
- Openings should not be altered unless required by code.
- Original entrance doors that are no longer needed should remain in place and fixed shut. (Interior modifications, in such cases, should be reversible so that the entrance could be reopened and used at a later point.)
- Metal, steel and wrought iron-style security doors are not appropriate.



c. *Shutters*

- Original wood shutters should be repaired and retained whenever possible.
- Replacement shutters should be made of wood or have wood-like appearance.
- Replacement shutters should be proportionate to the window size.





#### IV. Porches and Decks

- Original porches and decks should be salvaged within reason.
- Existing parts should be used as templates for replacing worn parts (e.g., balusters, handrails, trim pieces).
- Aluminum and vinyl porch covers, outdoor carpeting, pre-cast concrete stairs and the use of latticework for screening where it did not originally exist should be avoided.
- New porches and decks should be proportionate to the building. Materials and design should match/complement character of the existing structure.
- Accessibility ramps should match existing character and comply with disability requirements.



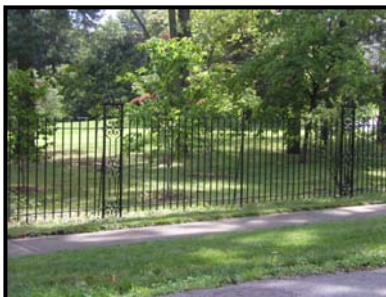
## V. Painting and Paint Colors

- Appropriate paint and color scheme should be adhered to in order to create a positive and authentic visual impact.
- Large-scale paint removal should be avoided due to the potential presence of lead-based paint.
- Areas of the building that were not originally painted, such as brick and stone surfaces, should be left unpainted where appropriate.
- Trim should be painted in a contrasting, complementary color.



## VI. Exterior Walls and Fences

- Natural materials, e.g., wood, brick, stone, tumbled concrete, should be utilized.
- Wrought iron fences are an acceptable option.
- Finished side of fences and walls should face outward.
- Chain link, split rail, vinyl and stockade fences should be avoided.
- Privacy fences may be acceptable if located in a place of limited public view.



## VII. Mailboxes

- Mailboxes should match the overall character of Olde West Chester.
- All lettering/numbers should be of appropriate materials and font to complement the character of the mailbox.



## VIII. Lighting

- All exterior lighting should be complementary to and in scale with the overall design of the building and site.
- Lighting which accentuates historic architectural features is encouraged.
- Light spillage from building and parking lots onto neighboring properties should be avoided to the extent possible.
- Up lighting fixtures such as those used to highlight buildings, landscape features and signage should be hidden from view or blended into the landscaping.
- Elevated spotlights should be avoided but may be utilized in the rear of buildings for security purposes.
- Neon lighting and modern fixtures should be avoided.



## IX. Awnings

- The use of awnings on residential and commercial structures is encouraged.
- Awnings should be complementary to the architectural character of Olde West Chester and appropriate for the structure's architectural style.
- Awning colors should complement the building color.



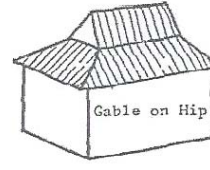
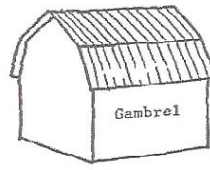
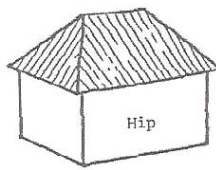
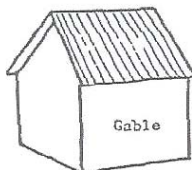
## X. Signs

- Signs should not detract from the architectural integrity of a structure.
- Sign materials should be compatible with facade materials and in proportion to the building size.
- Sandblasted signs are encouraged.
- The use of metal or vinyl signs should be avoided.
- Signs overly stimulating or that employ an extreme use of graphics should be avoided.
- Signage on awnings is acceptable.



## XI. Roofs

- Roof pitches, shapes and materials of new structures should be similar to that of surrounding buildings.
- Roofing materials that lend character such as dimensional shingles, wood/shake shingles, decorative metal, slate, etc. are encouraged.
- Overhanging roofs shall be incorporated into new structure design.





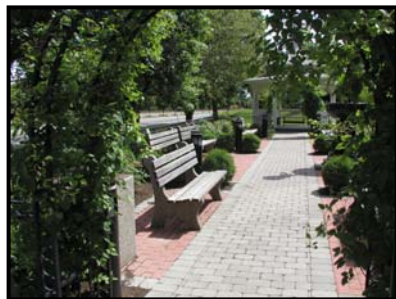
**XII. Parking and Access** (reference the Olde West Chester Road Corridor Overlay Plan)

- Off street parking should be located at the rear or side(s) of the building to the extent feasible.
- The use of alleyways for access to parking is encouraged.
- A minimal number of curb cuts is encouraged.
- Cross access of easements and shared parking is encouraged.
- Parking lots shall include concrete curbs around islands and along perimeter areas.



### XIII. Landscaping

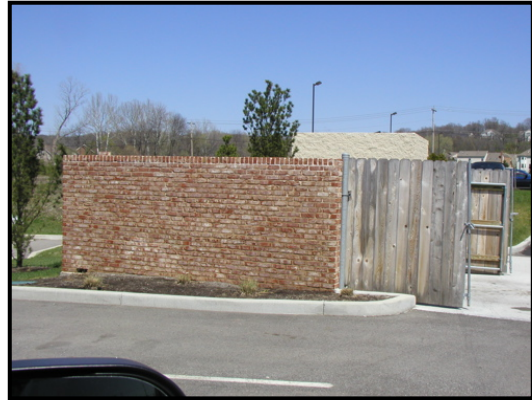
- Landscaping around new structures should complement the Olde West Chester historical character and that of surrounding properties.
- Parking lots abutting public rights of way should be buffered with adequate landscaping, e.g., mounds or staggered evergreens (both a minimum of 36” height).



#### **XIV. Miscellaneous**

##### **a. Dumpsters**

- Highly visible dumpsters enclosures should be constructed of high quality materials matching or complementary to the principal structure.



##### **b. Lettering/Numbering on windows/doors**

- Numbering should be in a font in keeping with the historic character of Olde West Chester.



##### **c. Chimneys**

- Chimney construction should be brick or stone.



**d. Accessory Structures (Outbuildings)**

- Visible accessory structures should be constructed of high quality materials matching or complementary to the principal structure and in keeping with the character of Olde West Chester.

