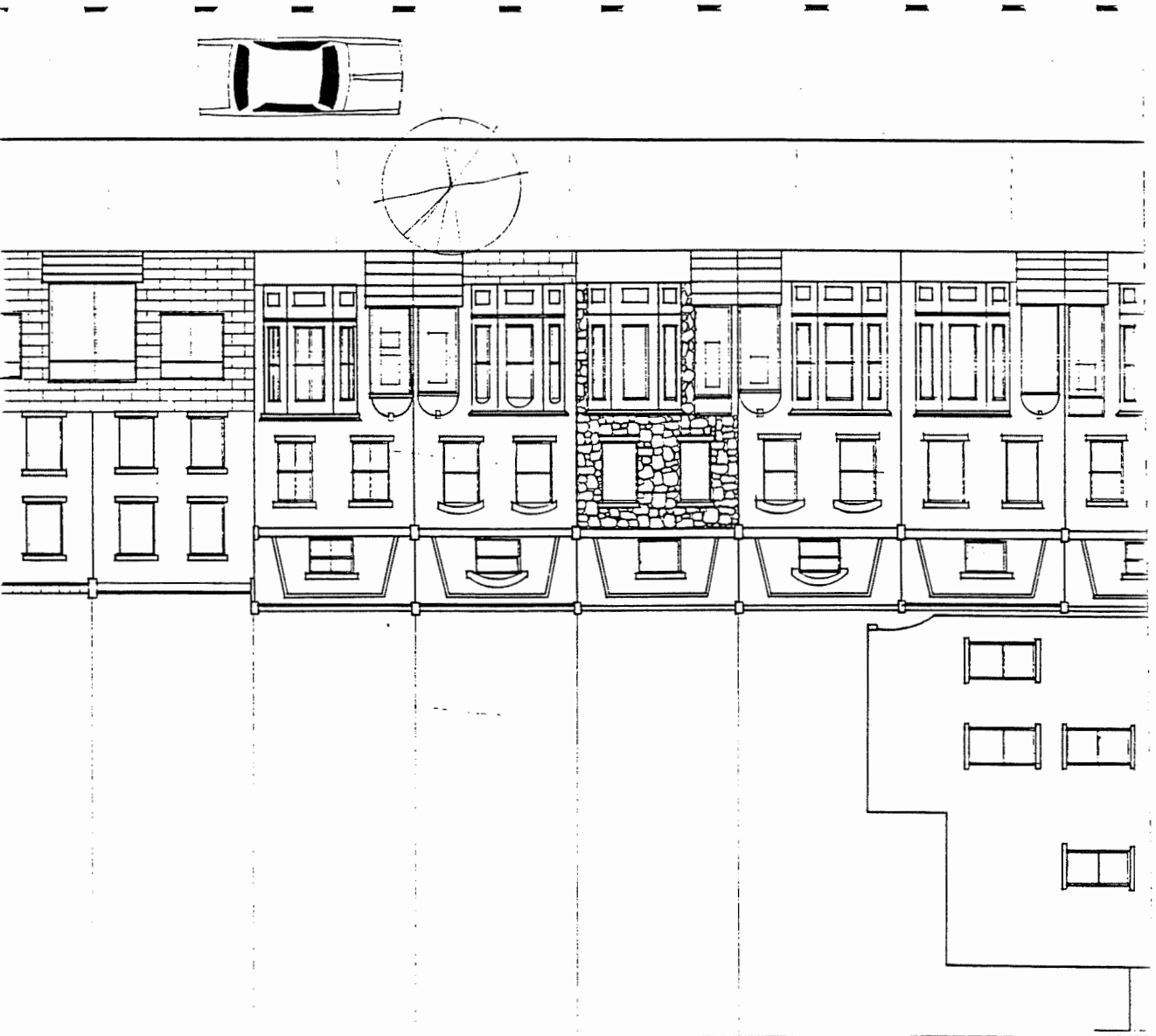
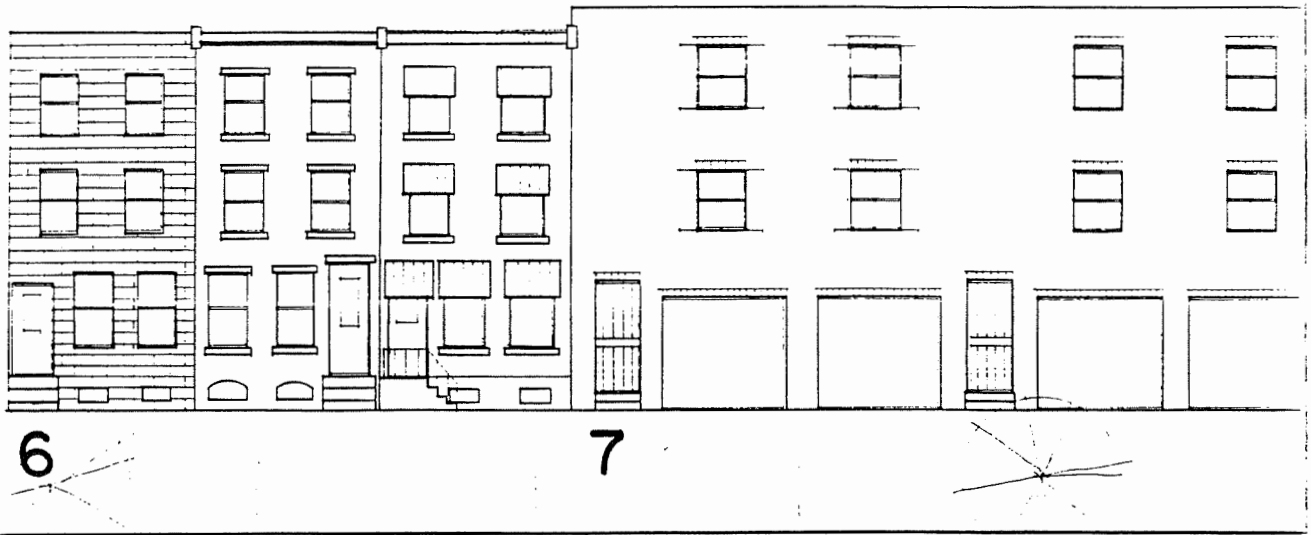




UNIVERSITY OF PENNSYLVANIA  
GRADUATE SCHOOL OF FINE ARTS  
GRADUATE PROGRAM IN HISTORIC PRESERVATION

Historic Preservation Studio

David Hollenberg

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Spring 1989

This study is an effort to create an alternative instrument to achieve preservation goals, through education. It is assumed that education has long term but stable and permanent results.

The objective is to deal with neighborhood groups and / or community organizations, without going through legal and / or political procedures.

To achieve this goal, a manual was elaborated. Easily understandable and using graphic resources as illustrations, like drawings - elevations, perspectives, plans - graphical schemes, pictures, slides, model, etc, of existing structures within this specific neighborhood, this manual consists not only in an useful and informative document about the actual physical aspect of the neighborhood but it also informs people of what is advisable not to do to avoid undesirable changes.

It is understood that the economic growth and development of a

community end up demanding new spaces. This manual's intention is to direct and control changes and new constructions and to limit the number of bad interventions, aiming the maintenance of the overall aesthetic harmony and integrity of the urban environment. Acknowledge the importance of the district as a whole, the importance of each structure as a significant part of this whole, generates the population's enthusiasm and proud. Understanding how essential is the maintenance and preservation of these structures as a means of improving the quality of life, they can develop proper and continuous maintenance.

It is essential to recognize the neighborhood as a place where they live and, therefore, a place where they identify themselves - "a place of their own" - and at the same time, acting as participants of the process - through management and control of the changes in the area - the inhabitants will use preservation as a means of acquire safe, comfortable and efficient environment.

This manual assembles the most common physical interventions present in the neighborhood as a means to explain how to recognize and identify them. it also suggests guidelines to

improve the area.

It can be used by the community groups as a tool to raise funds or get grants to develop rehabilitation programs in the area. An inventory must be developed to complement the manual and to be used in conjunction with it.

Accepting the idea that both the physical and the social aspects of the area are interrelated, it is assumed that improving the physical environment will certainly improve and ameliorate the social conditions of the today's neighborhood.

The whole process of producing this manual, as the development of a survey, the collection of information and documentation must be done with the community involvement and participation.

The manual must return to the community through a series of meetings and lectures, during which general guidelines must be discussed. This is an essential part of the whole process.

The manual includes an introduction, where its objective is explained; a brief history of the area, where social and

economical aspects of the particular neighborhood are raised (not included here), and the architectural interventions, with general suggestions and recommendations.

THE NAVAL HOME AREA MANUAL

## INTRODUCTION

The objective of this manual is to provide a comprehensive overview of the most common architectural interventions - which result in an urban extent interference - in the NAVAL HOME AREA.

It attempts to explain why these interventions are considered as "problems" and how to analyze them . It also gives some recommendations and suggests guidelines to guarantee the maintenance and preservation of the neighborhood's overall streetscape integrity.

It is designed primarily to community groups as well as to each individual in particular, and it aims the improvement of the quality of life in the today's neighborhood, through community groups' management and control.

To achieve this goal, it was collected, within the study area, many examples of infill buildings and also examples of buildings which have been seriously compromised architecturally, through alteration. All of them, together, interfere considerably in the environment as a whole. These examples were assembled into a hypothetical block as a means to illustrate the neighborhood and divided into different categories and analyzed separately.

It is assumed that through an overall comprehension of the neighborhood's physical alterations and the harm these alterations cause, the inhabitants will acknowledge the role and the importance of proper and continuous maintenance to safeguard the integrity of the area.

A broad understanding of the social, cultural and economical aspects of the area is fundamental, although this manual applies only to physical exterior aspects of buildings and out-of-door spaces in the neighborhood.

This manual is not to be used as a how-to-do manual or a guide to restore or rehabilitate buildings. General guidelines and recommendations are suggested but it is important to emphasize

that skilled professionals should be called to develop specific projects. Each structure should be analyzed individually, but the work has to be done as a total concept where each building has to be considered as a part of the whole. Even those elements which individually bear no importance, together contribute to form the streetscape and the same approach should be applied to all units in the group as the basic physical character of the neighborhood should be respected.

After having developed a survey in the area and an analysis of the physical aspects of the neighborhood, the interventions - pointed as "problems" - were classified by type, in three categories, as follows:

1. INFILL BUILDINGS
2. ALTERATIONS
3. VACANT LOTS

Each of these categories consist of different examples and is analyzed separately, through the use of generic diagrams, as:

. facade rhythm - it represents the consistent width pattern of the rowhouses facades in the neighborhood;

. facade plane - it shows the invariable front lot line construction interrupted with the new setback buildings;

. cornice line - it represents the overall regular height of the type of houses in this area. Usually two or three story buildings, this diagram shows the "void" created by the one story building and the vacant lots;

. fenestration rhythm - this diagram emphasizes the regular rhythm of openings and the proportion between solid and voids in these rowhouses, broken with the enlargement and reduction of windows and doors and the infill buildings.

1. INFILL BUILDINGS

## 1. Setback

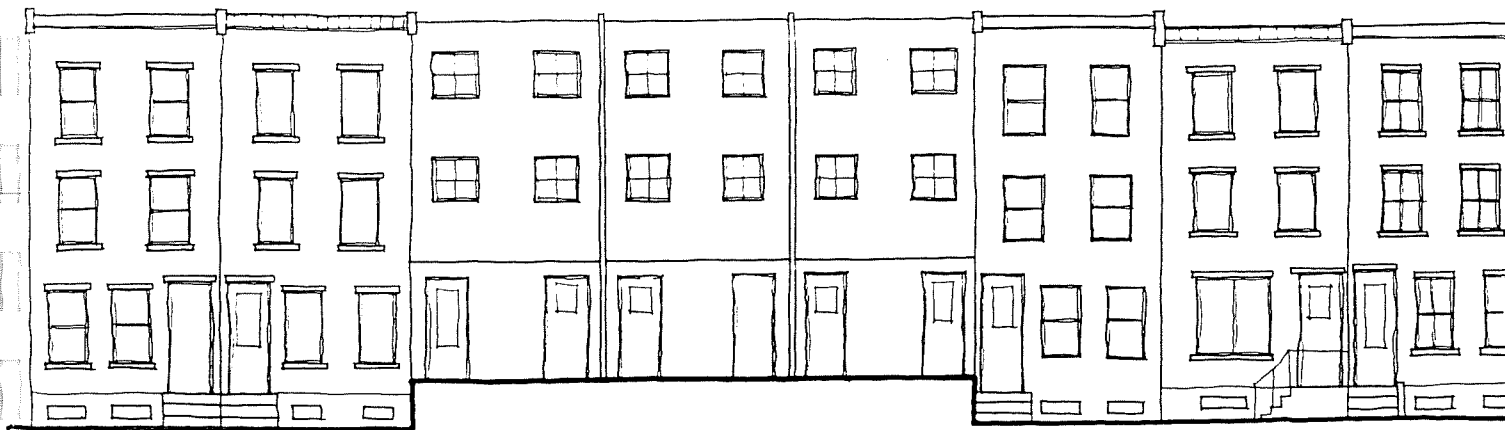
Setback construction buildings are not, in the present time, a common characteristic of the infill buildings of this neighborhood, although an increase tendency can be observed.

They seriously compromise the facade plane pattern of the streetscape as they create a discontinuity and a "gap" on the dominant front lot line's existing constructions on the block.

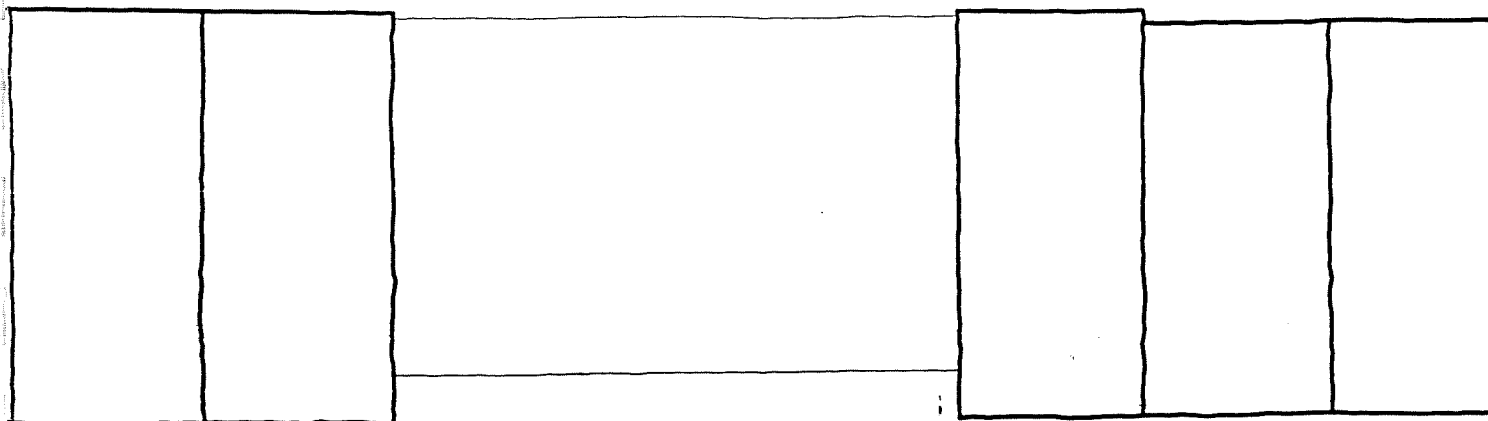
The sidewalk is utilized as parking space, turning a public space into a private use.

The poor design features and the lack of respect with the surrounding buildings' overall design conception in the area is also constant in these kind of structures.

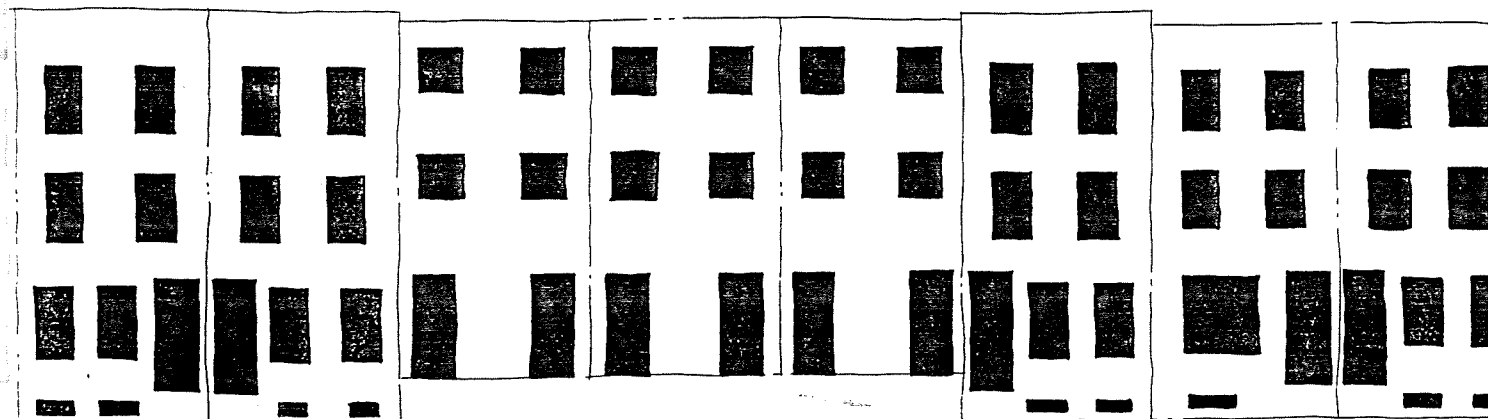
This characteristic is considered an extremely aggressive interference in the integrity of the streetscape and should, by any means, be avoided.



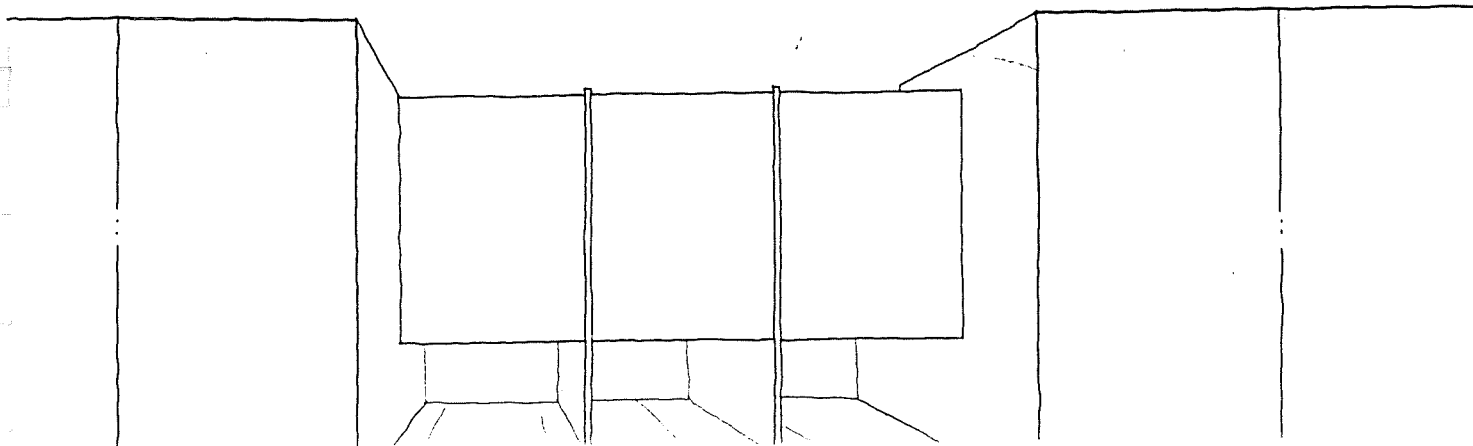
SETBACK

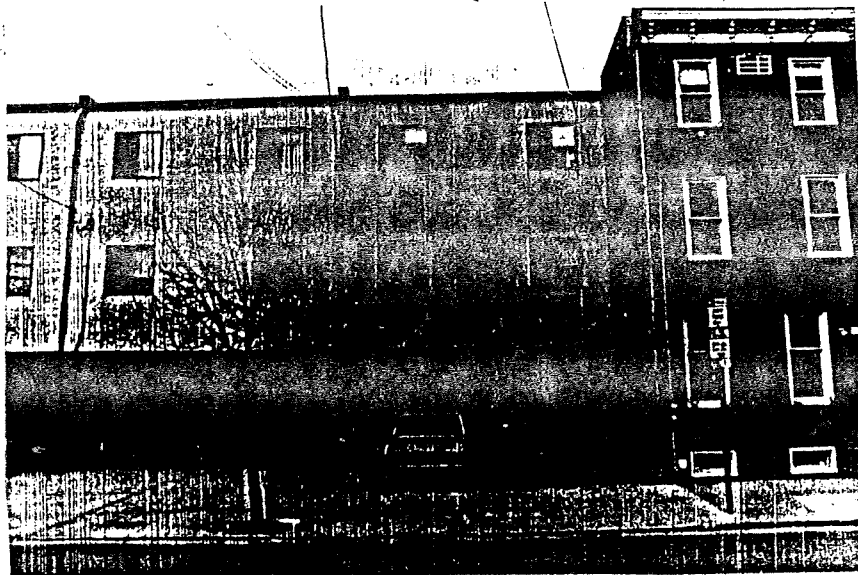


FACADE PLANE



FENESTRATION RHYTHM





### 3. Setback

A setback located building, as it was said before, causes a discontinuity in the streetscape plane of this particular neighborhood.

In this case, no important typical characteristic is respected as facade plane, cornice line and fenestration rhythm pattern.

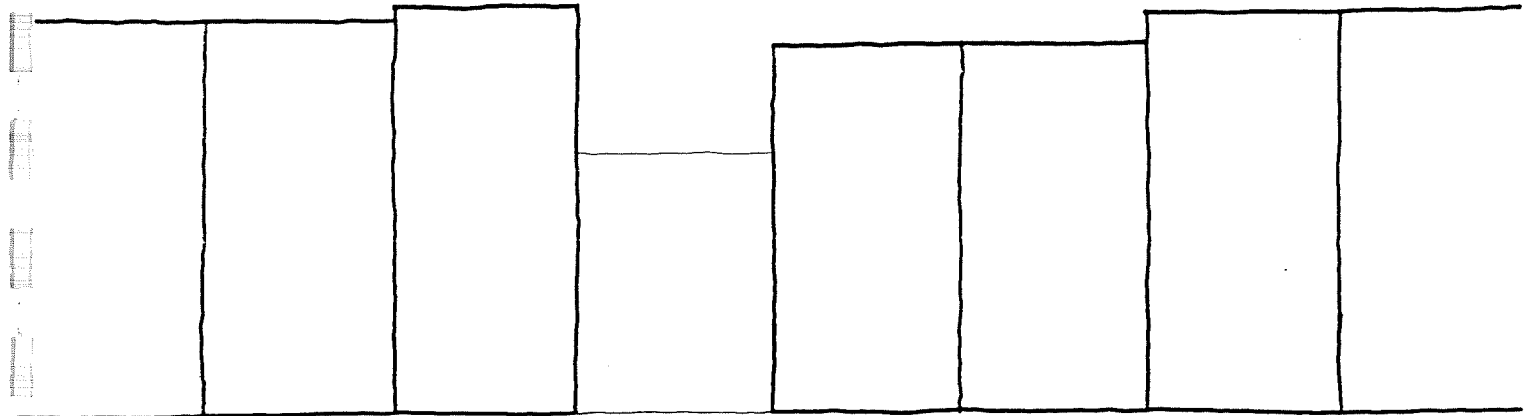
Also, although fences are used to limit the back yards and to establish the sites's area, it is not a common element in the public streetscape and when introduced, become a "strange" and intrusive element.

This kind of located construction should be avoided.

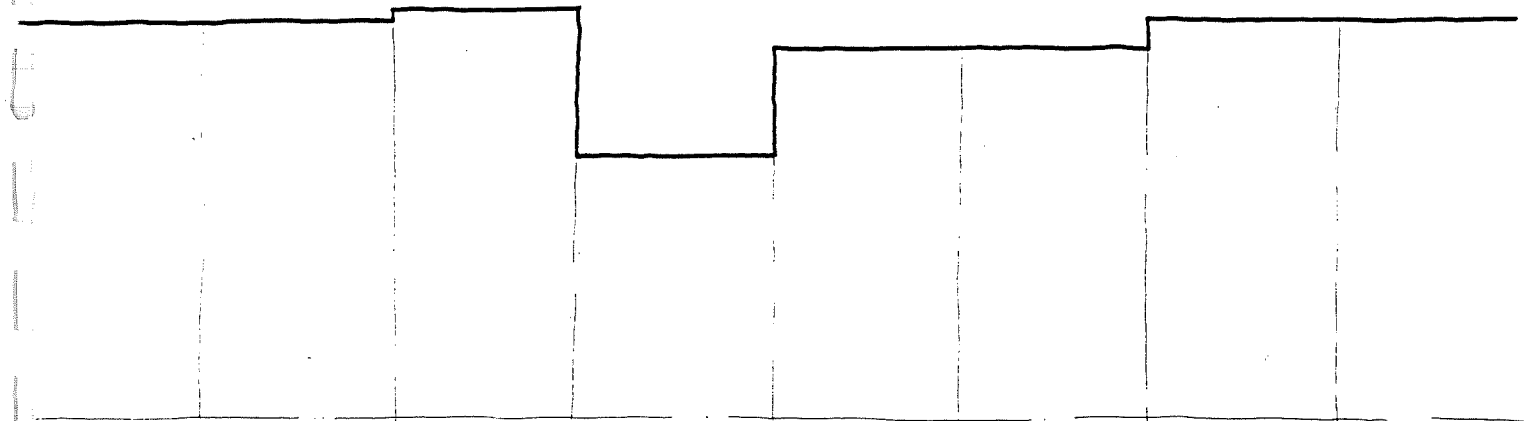
3



SETBACK



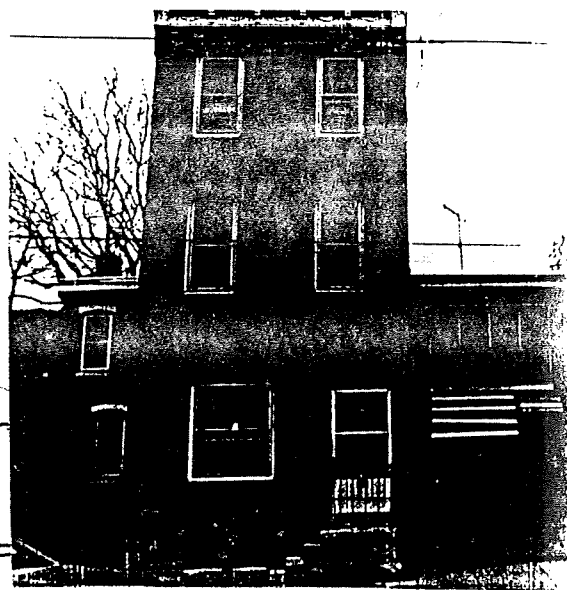
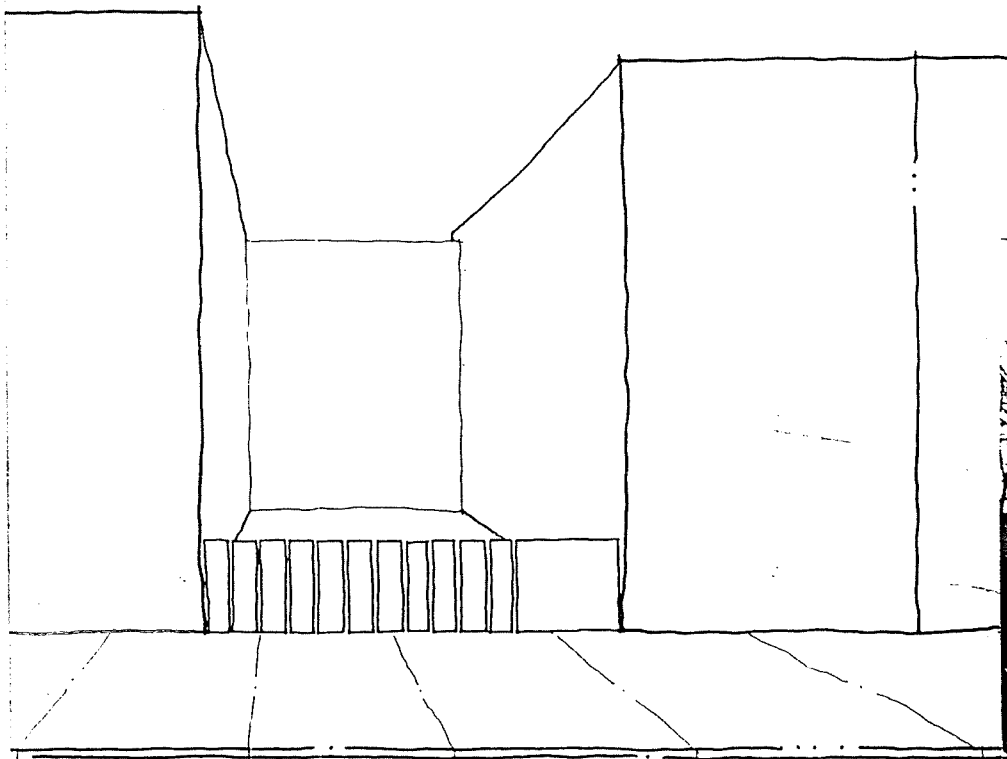
FACADE PLANE



CORNICE LINE



FENESTRATION RHYTHM



#### 4. Garage

The idea of garage building is being an extensively expanded one in the neighborhood. This is considered a very rudimental way of solving the parking's lack of space as it utilize a potential residential area as an automobile "shed".

The parking space problem should be solved with alternative proposals as empty corner lots or back yards alleys and areas.

The maximum height of buildings has been controlled through local zoning ordinances but in this particular neighborhood, the minimum buildings' height is also very important. The character of the area is essentially two and three story buildings and when just one story building is built, it creates a void in the upper floors level and interrupts the feeling of enclosure of the street.

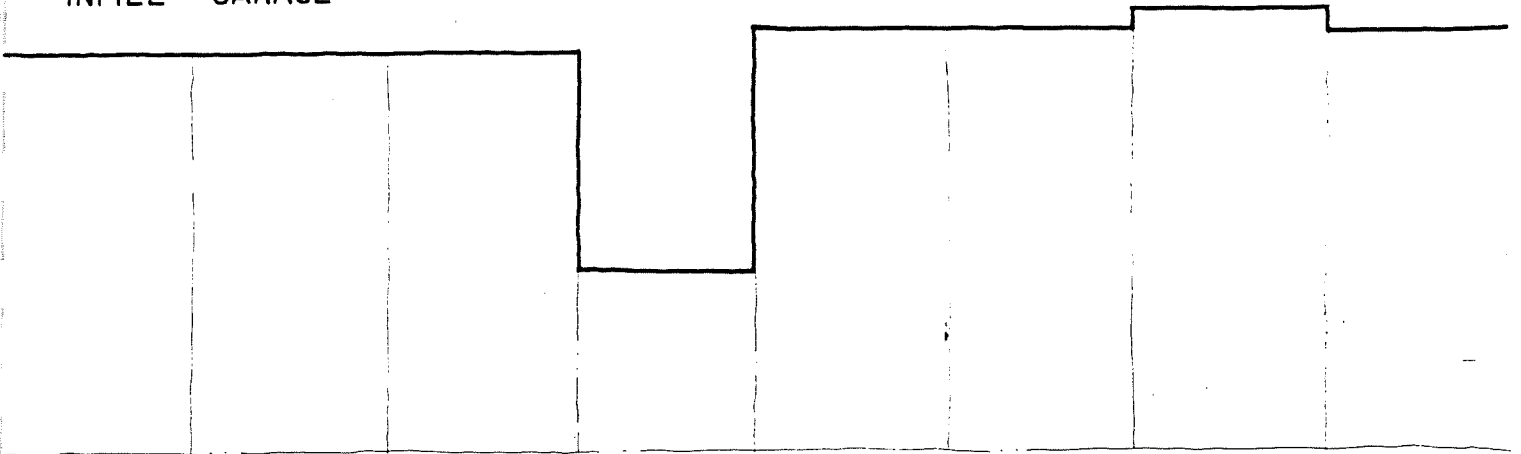
The fenestration rhythm pattern is affected when an intrusive element, as the large garage door, is introduced.

The proportions of all openings in new constructions should respect the dominant proportions of the rest of the constructions on the block.

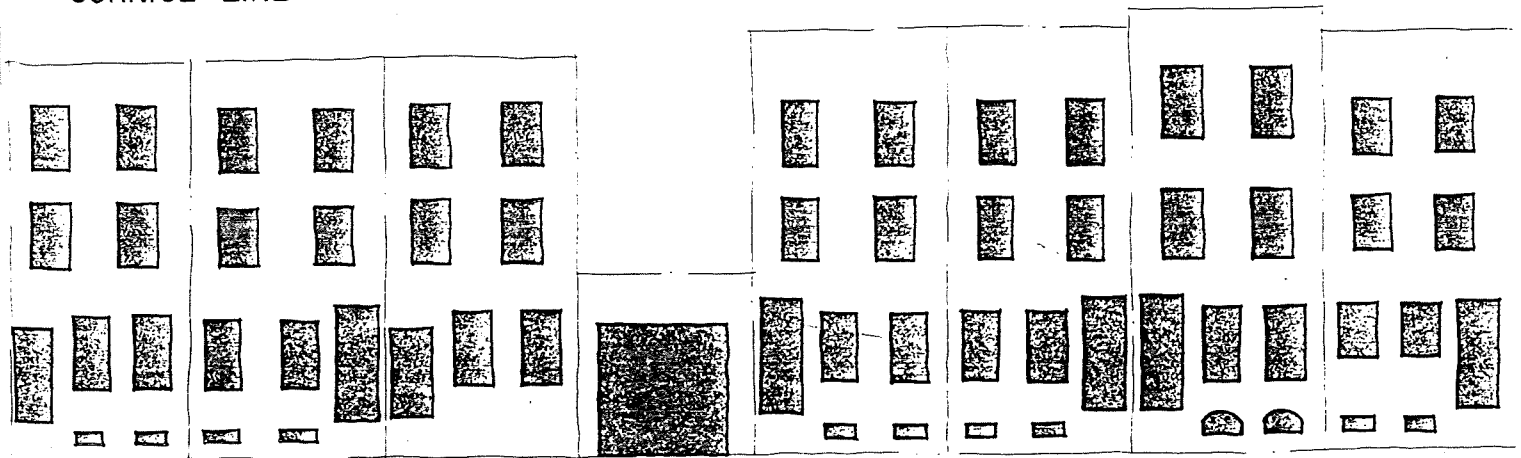
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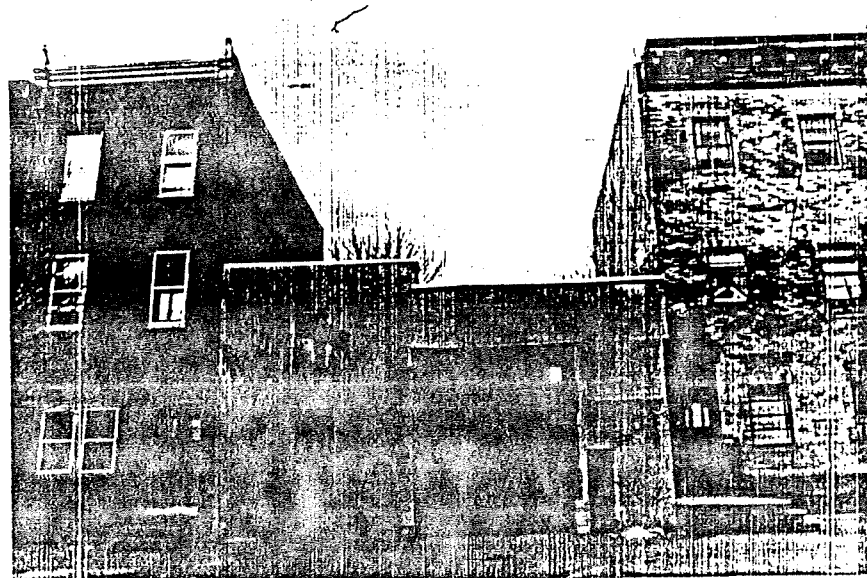
INFILL · GARAGE



CORNICE LINE



FENESTRATION RHYTHM



## 5. Infill

The general poor design of the new buildings, uncoordinated with the existing one, is constant in this neighborhood.

The typical architectural features of the immediate area are not respected.

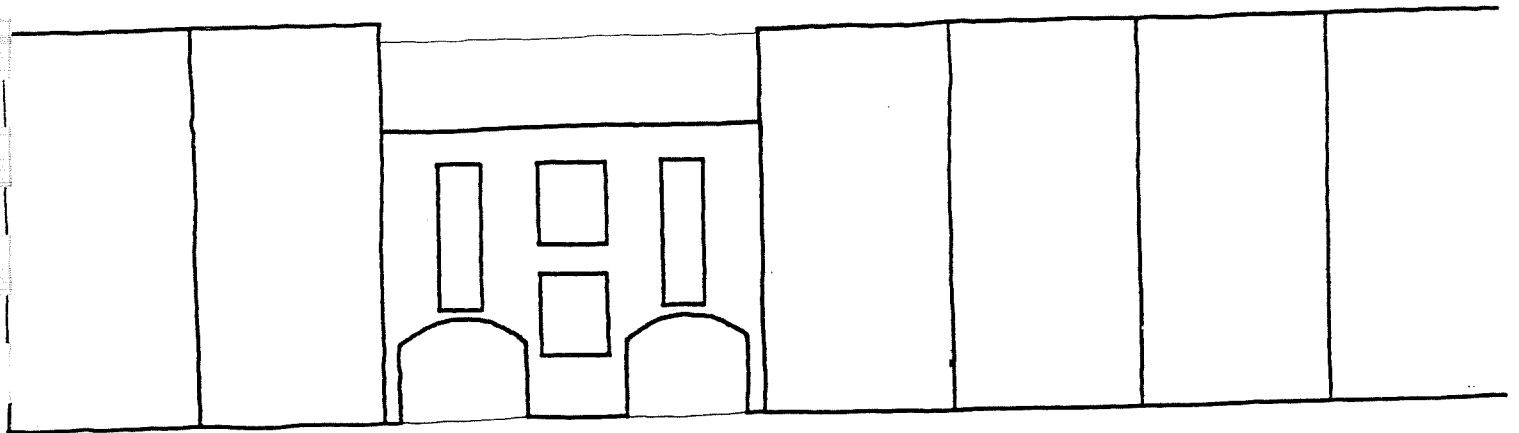
In this particular case, the overall massing of the buildings, the proportion between solid and voids, the use of differentiated planes, the arrangement and proportion of openings, the introduction of new elements, as balconies, iron rails, etc, lead to intrusive results which conflict with the character of the neighborhood.

Maintenance of the facade rhythm, facade plane and fenestration rhythm pattern in the neighborhood should be considered and respected, when designing and introducing new buildings.

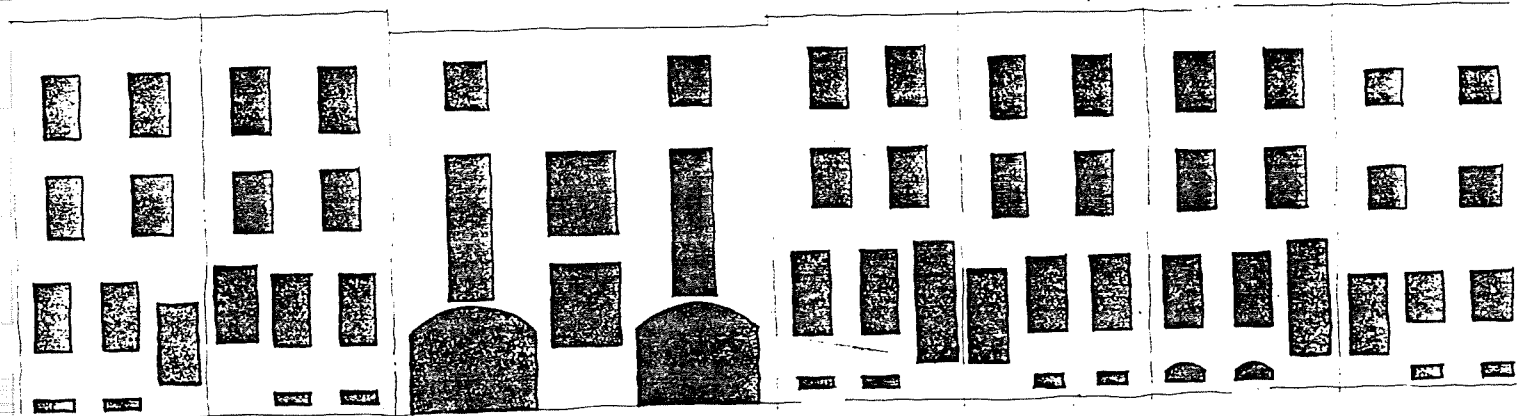
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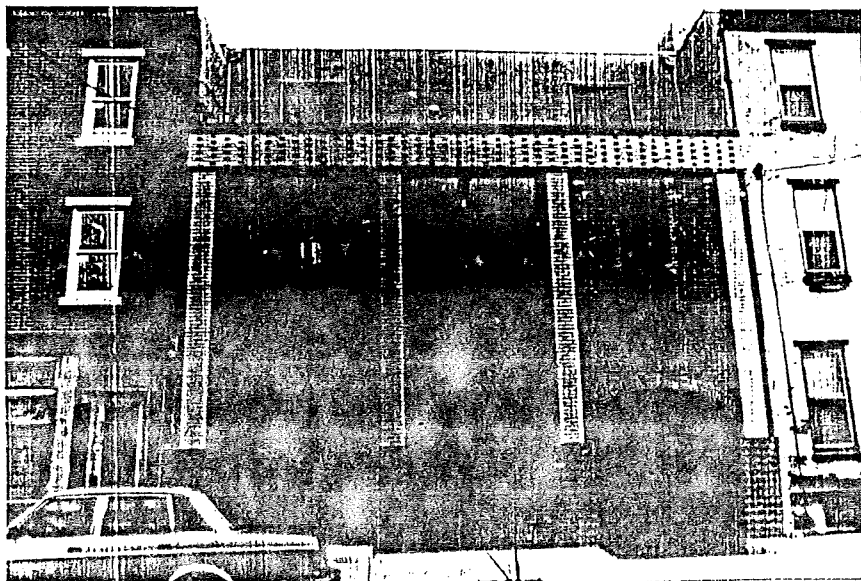
INFILL



FACADE CORNICE  
PLACE LINE



FENESTRATION RHYTHM



## 7. Infill

Contemporary structures' design should be treated as contemporary. Artificial or "historic" elements should not be imposed.

The new constructions should relate to the dominant proportion and character of the block.

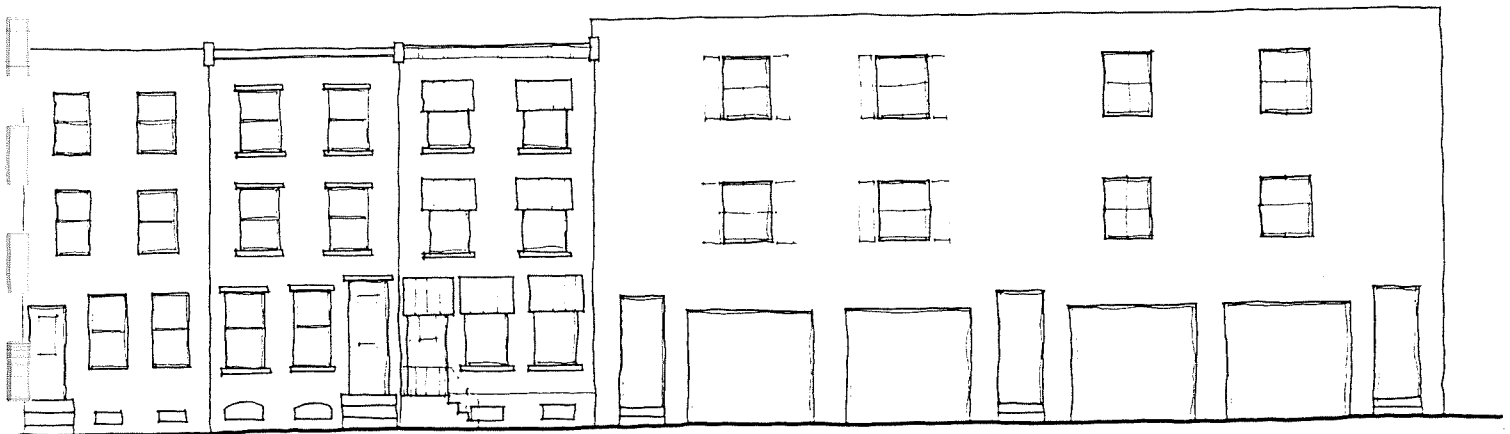
In this case, there was a poor attempt to follow the general characteristic's pattern of the buildings in the neighborhood through the use of same material - as bricks, for example - and type of openings. A new and intrusive element was introduced - the garage door.

The result is a large scale, poor designed and proportionated building as the relationship between solid and voids was not

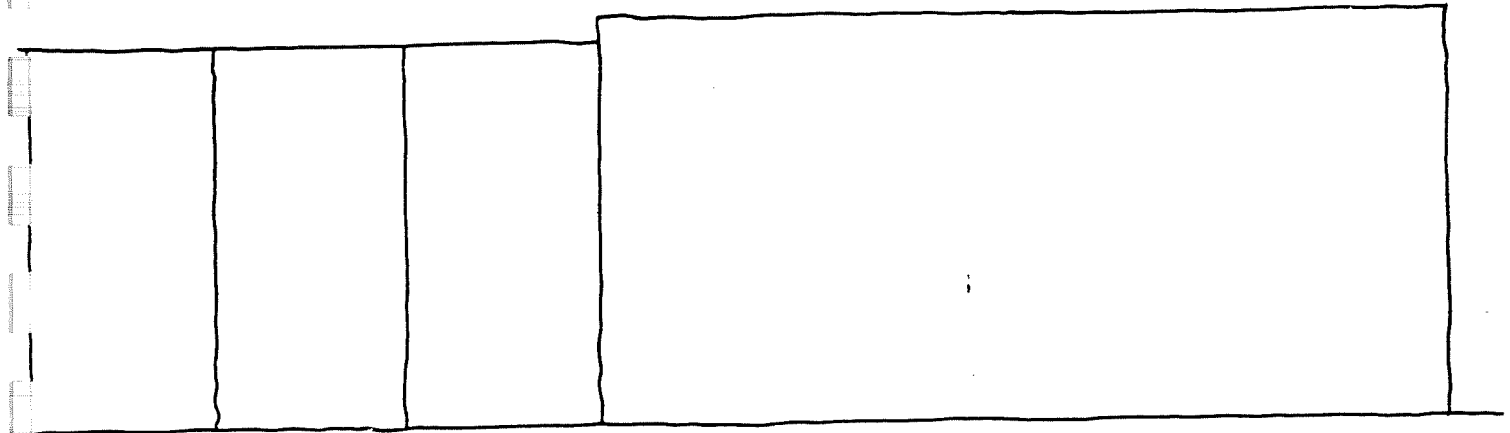
respected.

The facade width should be compatible with the rhythm and proportion of other buildings in the block, by visually division into panels.

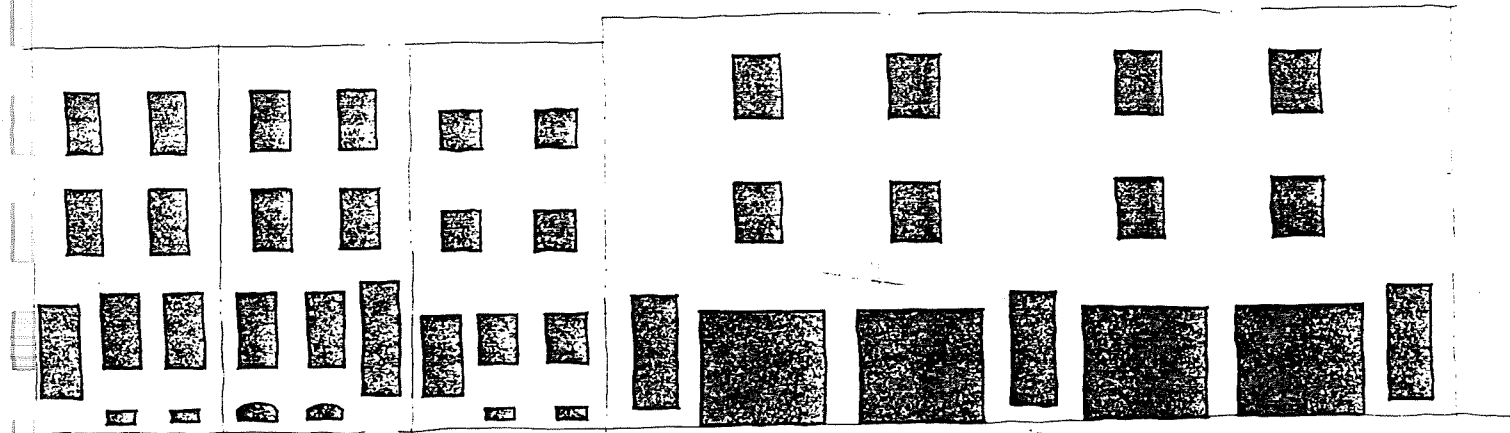
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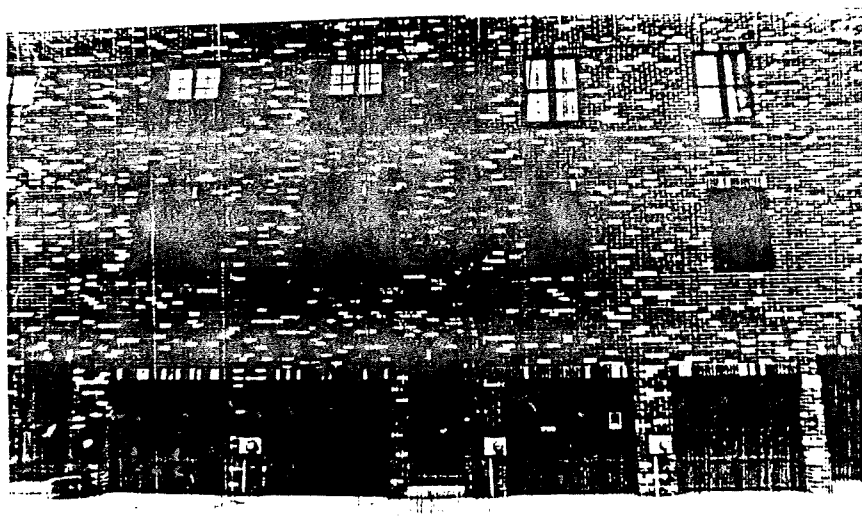
INFILL



FACADE RHYTHM



FENESTRATION RHYTHM



### 13. Infill

The change in the fenestration rhythm pattern and the proportion between solid and voids, in this case, leads to a poor design result.

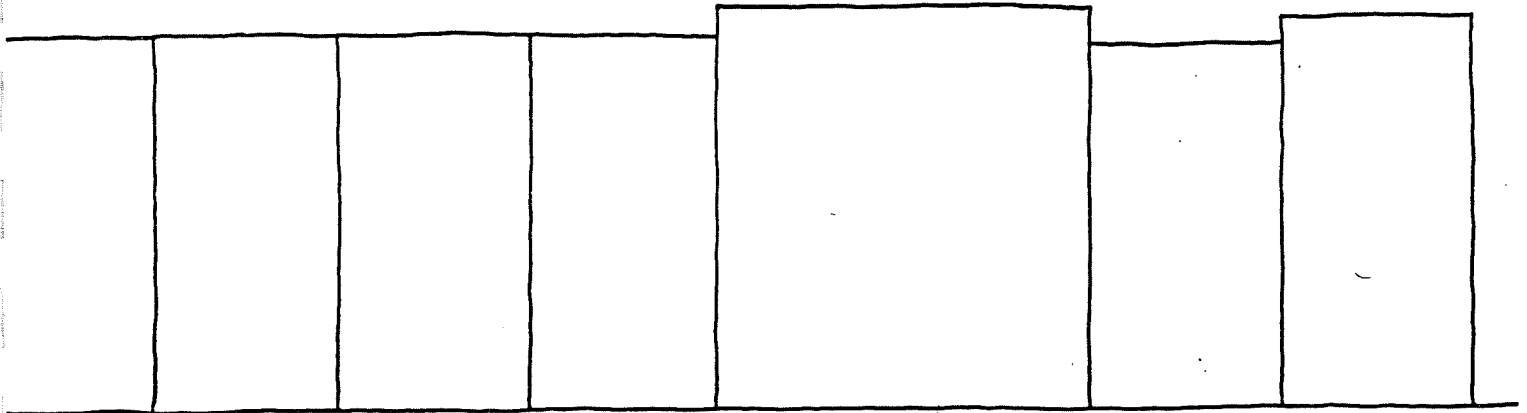
There was an attempt to use original elements and features, as the cornice, to match this new building with the rest of the existing structures in the block, but very important aspects were disrespected, as: the facade rhythm and the fenestration rhythm pattern.

The overall typical characteristics of this kind of rowhouse structures should be considered as a whole to obtain a good architectural product and to improve the streetscape.

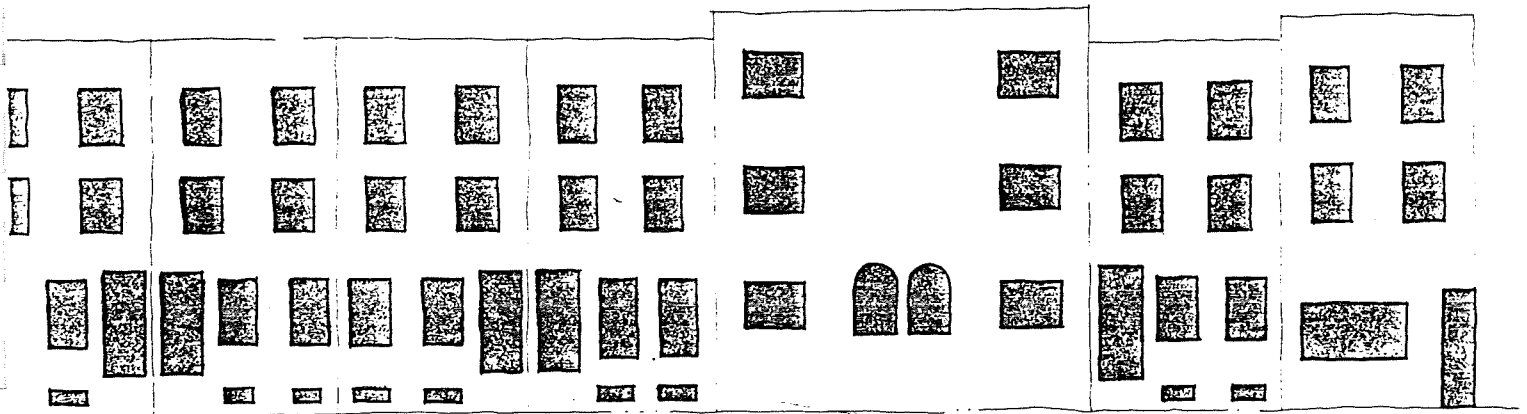
13



INFILL



FACADE RHYTHM



FENESTRATION RHYTHM

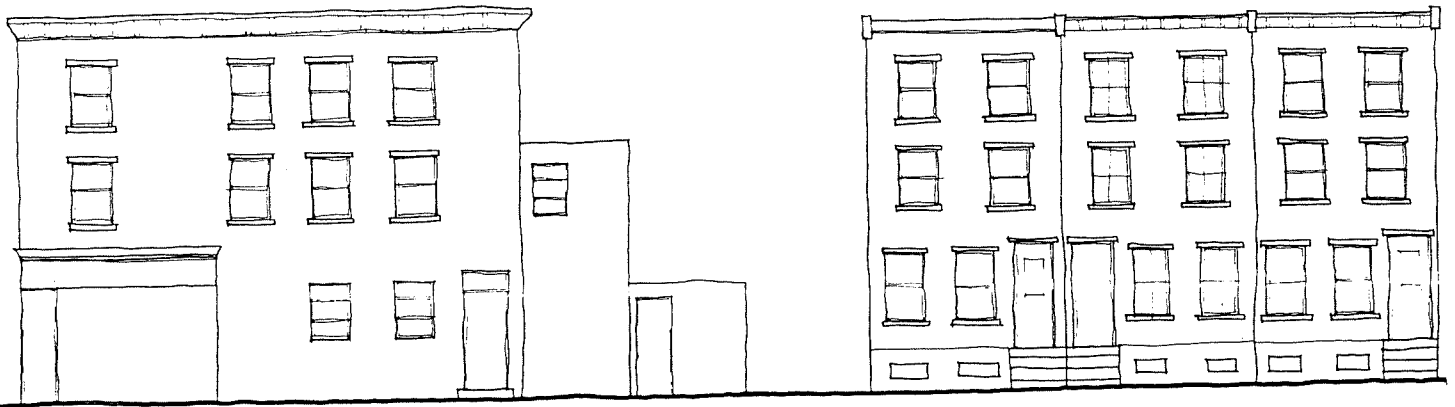


14. Infill (addition in existing buildings)

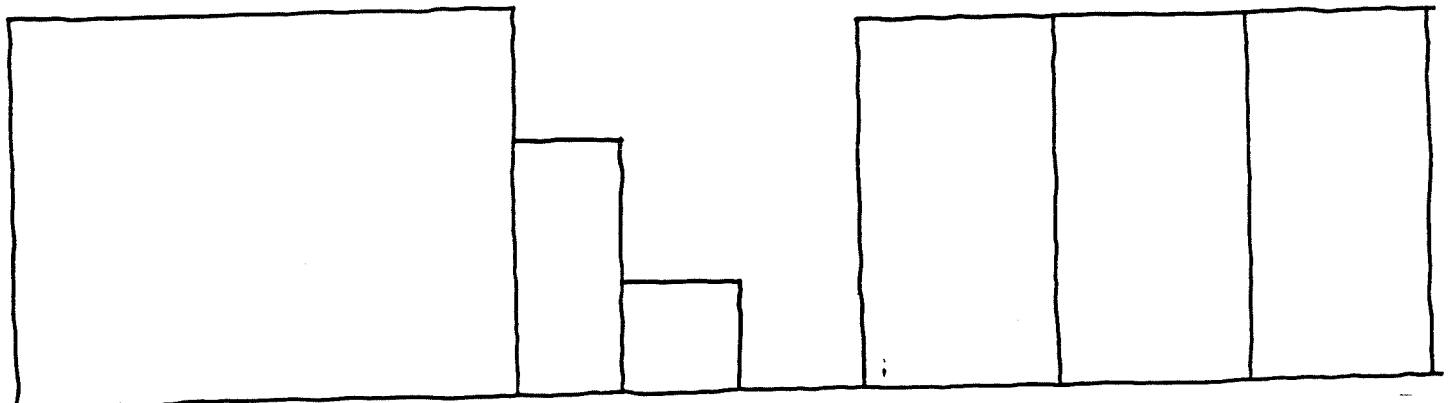
The necessity for additional space usually leads to the construction of poor designed structures in the back yards.

It is assumed that back yards should be treated as open spaces but when these kind of additions are necessary, a setback is advisable and the landscape of the site is desirable.

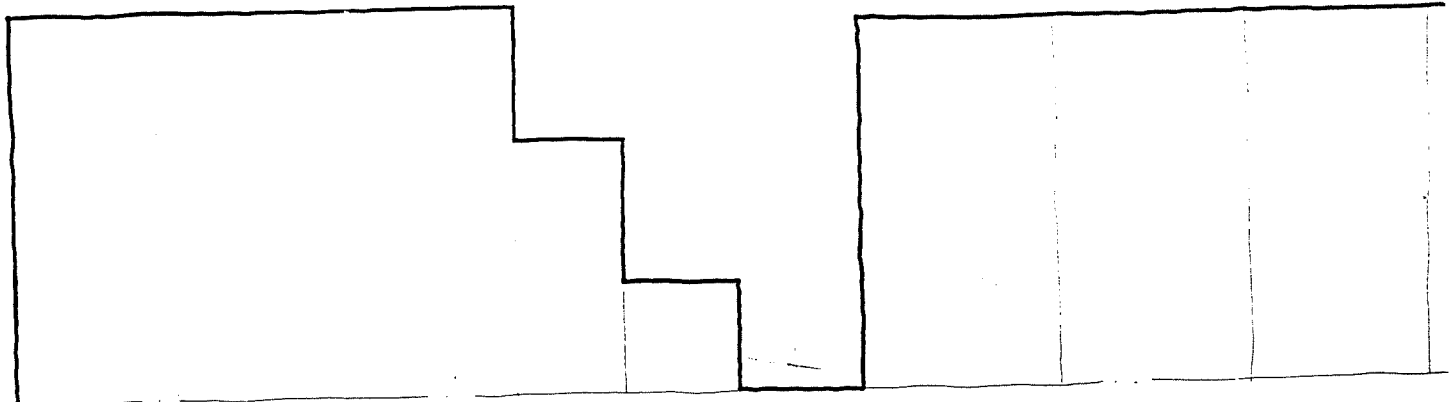
In these corner lots, the wall is a common element and should be maintained. The new constructions should be built behind it and characteristics as cornice line, facade rhythm and fenestration rhythm pattern should be respected.



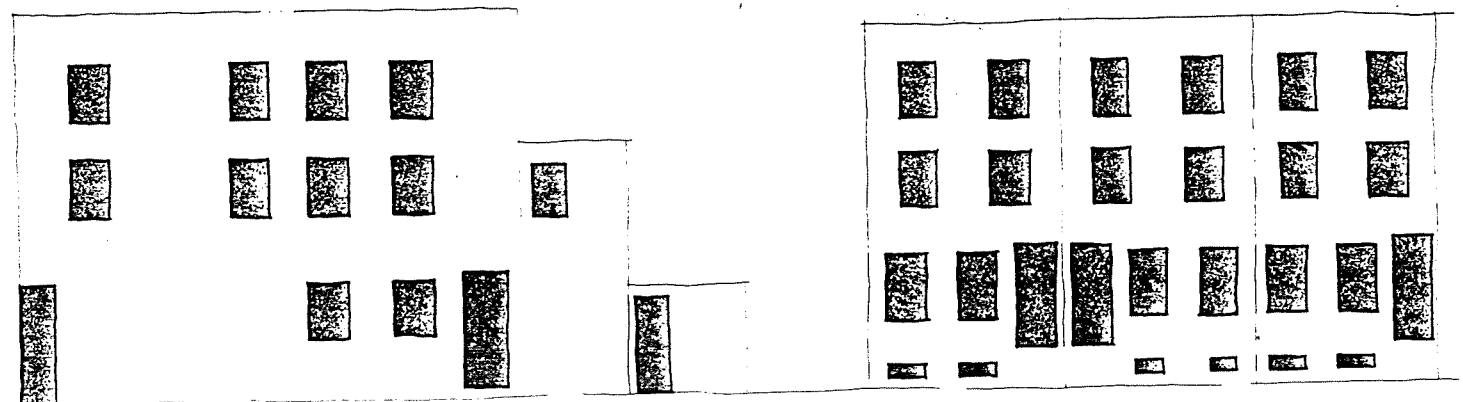
INFILL

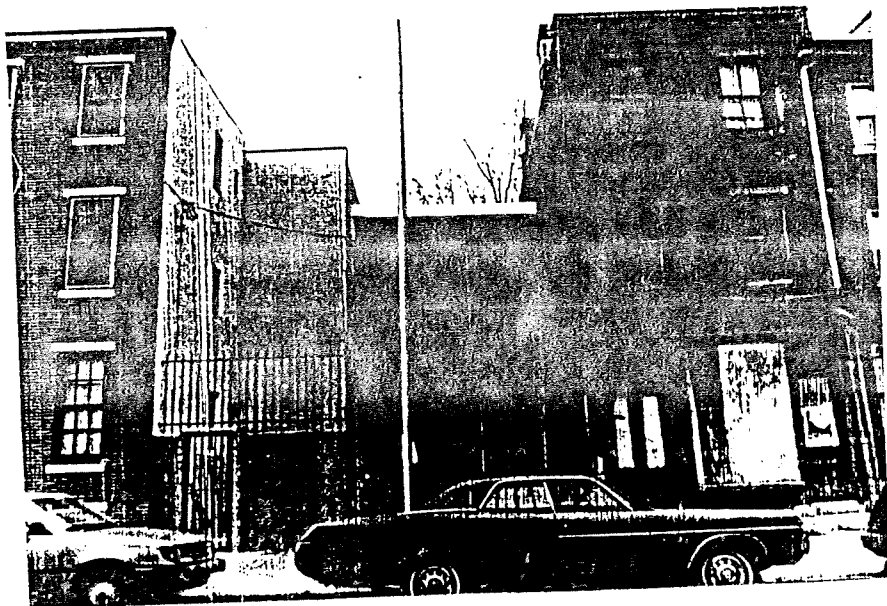


FACADE RHYTHM



CORNICE LINE





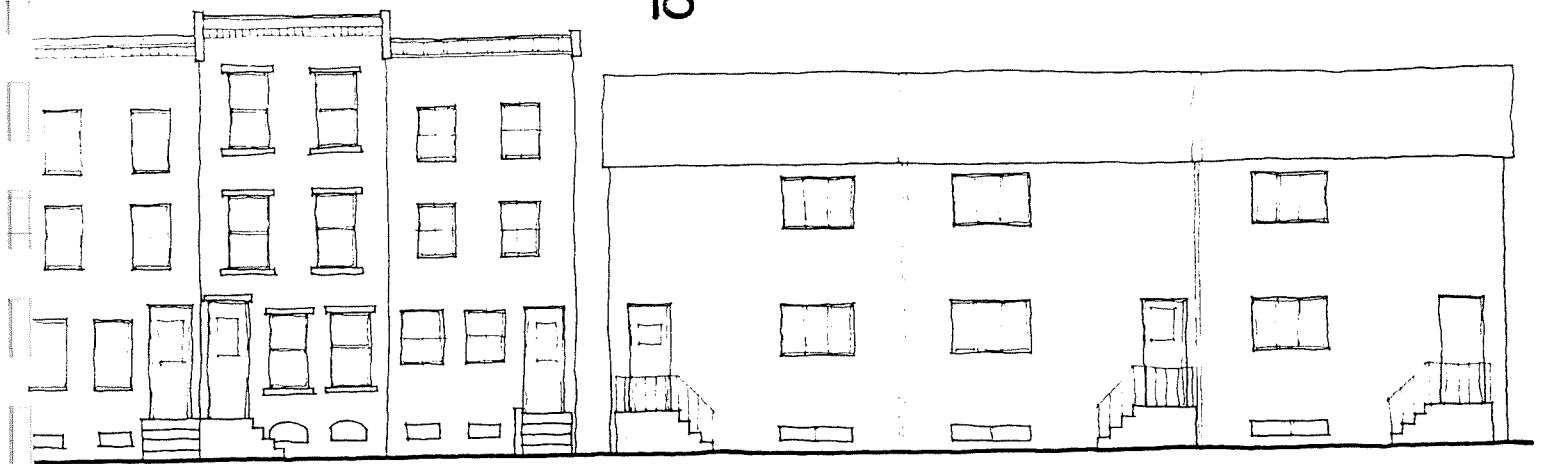
## 18. Infill

Although there was an attempt to maintain some features of the existing buildings in the area, this example results in a large scale structure which disrespects both the facade rhythm and the fenestration rhythm pattern of the neighborhood.

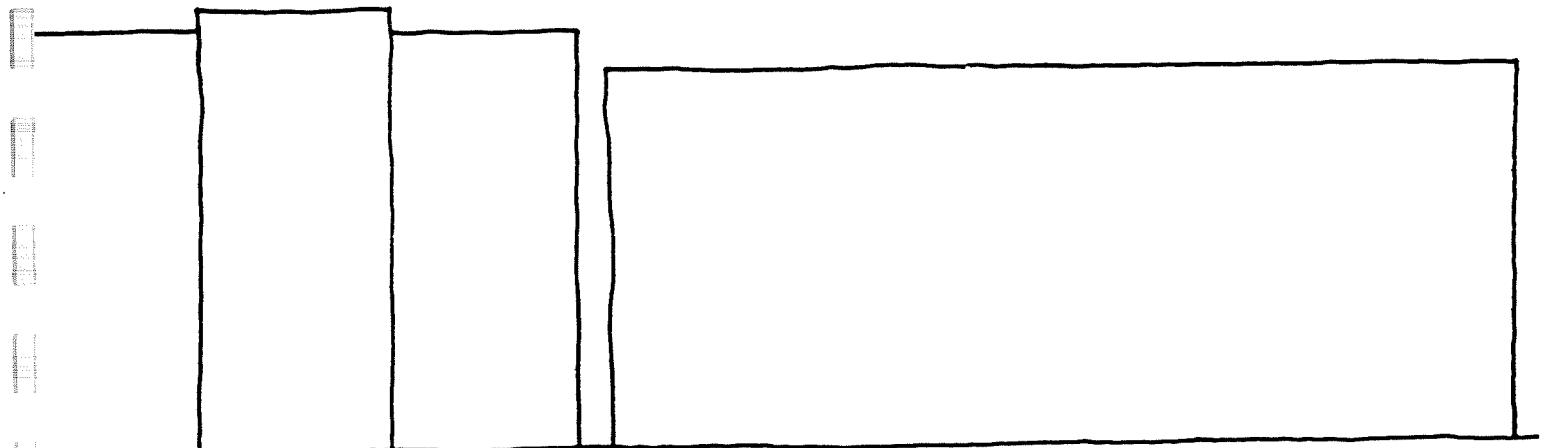
It presents a slope roof - with the ridge roof line parallel to the front facade - a "strange" element in the neighborhood, and it attempts to maintain the lot width line using poor resources as exposed pipes (that run all the way from the roof to the ground ) as "lines" to divide the large facade into smaller panels.

Besides, in the other street, an open parking space was created, having a wall and gate as limits of the front lot line. Both the slope roof and the "gap" - caused by this open space - interfere

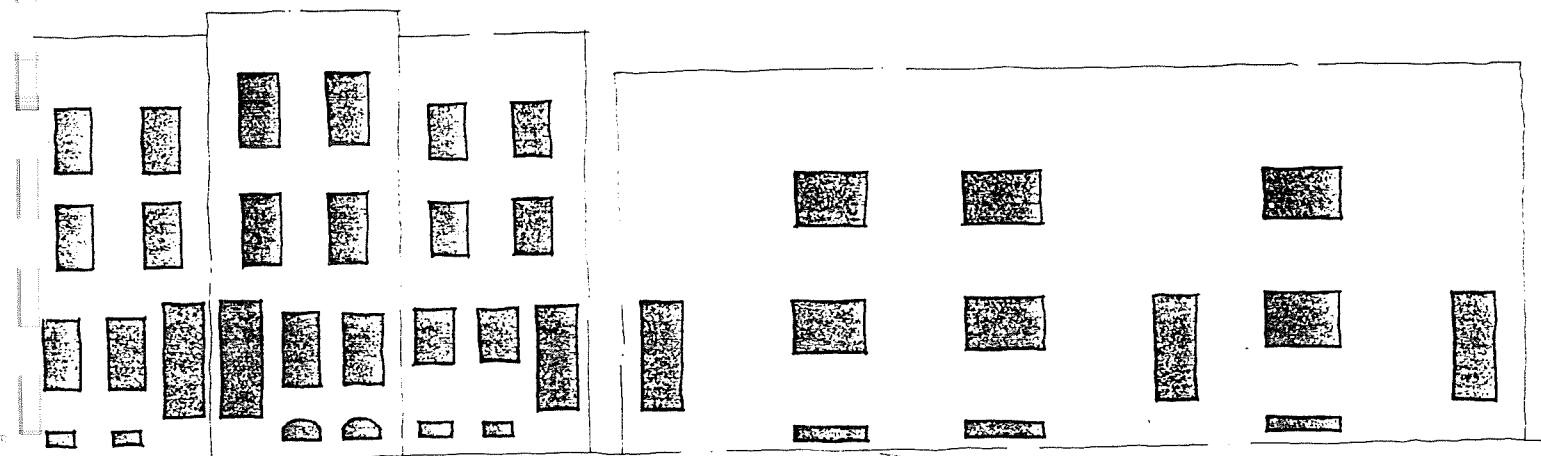
in the felling of enclosure of the rowhouses structures as they  
break the continuity of the streetscape.



INFILL

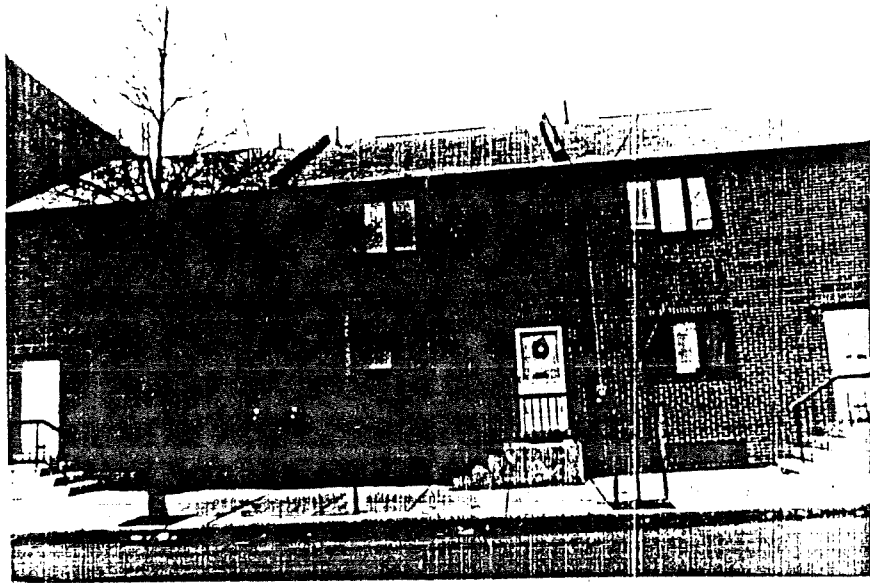


FACADE RHYTHM



FENESTRATION RHYTHM





## 2. ALTERATIONS

## 2/6. Facade recovering

Covering the facades with different material should be avoided if the original material is in good condition or can be repaired.

Usually brown stone, metal facing or stucco are used for this purpose. Covering the facades with a different material usually hides or eliminates important features as lintels, cornices, etc, and, some times, reduction of opening also occurred.

When it is indispensable to happen, it should be an attempt to harmonize the new material used with the overall material's characteristics of the neighborhood, in terms of color, texture and size.

2

6



FACADE RECOVERING



## 8. Unification of 1st floor

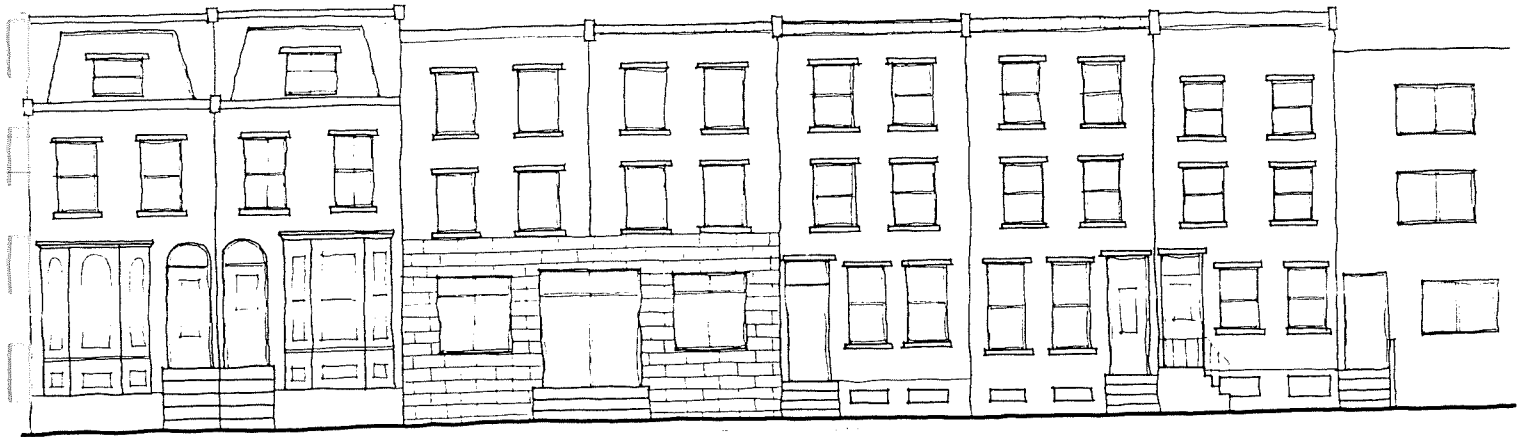
Change in material and in openings at the 1st floor of buildings is a very common characteristic in this area.

Usually, an enlargement of windows and a reduction of doors occur, interfering in the fenestration rhythm pattern of the neighborhood.

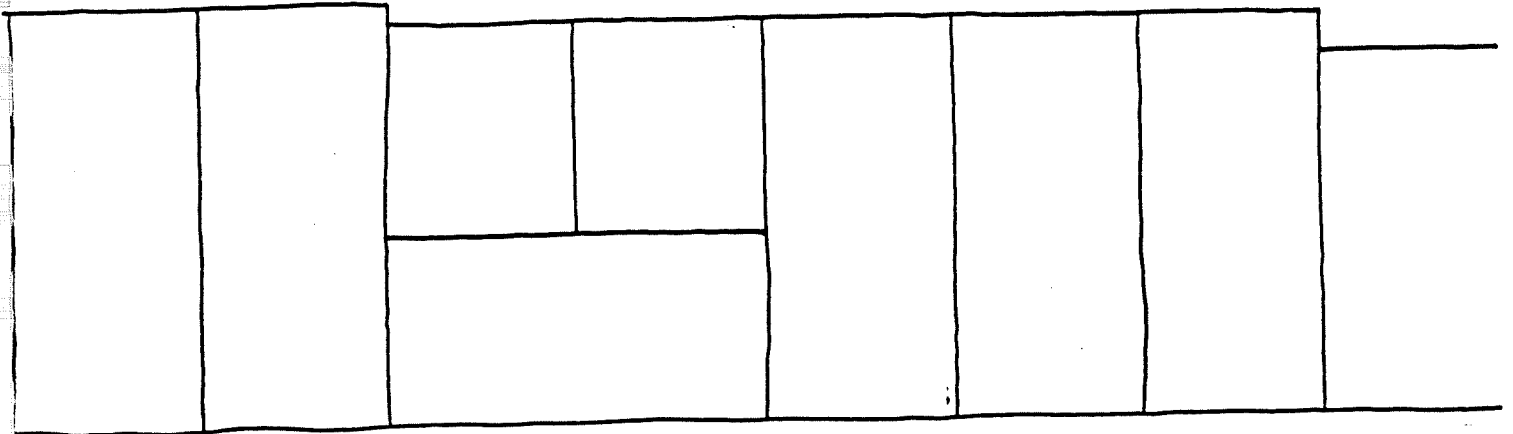
It also creates a non - existing horizontal cornice line between the 1st floor and the upper floors, "separating" the building into two parts and changing the cornice line's pattern in the area.

When change of use occurs and it is necessary to call attention to the building, alternative means can be achieved to satisfy this purpose as use of signs, same color paint in windows' frames and moldings, etc.

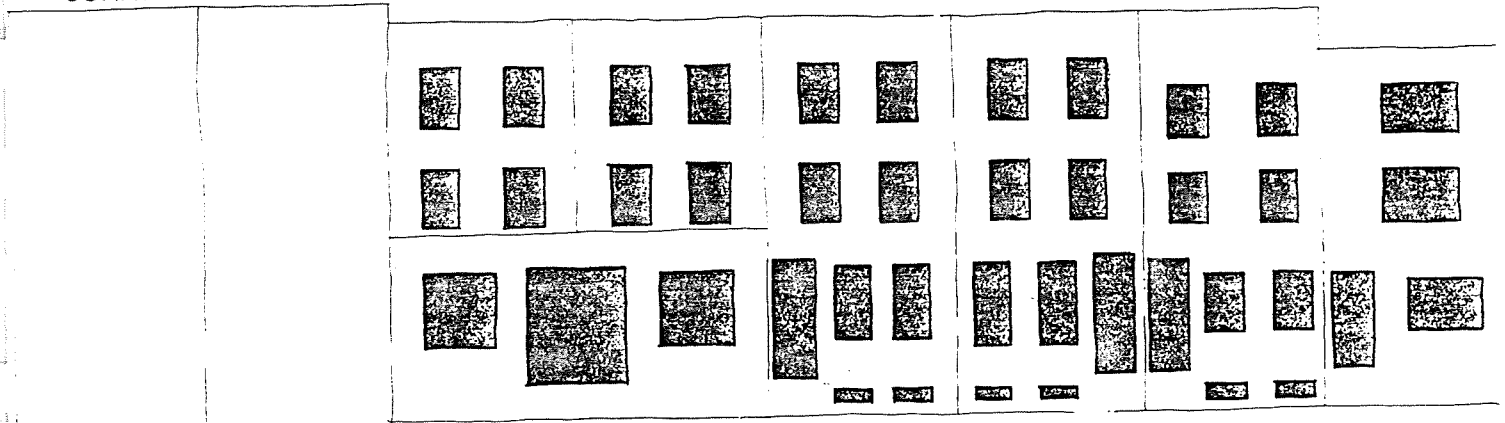
8



UNIFICATION OF 1st FLOOR



FACADE RHYTHM  
CORNICE LINE



FENESTRATION RHYTHM



## 9. Windows' and doors' alterations

Reduction or enlargement of openings occurs a lot in this neighborhood. It causes a change in the fenestration rhythm pattern and consequently, in the overall proportion between solid and voids.

Reduction of door openings is very common when new doors are installed. It happens because different sizes of doors are available in the market, nowadays.

When changing a door, maintenance of the original lintel as well as the original door opening's height should be attempted. Also, fixed wood boards or glass panels should be kept in the upper wing of the doors.

Enlargement of window openings has absolutely no function as it

does not increase the original amount of light or ventilation inside the building but it compromises the fenestration rhythm of the street, and the proportion between solid and void within the building.

Any necessary change in the building's openings should be extensively studied and analyzed and the proportions should be respected.

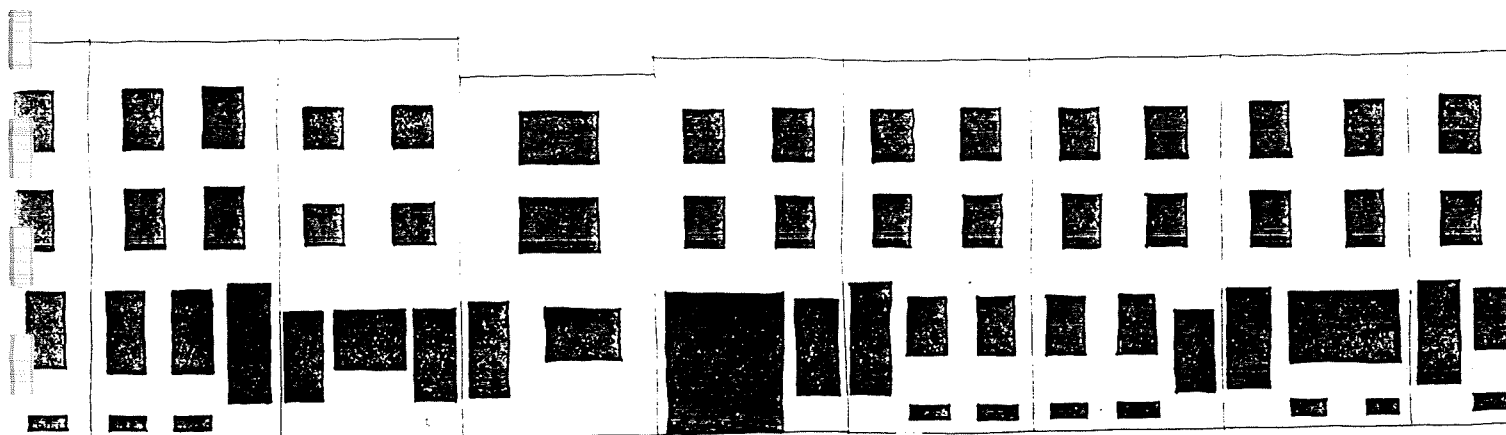
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9

10



AWNINGS · WINDOWS ALTERATIONS · GARAGE DOOR



FENESTRATION RHYTHM



#### 10. Garage door

The enlargement of openings to accommodate a garage door is a very common alteration occurring in this neighborhood.

It creates a new and "strange" element in the streetscape and causes an aggressive change in the fenestration rhythm of the typical rowhouses, altering completely the proportion between solid and voids.

The "parking issue" should be solved in a different way, as using the vacant corner lots or back yards for parking spaces, if feasible.

## 16. Awnings

Installation of awnings is a spread tendency in this area.

They are always in bright and strong colors. They visually reduce the openings, compromising the typical opening's size pattern of the neighborhood and interfere in the facade plane, as they result in projected elements above the sidewalk.

Sometimes, just one long awning is used in the whole ground floor openings, unifying them.

When necessary to be used, these awnings should be of simple design, simple and light structure and should be in pastel colors, compatible sizes and the projection should be smaller.

#### 15. Recovering and alteration of the 1st floor openings

Very common and intrusive elements in the neighborhood, these characteristics usually take place when change in use occurs.

The different recovering material and enlargement of openings create a barrier, a separation of the 1st floor from the upper floors, changing not only the fenestration rhythm pattern in the area but creating a fake cornice line's sensation in the building.

The creation of a non existing horizontal line's characteristic in the vertical line's tendency of rowhouse type's structures, compromise the integrity of the streetscape.

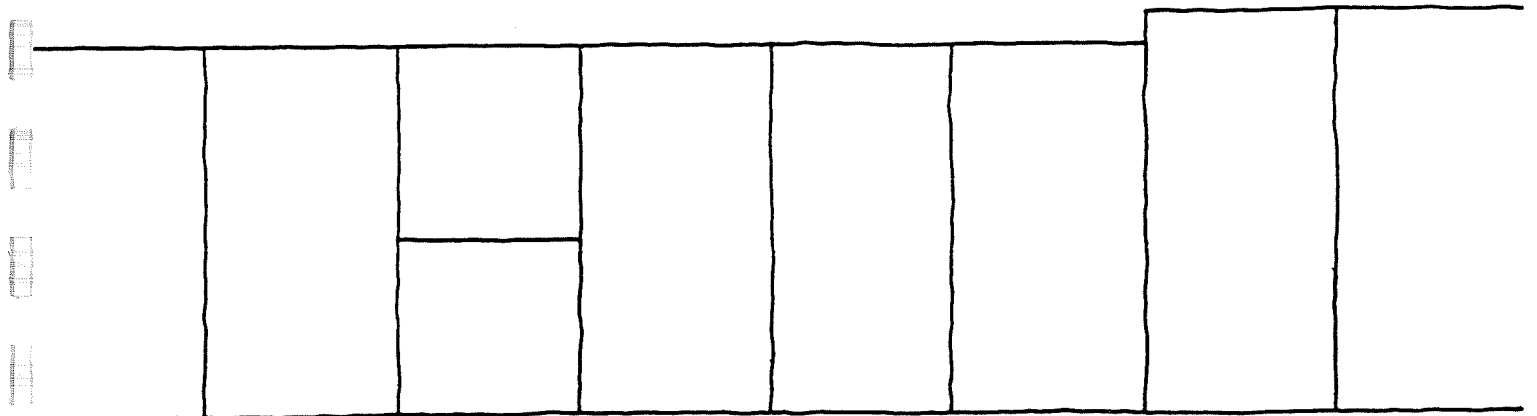
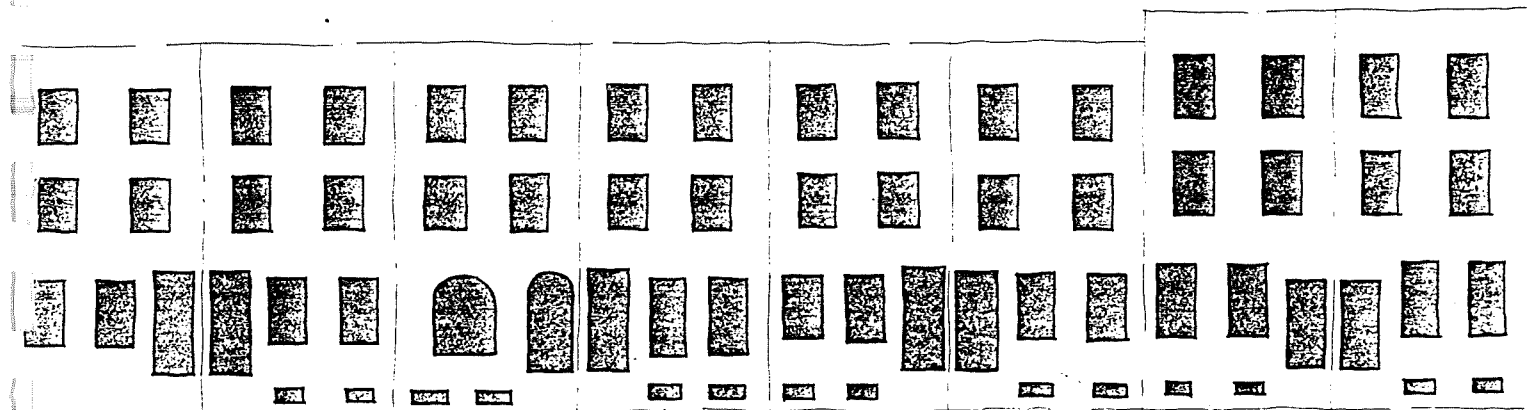
When change of use occurs and the "unification" of two buildings is necessary, it can be done in alternative ways, as through

appliance of signs\*; unification of the stairway that leads to the main entrance; use of the same color paint on the openings frames and moldings, etc.

\* - The signs should not compete with architectural features or cover details; they should not be too much projected; and location and size of the signs should be compatible with the buildings' characteristics.



RECOVERING AND ALTERATIONS OF 1st FLOOR

FACADE RHYTHM  
CORNICE LINE

FENESTRATION RHYTHM



#### 17. Facade recovering

Materials as aluminum or different kinds of stone are very used to cover the buildings' facades in this neighborhood.

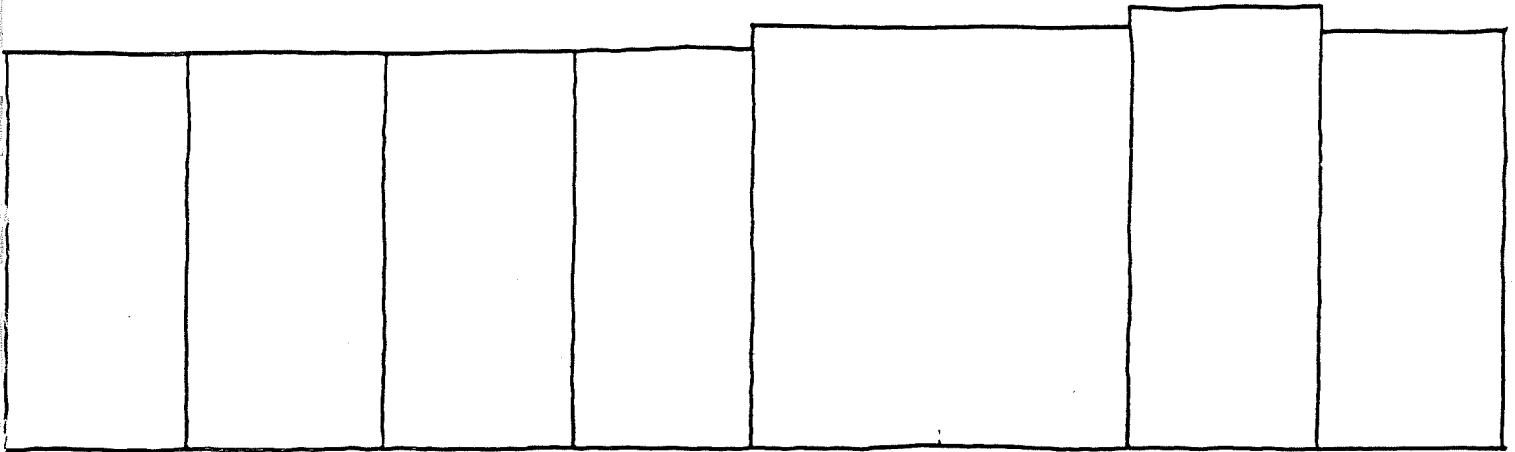
This resource usually takes place in two or more building at the same time and hides or eliminates important original features and details of the structures as wood cornices and lintels besides the original material.

Although the fenestration rhythm pattern is not changed, the facade rhythm is broken as a large facade, not existing in the streetscape, is created.

When absolutely necessary, the material chosen to cover the facades should be compatible with the material used in the neighborhood's overall structures in size, color, texture and the lot width line should be maintained.



FACADE RECOVERING



FACADE RHYTHM



### 3. VACANT LOTS

11. Vacant lot in the middle of the block

Several vacant lots are encountered in this area, providing a discontinuity in the facade plane and cornice line created by the rowhouse buildings.

These empty lots require new use, new development, therefore, it is suggested, primarily, that these lots are used more residence buildings if there is a need for house stock.

It not, the lack of open spaces in this neighborhood is evident so, creation of plazas, recreational areas, community gardens or play grounds in these sites, would be desirable.

These lots should be cleaned and landscaped to achieve this goal and also, creation of some kind of structure or built element in the front lot line to reduce the "void impact", would be welcomed to accommodate the new use.

### RECOMMENDATION

The residential streets of rowhouses form a strongly expressed streetscape in the NAVAL HOME AREA.

Each building hold a number of common elements which combined express the structure both as an entity and as an important part of the larger area.

The maintenance of basic character and structural unity is essential and the overall appearance of the neighborhood must be considered.

Good and careful maintenance and preservation is preferable than restoration and the changes must be controlled in order not to lead the buildings to become out of harmony with the others in the area.

It is possible to make structural changes and still maintain the basic character of the streetscape. To guarantee proper results, skilled architects must be called to design alterations.

The work has to be done as a total concept and the same approaches should apply to all the units in the block.

Original architectural features should be repaired rather than replaced, wherever possible. When replacement of material is absolutely necessary it should match the material replaced in composition, color, texture and other visual qualities.

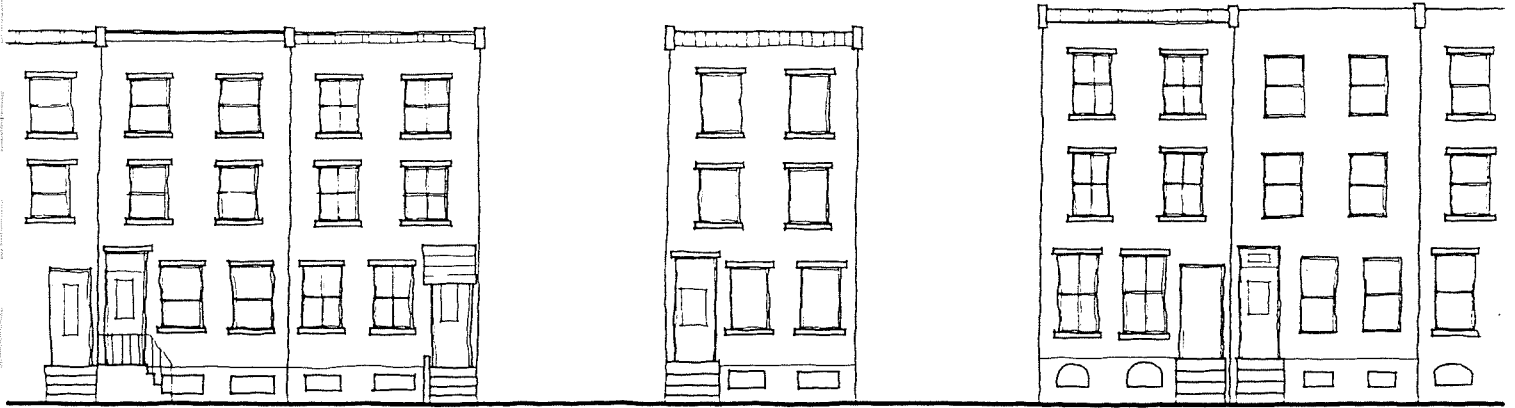
The new constructions - infill units - must respect the basic existing elements of exterior's building design in the neighborhood, as scale, massing, and overall proportion. Simple but important artifacts as steps, kind of entrance, etc, must be observed.

It is necessary to keep in mind that contemporary structures must be treated as contemporary and no artificial "historic" element should be imposed.

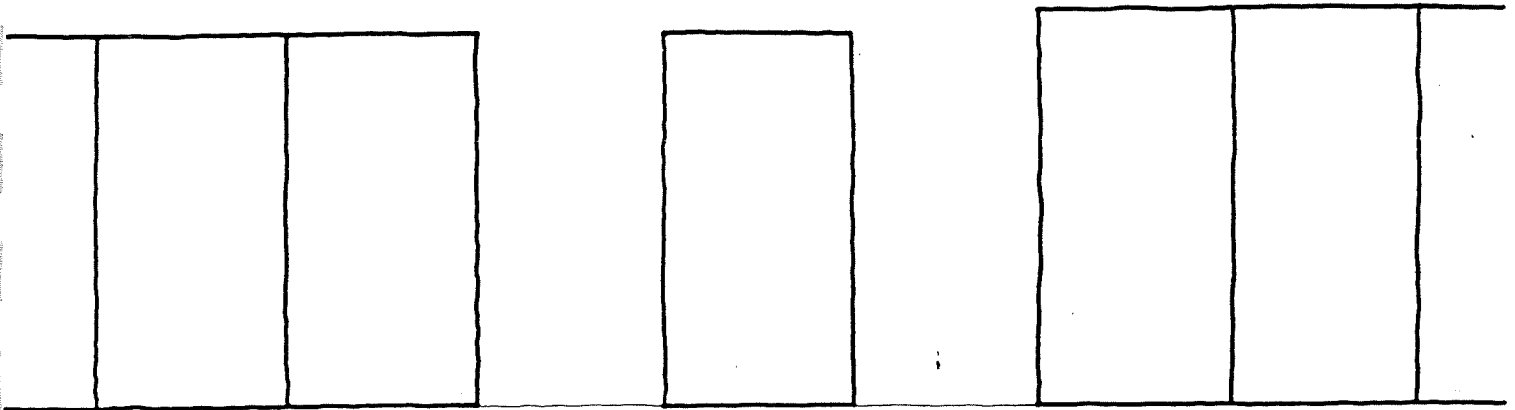
Revitalization of the neighborhood's commercial area is also desirable, and efforts should be done to make it possible. The storefront buildings in the corners should be occupied again with small family commerce, for example. Business use should also be improved.

It is assumed that diversity of use makes people circulate within the neighborhood createing life on the streets and leading to development of the area.

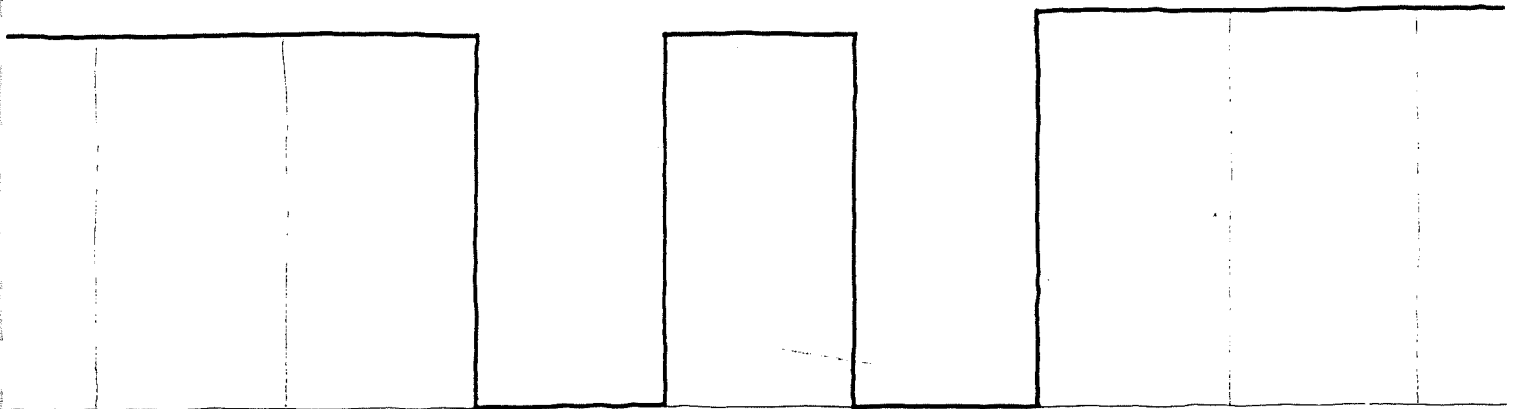
11



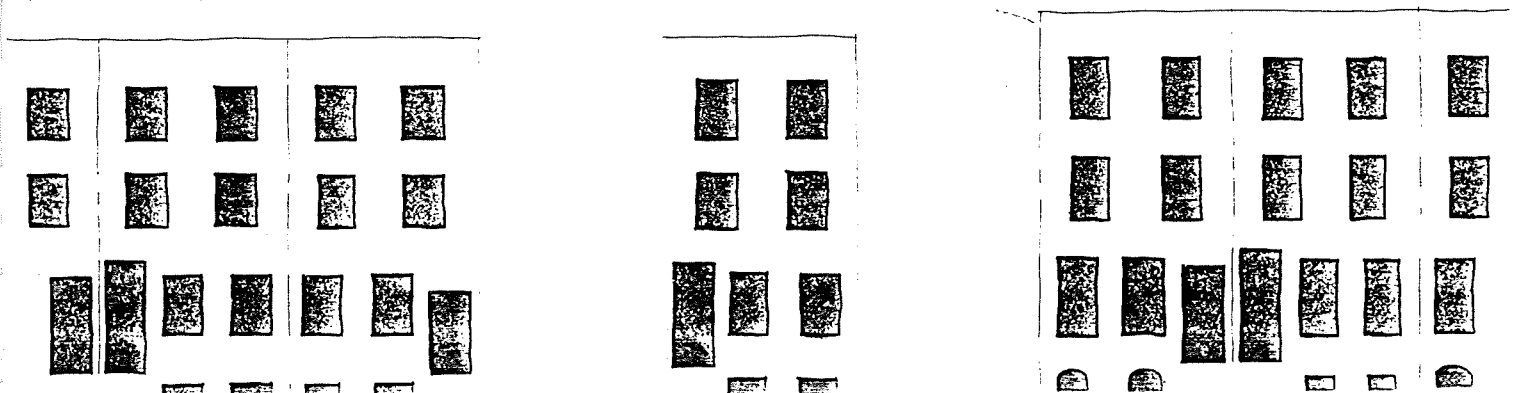
VACANT LOT IN THE MIDDLE OF THE BLOCK



FACADE RHYTHM



CORNICE LINE





## 12. Vacant lot in the corner

This second category of empty lot has a distinct effect in the streetscape. The "void impact" is experienced in a different way as it does not interfere in the rowhouse unity but in the streetscape continuity.

These corner lots have a great potential to become open spaces community areas.

"Unusual" elements are exposed, as back yards, sides walls of buildings, fences, etc. Therefore, when landscaping these areas, these elements should be used as part of the proposal: panels can be painted on the walls; sheds, benches, etc can be installed.

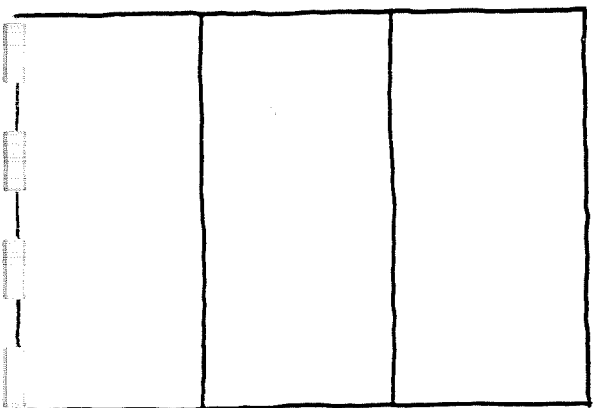
At the present time, these areas are being used as parking lots. Through landscape, creation of a barrier to the visibility of the

cars parked therein can be proposed as well as protection's elements, as fences, for example.

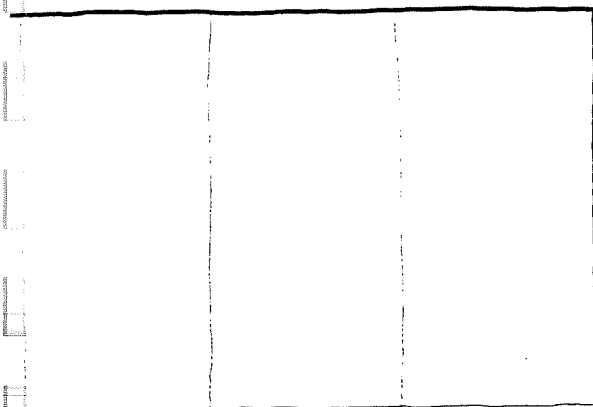
12



VACANT LOT IN THE CORNER



FACADE RHYTHM



CORNICE LINE

