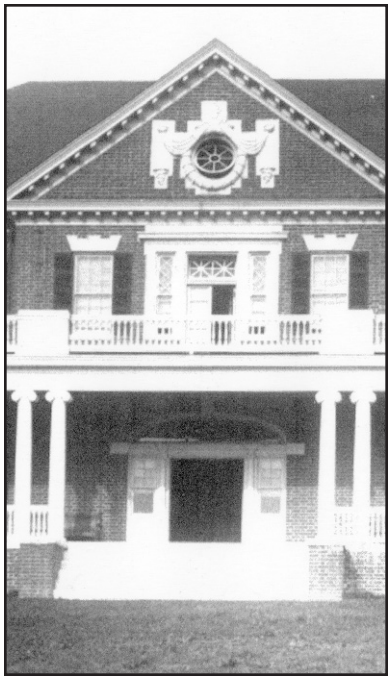
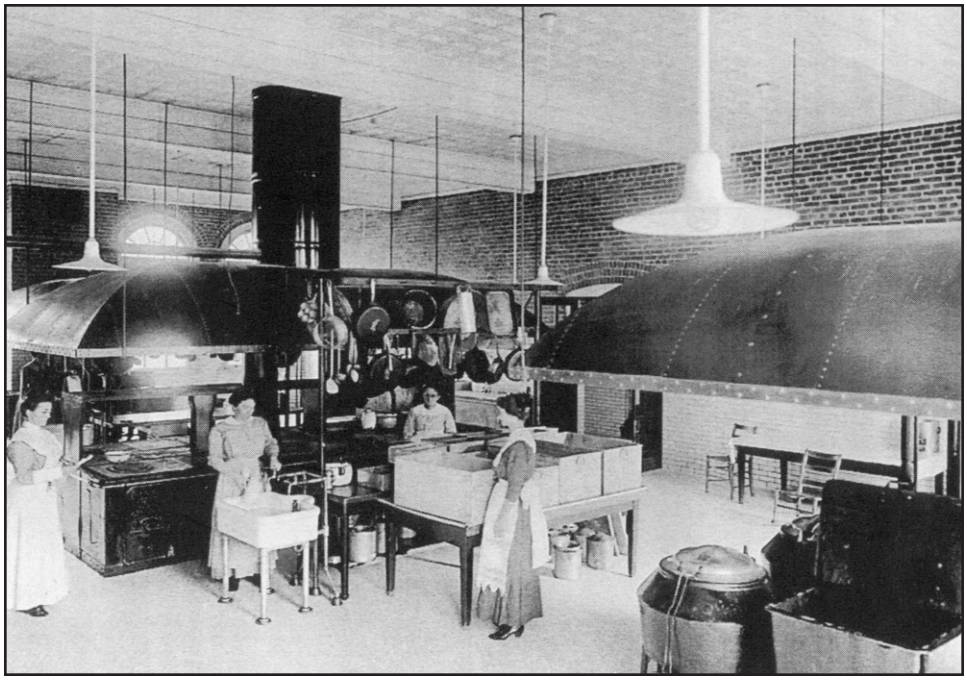
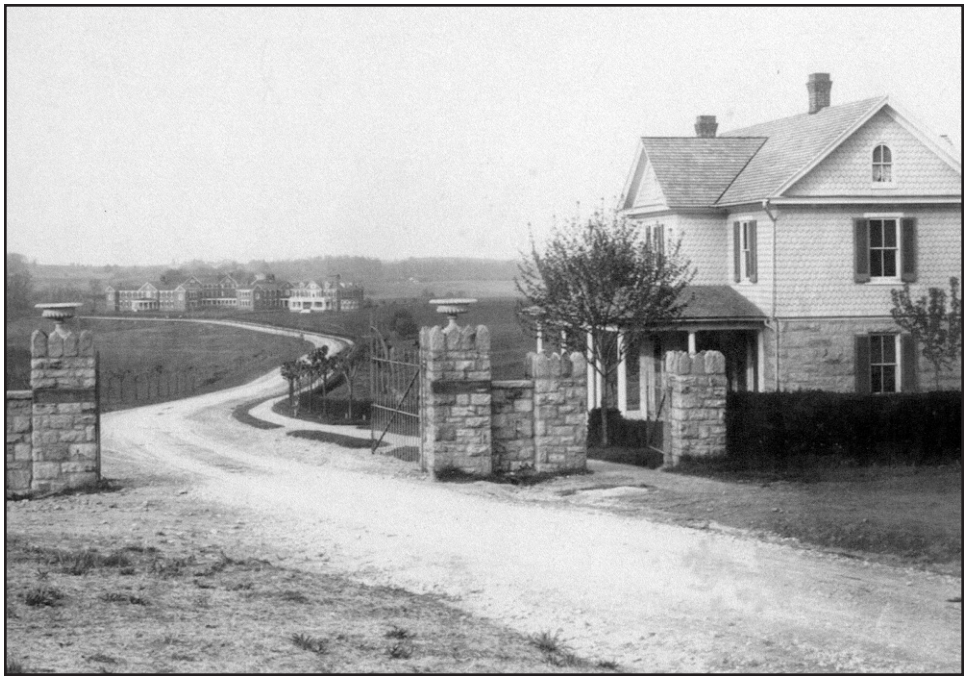
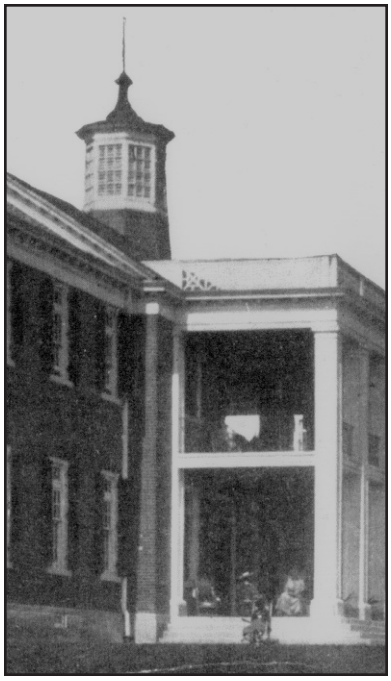




Historic Preservation Guidelines *for the* WARFIELD COMPLEX





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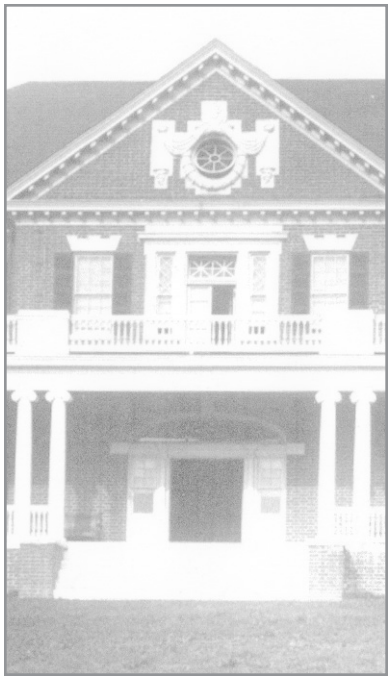
Richard Wagner, AIA, David H. Gleason Associates, Inc., Baltimore, Maryland wrote the *Historic Preservation Guidelines for the Warfield Complex.*



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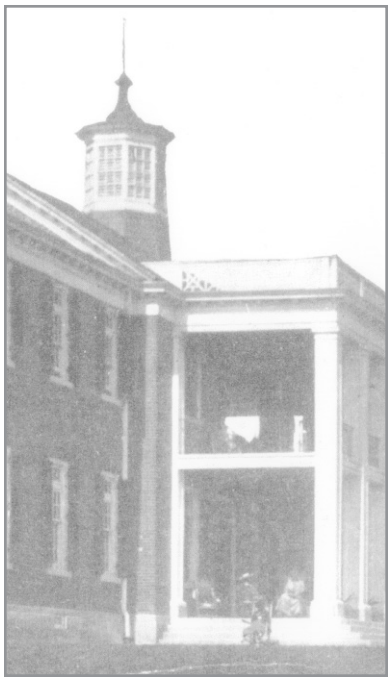


Acknowledgements

The Historic Preservation Guidelines for the Warfield Complex were prepared in 2001–2002 under the auspices of the Sykesville Historic District Commission. Matthew Candland, Town Manager, Jay French, Development Consultant with the French Companies and Mark Rychwalski, Chair, Sykesville Historic District Commission provided oversight for the development of the *Guidelines*.

Contents

Foreword

March 2002

Mark Rychwalski
Chairman
Sykesville Historic District Commission
The Town House
Sykesville, Maryland 21784

Dear Chairman Rychwalski:

I am pleased to submit the proposed *Historic Preservation Guidelines for the Warfield Complex* to the Sykesville Historic District Commission for its review. These *Guidelines* were prepared by the prominent preservation architect, Richard Wagner, AIA, under a federal Save America's Treasures grant to the Town of Sykesville from the National Trust for Historic Preservation. The *Guidelines*, when approved by the Commission, will insure that these significant historic buildings will be preserved and protected for generations to come.

Adoption of these *Guidelines* gives the Commission both the means and the responsibility for overseeing the preservation of the Warfield buildings as they are rehabilitated for new and economically viable uses. This is the challenge the Town sought and accepted when Governor Glendening gave the citizens of Sykesville the deed to Warfield and the mandate to bring these buildings to life.

Very truly yours,

Jonathan S. Herman
Mayor

Introduction

In 1995, when the State of Maryland announced that it intended to surplus the Warfield Complex, the Town of Sykesville took the initiative to oversee its future redevelopment as a carefully planned community that respected the historic architecture of the buildings while accommodating future growth. Shortly after annexing the property, the town held a five-day planning charette involving citizens, architects, engineers, planners, developers, potential users, and town, county and state officials. The result of this exercise was a master concept for the site including preservation of historic areas, creation of a 29-acre passive park and areas for new development. The charette also resulted in a mission statement, goals and a series of next steps including nominating the historic Warfield Complex to the National Register, creating a local historic district and developing a set of design guidelines to guide future development.

The *Historic Preservation Guidelines for the Warfield Complex* are intended to assist developers, architects, owners and tenants of the historic buildings to maintain, preserve and enhance the architectural character of the buildings and grounds. Specifically they have been created to assist developers, architects, contractors and others involved in rehabilitation and adaptively reusing the 13 buildings that comprise the historic Women's Campus, as well as Lane, Hubner and Building T, to preserve their historic character in order to obtain federal and state historic tax credits. After initial redevelopment of the buildings, the *Guidelines* are intended to help property and business owners to maintain their investment by respecting the historic character of the properties.

The *Historic Preservation Design Guidelines for the Warfield Complex* is based on the Secretary of the Interior's *Standards for Rehabilitation*. The *Standards for Rehabilitation* were developed in 1975 to determine the appropriateness of proposed changes to properties listed on the National Register of Historic Places seeking funding through the federal Historic Preservation Fund grant-in-aid program. In 1976, they were applied to income producing properties, listed in the National Register, seeking tax benefits for rehabilitation work. Since then, the Secretary of the Interior's *Standards for Rehabilitation* has become the basis for thousands of local historic preservation guidelines in cities and towns across the country.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in there own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather that replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy the historical materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

In addition to the *Standards,* The Secretary of the Interior also created the *Guidelines for Rehabilitating Historic Buildings.* This document establishes a model process used by many architects and developers in the initial planning stages of rehabilitating historic buildings. The *Guidelines* apply to all building types, sizes, construction methods and occupancy. They apply to both interior and exterior work, new additions, and to the areas immediately surrounding historic buildings. The *Guidelines* list a series of **recommended** and **not recommended** approaches, treatments and techniques that are intended to provide clear and consistent guidance in undertaking changes to historic buildings.

The Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings* begins by recommending that the **character-defining features** of a property be **identified.** That is, anyone undertaking to alter an historic building should first define all historic materials, features, details, and special associations that contribute to the architectural significance of the building.

The first step in the process is to **protect and maintain** those character defining features during any work so that they are not damaged or destroyed. The *Guidelines for Rehabilitating Historic Buildings* then recommends that damaged features be **repaired** if possible. If they cannot be repaired, they should be **replaced** with a new fixture that duplicates the appearance of the original as closely as possible. In addition, the *Guidelines* recommend that **missing historic features** be designed based on documentary or photographic evidence.

The Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings* recognize that most historic buildings need to be altered or added-to in order to remain economically and functionally viable. In general, alterations and additions that do not radically change, obscure or destroy character defining spaces, materials, features or finishes are acceptable, while those that do are unacceptable. Appropriate alterations may include everything from changing existing interior partitions or adding air conditioning to cutting a new exterior entry into a secondary façade or adding sensitively sited parking. Appropriate alterations may also include removing existing additions to a building that detract from its overall character, or adding to the existing building in a compatible manner.

The format for the *Historic Preservation Guidelines for the Warfield Complex* follows the identify, protect, maintain, repair and replace process of the Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings.* In Section One, the character defining features of the buildings in the complex are identified. Sections Two and Three discuss appropriate treatments for the major materials found on building exteriors and interiors respectively. Section Four provides guidance on the appropriate placement, scale and other attributes of additions that many be required as the buildings are reused. Section Five provides guidance on protecting the character of the landscape surrounding the Women's Complex, Lane, Hubner and Building T. The Appendices to the *Guidelines* contains procedures for review of proposed changes, contacts, a glossary and a bibliography of preservation related materials.

History of the Warfield Estate

Situated on the undulating Piedmont terrain of southeastern Carroll County, the Warfield Complex embodies the evolution of the Springfield State Hospital and that of public mental health care in Maryland. The buildings represent every phase of development of the hospital. Economic and cultural forces, as well as changing theories and methods of patient care, shaped their design.

Springfield State Hospital opened in 1896. The site, near Sykesville Maryland, was selected for a number of reasons. It was close to Baltimore, a national center for medical and mental health professionals. It was also accessible to patients and families from central and western Maryland. In addition, the estate owned by Governor Frank Brown, was well watered by springs. Thus it was well suited for farming, grazing and orchards allowing the facility to raise much of its own food as well as providing work therapy for the patients.

The best mental health practices of the day were embodied in the planning of the hospital campus and its buildings. Instead of the often deplorable conditions found in public institutions of the day, Springfield State Hospital was designed as colony of self-contained clusters of small buildings. This provided patients with a humane environment that directly assisted in their treatment.

The first buildings in the Women's Colony, known as the Warfield Complex, were constructed in 1899. Known as the Service Group, the initial buildings consisted of the Service Building and Buildings A, B, and C. Designed by the prominent Baltimore architect Joseph Evans Sperry in the Georgian Revival style the structures are connected by an elevated, colonnaded walkway. The Service Building originally functioned as administrative and medical offices, pharmacy, dining and kitchen facilities as well as housing the heating plant for the group. Building B originally housed the infirmary and medical suites, while Buildings A and C provided day halls and activity rooms on the first floors and dormitory sleeping spaces above.

Within four years, this initial cluster was filled to capacity. In 1905, Warfield Cottage (Building W) opened. Designed by Owens and Sisco, their free use of classical ornament and detail contrasted with the academic Georgian Revival design of the first Warfield Complex buildings.

In 1908, Building D, sited east of Building W, was completed. Designed by Walter M. Gieske, a native Baltimorean, the building is similar in plan and appearance to the Service Group. Just two years later, the Baltimore firm of Parker, Thomas and Rice designed Building E. Located immediately south of Building D, its massing, scale and original front porch detailing all expressed the same basic Georgian Revival models already established at Warfield. The next building constructed was the

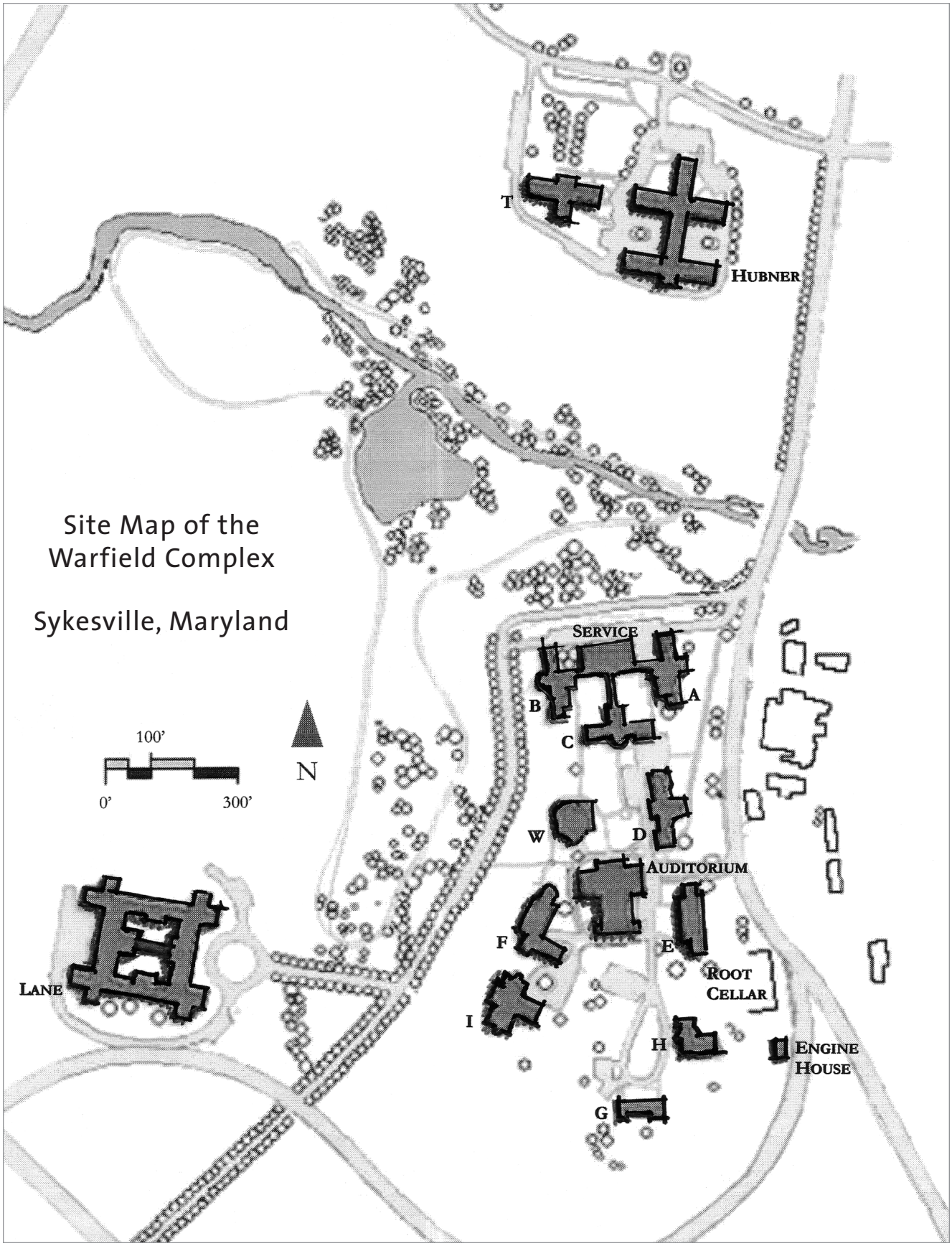
Austin Crothers Cottage (Building F). Sited south of Building W, the original open two-story colonnade porch and large cupola of Building F made it somewhat reminiscent of George Washington's home, Mount Vernon.

With the completion of Building F the number of women patients that could be accommodated increased from 75 to over 300, straining the complex's existing dining area, entertainment, and other facilities located in the Service Building. In 1913, the new Warfield Dining Hall (Auditorium) was completed. Designed by Owens and Sisco, the 24,000 square foot, two-story building was centrally located in the open space between Buildings E and F, effectively enclosing an open quadrangle surrounded by those structures and Building B.

In the 19th and early 20th centuries, controlling the spread of infectious disease in a hospital complex such as Warfield was a significant problem. Tuberculosis, also known as consumption, and influenza were two diseases that posed serious health risks to patients and staff. Treatment was typically based on segregating the infected from the rest of the population. To address the need to quarantine sick patients, Building H was added in 1913. Situated at the southeastern corner of the campus, Building H is less ornate than the other buildings in the complex, although it still features typical materials such as brick walls, double hung wood windows and a slate roof. Its three oversized cupolas were designed as part of the fresh air therapy system typically used for tuberculosis patients. As Building H was being finished, a new Engine House for the recently completed spur rail line connecting the hospital to the Baltimore and Ohio main line was being built just below the crest of the hill adjacent to Butter Cup Road.

The John Hubner Psychopathic Hospital, constructed in 1912 on a prominent hill across Piney Run from the women's colony was designed as a model facility to treat psychopathic patients. Its use, location and size reflected its importance as the hospital's centerpiece. Parker, Thomas and Rice used the Colonial and Georgian Revival styles that they had used previously in Buildings E and F. Hubner's specialized functions, as well as its service to both female and male patients, directed its Geneva Cross plan. Included were state of the art laboratories, surgery suites and hydrotherapy suites, as well as a medical library, morgue, immunology facility, patient rooms and staff quarters. In 1931, the architect Henry Powell Hopkins was commissioned to expand Hubner. He attached a second Geneva cross plan to the south of the original building.

With the advent of World War I, construction almost halted at Springfield Hospital. Immediately after the war, the hospital received a small amount of money from the state legislature to construct a Root Cellar near the Engine House. This solved a long standing problem of adequate storage space for vegetables from the hospital's fields. It is clear from its construction that hospital patients, not outside contractors, built the underground structure.


Site Map of the
Warfield Complex
Sykesville, Maryland
100'
0'
300'
N
T
HUBNER
SERVICE
A
B
C
W
D
AUDITORIUM
F
E
ROOT
CELLAR
I
H
ENGINE
HOUSE
G
LANE

A more pressing problem was a new ward to house female epileptics currently housed in Buttercup Cottage, one of the original tenant farmers houses. In 1925, Henry Powell Hopkins was commissioned to design the new ward, known as Building G. Built on the site of Buttercup Cottage, Building G is U-shaped in plan with brick quoins and oversized orb finial details. The building also uses cast and poured concrete details in addition to brick on the exterior.

Building I, completed in 1928, was also designed by Henry Powell Hopkins. It was used as the infirmary for non-tuberculosis patients requiring intensive medical care. Hopkins chose a traditional Colonial Revival style with double end chimneys and a two-story portico for its design. With its completion, the southern quadrangle of the Warfield Complex was essentially completed.

In 1938, Building I, designed by Henry Powell Hopkins, opened. Located adjacent to Hubner, this Colonial Revival building provided additional space for tuberculosis patients. Originally connected to Hubner by a raised walkway similar to the colonnades of the Service Group, Building T features large south facing sunrooms and semi-enclosed porches for patients.

The last building to be added to the women's colony was the Lane Building. Designed by Henry Powell Hopkins, the plan of this 1952 structure reflects the dramatic changes in mental health care that emerged in the decade after World War II. It is an open square, bisected by a corridor and common spaces, creating four separate wards within the same structure. The exterior design of the Lane Building reflects Hopkins' continuing allegiance to the Colonial Revival style.

Section 1:

Character-Defining Features

The National Register and Character-Defining Features of the Buildings and Landscape of the Warfield Complex

The Town of Sykesville listed the Warfield Complex in the National Register of Historic Places in late 1999 as an historic district to acknowledge the historical and architectural significance of the buildings and their surrounding landscape. It was also done to provide developers access to significant federal and state tax benefits for appropriately rehabilitating the existing buildings.

The National Register is the nation's official list of properties important to the history, architectural history, archeology, engineering and culture of the United States. Currently, over 1 million resources are in the list, with tens of thousands added each year. In order to be listed, a property must have significance at the national, state or local levels and must possess enough integrity so that it has not been seriously compromised by later changes.

The significance of a property can be demonstrated in a number of ways. A property may be placed in the National Register if it is associated with events that have made a significant contribution to broad patterns in the country's history. It can also be placed in the Register if it was associated with the life of an important historical person. A property may also be listed due to its architecture and planning. That is, it embodies distinctive characteristics of a type, period or method of construction; it was designed by a master architect or designer; it possesses high artistic value; or it represents a distinguished entity. Finally, a property may be listed in the National Register if it is an archeological or other site that has yielded, or is likely to yield, information important to prehistory or history.

In order to be listed a property must also demonstrate that it has integrity "of location, design, setting, materials, workmanship, feeling and association." This means that the building or landscape has not been so seriously compromised by unsympathetic changes that the original intention of the design cannot be seen.

The Warfield Complex is significant to the history of the nation, state and Town of Sykesville because it embodies over 50 years of the evolution of government treatment of mental illness and communicable diseases. This can be seen in the plans and elevations of the buildings as they were developed from the late 1890s to the early 1950s. It can also be seen in the manner in which the buildings are clustered together in the Women's Group and the tuberculoses wards of Hubner and Building T, as well as their setting on either side of the Piney Run stream valley.

In order to maintain their status as National Register properties, and for developers to access the tax benefits associated with rehabilitation, must continue to maintain the character-defining features that made them significant. In general, this means that their historical importance as the physical embodiment of the State of Maryland's housing and treatment of citizens with mental illness and communicable diseases must remain evident after the buildings are adapted for other uses. It also means that any changes that are necessary to make the buildings functional cannot seriously compromise their character-defining features or those of the surrounding landscape.

Character-Defining Features of Buildings

Character-defining features are those materials, forms, proportions, and details that significantly contribute to the appearance of a building. On the exterior this would include wall materials, roof shape and materials, projections such as bays, towers or chimneys, window placement and proportions, ornamentation, and the like. On the interior of a building, the plan form, shape and proportions of rooms, interior finishes, mechanical systems and the like may be considered character-defining features.

The Service Group

The four northern-most buildings of the Warfield Complex, collectively known as the Service Group, are connected by a colonnade and porch system. These Flemish bond Colonial Revival buildings were the first colony built for the female patients of Springfield Hospital. While each building will be described individually, they should be treated as a collective group, along with their connecting colonnade.

Service Group Colonnade

All four buildings employ perpendicular pavilions connected by central blocks. Buildings A, B, and C use three pavilions connected by two blocks while the three-story Service Building employs two pavilions with a central connecting block. Their design established not only the hospital's colony plan but also established the architectural style for the entire Women's Colony.

Service Building

The Service Building rises three stories above a raised basement. Its primary façade, the north elevation, presents two three-bay gabled end pavilions to east and west connected by a five-bay wide cross gable central block. All three gables connect at a common ridge. The end pavilions project forward one bay from the central block. The building is four bays deep.

Service Building, north elevation

North Elevation Character-Defining Features

- Temple front entrance portico including the entablature, frieze, cornice, pilasters, roof, masonry base, doors, transom, steps and flanking piers.
- Raised basement with molded brick water table, corbelled brick belt course, marble string course and Flemish bond wall.
- Double–hung windows including sash, materials, number of lights, marble sills, terra cotta and glazed lintels, and surrounds.
- Tympanum with semi-circular windows and terra cotta surrounds.
- Central block with projecting porch at the first floor, with ten-over-ten double hung sash and infilled Doric order colonnade, and full entablature with dentil cornice.

North Elevation Non-Character-Defining Features

- Metal balustrade above roof of projecting porch.
- Storm windows on projecting porch.

Service Building, south elevation

South Elevation Character-Defining Features

- Slate roof colonnade and porch on a raised basement including windows with jack arches, brick parapet walls with marble coping and supporting wooden Roman Doric columns.
- Entry doors with transoms, sidelights, marble sills and terra cotta lintels.
- Raised basement with molded brick water table, marble string course and Flemish bond wall.
- Double–hung windows including sash, materials, number of lights, marble sills, terra cotta and glazed lintels, and surrounds.
- Tympanum with semi-circular windows and terra cotta surrounds.

East and West Elevations Character-Defining Features

- Raised basement, molded brick water table, corbelled brick belt course, marble string course and Common and Flemish bond brick wall.
- Double–hung windows including sash, materials, number of lights, marble and granite sills, terra cotta lintels and surrounds.
- Palladian window with prominent keystone in the architrave, Doric pilaster surround, entablature and marble sill.

West Elevation Missing Feature

- Porch indicated by ghost pilasters and infilled area at basement.

Roof Character-Defining Features

- Slope, slate roofing, chimneys and chimney caps.
- Cornice, soffit and eaves.

Building A

Building A is located east of the Service Building and is connected to it with a colonnade walkway. The building is a two-story Colonial Revival structure consisting of two one-bay wide by three-bay deep gabled end pavilions joined to a three-bay wide gabled central pavilion via two four-bay cross gable connecting blocks. A functional copper cupola ornaments the central pavilion roof. A one-bay deep by four-bay wide brick flat roof addition is located on the west façade.

North and South Elevations Character-Defining Features

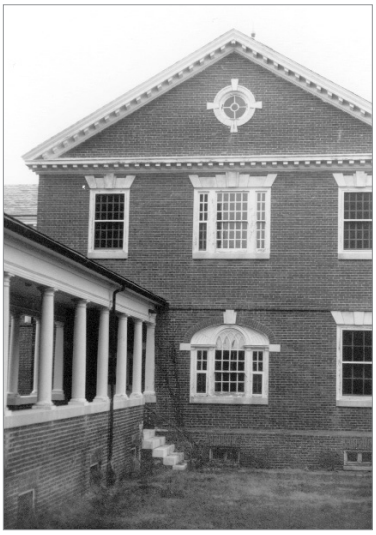
- Raised basement with molded brick water table, corbelled brick belt course and Flemish bond brick wall.
- Double–hung windows including sash, materials, number of lights, limestone sills, terra cotta and glazed lintels, and surrounds.

East Elevation Character-Defining Features

- Raised basement with molded brick water table, corbelled brick belt course and Flemish bond brick wall.
- Double–hung windows including sash, materials, number of lights, limestone sills, lintels and surrounds.
- Palladian window including its sash, flanking columns, architrave, elliptical arch with brick voussoirs and wood infill panel, glazed keystones and impost blocks, and limestone sill.
- Temple front attic pavilion with modillioned cornice and tympanum with roundel window.
- Cornice and roof shape of semi-circular porch.

East Elevation Non-Character-Defining Features

- Semi-circular porch, except for cornice and roof. For original appearance of porch, except for columns, see West Elevation, Building C.
- Modern metal door, opening, landing and steps.



Building A, west elevation

West Elevation Character-Defining Features

- Entry porch at the colonnade with engaged columns, marble plinths, brick piers, elliptical archway, masonry details, terra cotta keystone and marble sill.
- Raised basement with molded brick water table, corbelled brick belt course and Flemish bond brick wall.
- Palladian window including its sash, flanking columns, architrave, elliptical arch with brick voussoirs and wood infill panel, glazed keystones and impost blocks, and limestone sill.
- Double–hung windows including sash, materials, number of lights, limestone sills, terra cotta and glazed lintels, and surrounds.
- Temple front attic pavilion with modillioned cornice and tympanum with roundel window.
- One-bay deep by four-bay wide brick addition.

West Elevation Non-Character-Defining Features

- Modern metal doors, common bond brick infill and modern six-over-six double hung sash at entry located in original entryway opening.

Roof Character-Defining Features

- Copper cupola with domed roof, orb finial, lightening rod, and octagonal arcade with columns infilled with semi-circular arches.
- Sloped roof shape, materials and chimneys.

Building B

Building B is located south of the Service Building and is connected to it with a colonnade walkway. The building is a two-story Colonial Revival structure consisting of two one-bay wide by three-bay deep gabled end pavilions joined to a three-bay wide gabled central pavilion via two four-bay cross gable connecting blocks. A functional copper cupola ornaments the central pavilion roof.

North Elevation Character-Defining Features

- Raised basement with molded brick water table, corbelled brick belt course and Flemish bond brick wall.

- Palladian window including its sash, flanking columns, architrave, elliptical arch with brick voussoirs and wood infill panel, glazed keystones and impost blocks, and limestone sill.
- Double–hung windows including sash, materials, number of lights, limestone sills, terra cotta and glazed lintels, and surrounds.
- Temple front attic pavilion with modillioned cornice and tympanum with roundel window.
- Entry porch at colonnade.

Building B, north elevation

North Elevation Non-Character-Defining Features

- Entry door at colonnade.

South Elevation Character-Defining Features

- Raised basement with molded brick water table, corbelled brick belt course and Flemish bond brick wall.
- Palladian window including its sash, flanking columns, architrave, elliptical arch with brick voussoirs and infill panel, glazed keystones and impost blocks, and limestone sill.
- Double–hung windows including sash, materials, number of lights, limestone sills, terra cotta and glazed lintels, and surrounds.
- Temple front attic pavilion with modillioned cornice and tympanum with roundel window.
- Semi-circular open porch, except for replacement columns.

Building B, south elevation

South Elevation Non-Character-Defining Features

- Porch door.
- Semi-circular porch columns.

East and West Elevations Character-Defining Features

- Raised basement with molded brick water table, corbelled brick belt course and Flemish bond brick wall.
- Double–hung windows including sash, materials, number of lights, limestone sills, terra cotta and glazed lintels, and surrounds.

Roof Character-Defining Features

- Copper cupola with domed roof, orb finial, lightening rod and octagonal arcade with columns infilled with semi-circular arches.
- Sloped roof shape, materials, and chimneys.

Building C

Building C is located west of the Service Building and is connected to it with a colonnade walkway. The building is a two-story Colonial Revival structure consisting of two one-bay wide by three-bay deep gabled end pavilions joined to a three-bay wide gabled central pavilion via two four-bay cross gable connecting blocks. A functional copper cupola ornaments the central pavilion roof. A one-bay deep by four-bay wide brick flat roof addition is located on the east façade.

North and South Elevations Character-Defining Features

- Raised basement with molded brick water table, corbelled brick belt course and Flemish bond brick wall.
- Double–hung windows including sash, materials, number of lights, limestone sills, terra cotta and glazed lintels, and surrounds.

East Elevation Character-Defining Features

- Entry porch at the colonnade with engaged columns, marble plinths, brick piers, elliptical archway, masonry details, terra cotta keystone and marble sill.
- Raised basement with molded brick water table, corbelled brick belt course and Flemish bond brick wall.
- Palladian window including its sash, flanking columns, architrave, elliptical arch with brick voussoirs and wood infill panel, glazed keystones and impost blocks, and limestone sill.
- Double–hung windows including sash, materials, number of lights, limestone sills, terra cotta and glazed lintels, and surrounds.
- Temple front attic pavilion with modillioned cornice and tympanum with roundel window.
- One-bay deep by four-bay wide brick addition.

East Elevation Non-Character-Defining Features

- Modern metal doors, common bond brick infill and modern six-over-six double hung sash at entry located in the original entryway opening.

Building C, west elevation

West Elevation Character-Defining Features

- Raised basement with molded brick water table, corbelled brick belt course and Flemish bond brick wall.
- Double–hung windows including sash, materials number of lights, limestone sills, terra cotta and glazed lintels, and surrounds.
- Palladian window including its sash, flanking columns, architrave, elliptical arch with brick voussoirs and infill panel, glazed keystones and impost blocks, and limestone sill.
- Central temple front attic pavilion including modillioned cornice and tympanum with roundel window.

- Semi-circular open porch including marble steps, and entry door, transom and surrounds, except for replacement columns.

West Elevation Non-Character-Defining Features

- Semi-circular open porch columns.

Roof Character-Defining Features

- Copper cupola with domed roof, orb finial, lightening rod and octagonal arcade with columns infilled with semi-circular arches.
- Roof shape, cornice, eaves, materials and chimneys.

Building W

Building W, also called Warfield Cottage, is located immediately southwest of the Service Group. It is a two-and-a-half story T-shaped building on a raised basement and Flemish bond brick walls, molded brick water table and brick quoins. The main block faces west and is nine bays by three bays, with a slate hipped roof. The east wing is five bays by five bays with a slate gambrel roof. There is an octagonal cupola with louvered sides and a pyramidal metal roof with a small ball finial at the junction of the main block and wing. To the east of it is a four-flue brick chimney.

North Elevation Character-Defining Features

- Raised basement with Flemish bond brick walls, terra cotta panels, molded brick water table and brick quoins.
- Double–hung windows including sash, materials, number of lights, limestone and marble sills, terra cotta lintels, and surrounds.
- Tripartite window including sash, materials, number of lights, sill, lintel, surround and terra cotta wreath with swags.
- Projecting oval stair pavilion, including its door and surrounds.

South Elevation Character-Defining Features

- Raised basement with Flemish bond brick walls, molded brick water table and brick quoins.
- Double–hung windows including sash, materials, number of lights, limestone and marble sills, terra cotta lintels, and surrounds.
- Seven-bay, semi-circular enclosed arcaded porch including French doors with marble sills, balustrades, fanlights and terra cotta voussoirs, and a standing seam copper roof.

South Elevation Non-Character-Defining Features

- Metal fire escape and latter modifications to Palladian window, cornice and roof.

East Elevation Character-Defining Features

- Raised basement with Flemish bond brick walls, molded brick water table and brick quoins.
- Double–hung windows including sash, materials, number of lights, limestone and marble sills, terra cotta lintels, and surrounds.
- Projecting enclosed porch with a flat copper roof.

Building W, west elevation

West Elevation Character-Defining Features

- Raised basement with Flemish bond brick walls, molded brick water table and brick quoins.
- Tympanum with oculus and carved limestone wreath with swags.
- Double–hung windows including sash, materials, number of lights, limestone and marble sills, terra cotta lintels, and surrounds.
- Main entrance doors with flanking columns and sidelights, marble sill, and a segmental arched fanlight with brick voussoirs and painted stone keystone.
- One-story, seven bay open porch including columns, pilasters, wooden balustrade with turned balusters, and marble steps with flanking brick walls with marble coping.

West Elevation Missing Features

- Balustrade at roof of open porch.

Roof Character-Defining Features

- Roof slopes, materials, cornice, and eaves.
- Dormers including windows sash, materials, number of lights, sills, lintels and surrounds.
- Cupola and skylight.

Building D

Building D is similar to Buildings A, B, and C with its five-part plan, three-bay pedimented center pavilion, three-bay hyphens, and two-bay pedimented wings. The two-story building is constructed with a raised basement, Common bond brick with a molded water table, corbelled brick belt course, wooden cornice and raked eaves with modillions. It has a slate gable roof and brick chimneys flanking either side of the center pavilion.

North Elevation Character-Defining Features

- Raised basement, Common bond brick walls, molded water table and corbelled brick belt course.

- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.
- Entrance including beveled glass transom and sidelights.
- Portico including granite steps, wooden columns, granite plinths and brick piers, pilasters, entablature and slate gable roof.

North Elevation Non-Character-Defining Features

- Metal fire escape including door.

South Elevation Character-Defining Features

- Raised basement, Common bond brick walls, molded water table and corbelled brick belt course.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.

Building D, east elevation

East Elevation Character-Defining Features

- Raised basement, Common bond brick walls, molded water table and corbelled brick belt course.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.
- Entrance including beveled glass transom and sidelights.
- Portico including half-hip roof but not including metal columns and railing.
- Tympanum with half-round oculus and wood keystones.

East Elevation Non-Character-Defining Features

- Metal replacement columns and railing on portico.
- Metal fire escape on north pavilion.

West Elevation Character-Defining Features

- Raised basement, Common bond brick walls, molded water table and corbelled brick belt course.
- Half-round oculus with tympanum and wood keystones.
- Round oculus window with tympanum.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.
- Central entrance with segmental arch, brick voussoirs, glazed terra cotta keystones, transom, sidelights and pilasters.

Building D, west elevation

- Portico including half-hip roof, columns, stairs, balustrade and brick base.

West Elevation Non-Character-Defining Features

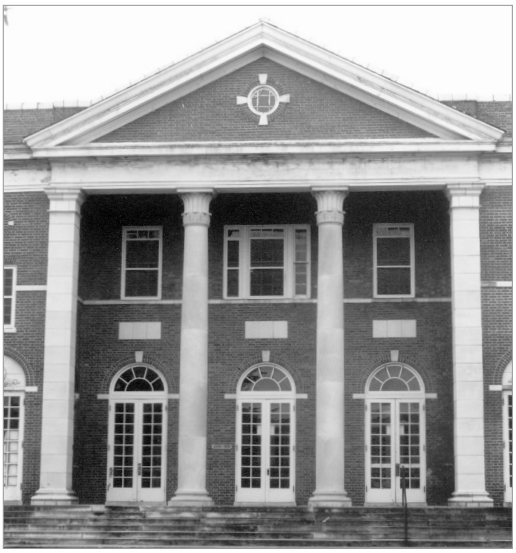
- Metal fire escape.

Roof Character-Defining Features

- Roof slope, materials, chimneys, cornice and eaves.

Auditorium

The Auditorium Building is located south of Building B forming the southern end of the north quadrangle. It consists of two stories on a raised basement in a cruciform plan. Its primary elevation faces north toward the quadrangle. The Flemish bond brick walls include quoins. It is capped with a slate hipped roof with octagonal copper cupola that served as the exhaust vent for the kitchen. The cupola is surrounded by a low-pitched skylight. The roof also contains a bell shaped capped cupola and chimneys.



Auditorium, north elevation

North Elevation Character-Defining Features

- Raised basement with terra cotta water table and string course, brick quoins, terra cotta panels and Flemish bond walls.
- Double–hung windows including sash, materials, number of lights, sills, lintels, surrounds and fanlights on the first floor.
- Projecting pedimented portico supported by two limestone columns with Tower of the Winds capitals, including terra cotta pilasters, French doors with fanlight, terra cotta panels and string course, marble stairs, brick end walls with marble coping, and oculus in the tympanum with glazed terra cotta keystones at the cardinal points.
- French doors flanking pedimented portico with wreath and swags in transom, and blind oculus recessed panels.

North Elevation Non-Character-Defining Features

- Lights flanking pedimented portico.

South Elevation Character-Defining Features

- Raised basement with terra cotta water table and string course, quoins, terra cotta panels and Flemish bond walls.
- Double–hung windows including sash, materials, number of lights, sills, lintels, surrounds and fanlights on the first floor.

South Elevation Non-Character-Defining Features

- Loading dock and ramp.

East Elevation Character-Defining Features

- Raised basement with terra cotta water table and string course, quoins, terra cotta panels and Flemish bond walls.
- Double–hung windows including sash, materials, number of lights, sills, lintels, surrounds and fanlights on the first floor.
- On the first floor of the cross arms, the triple arcade with twelve-over-twelve fanlight sash, terra cotta panels and engaged columns, and doors.

- On the second floor of the cross arms, the terra cotta panel containing the Maryland crest with acanthus leaves and swags, and the tripartite window and surrounds.

East Elevation Non-Character-Defining Features

- Loading dock, loading dock roof and door.

West Elevation Character-Defining Features

- Raised basement with terra cotta water table and string course, quoins, terra cotta panels and Flemish bond walls.
- Double–hung windows including sash, materials, number of lights, sills, lintels, surrounds and fanlights on the first floor.
- On the first floor of the cross arms, the triple arcade with twelve-over-twelve fanlight sash, terra cotta panels and engaged columns, and doors.
- On the second floor of the cross arms, the terra cotta panel containing the Maryland crest with acanthus leaves and swags, and the tripartite window and surrounds.

Roof Character-Defining Features

- Roof slope, materials, chimneys, cornice and eaves.
- Cupolas, skylights and primary exhaust vent.

Auditorium, crest on east elevation

Auditorium, east elevation

Building E

Building E is a fifteen-bay wide by three-bay deep block with a nine-bay wide central pavilion. The main façade, facing the Auditorium, contains an infilled one-story porch and a center pavilion with an oculus window. The building is built of Flemish bond brick with a limestone string course and slate hipped roof with chimneys.

North Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, lintels, sills and surrounds.
- Flemish bond walls, ornamental brick panels and string course.

North Elevation Non-Character-Defining Features

- Paneled door with transom window.
- Metal fire escape.

South Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, lintels, sills and surrounds.
- Flemish bond walls, ornamental brick panels and string course.

East Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, lintels, sills and surrounds.
- Flemish bond walls, ornamental brick panels and string course.
- Pediment with round vent.

Building E, west elevation

West Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, lintels, sills and surrounds.
- Flemish bond walls, ornamental brick panels and string course.
- Pediment with oculus.
- One-story porch, except for infill.

West Elevation Non-Character-Defining Features

- Porch infill including windows and doors.

Roof Character-Defining Features

- Roof slope, materials, chimneys, cornice and eaves.

Building F

Building F, also known as the Austin Crothers Cottage, is a two-story, L-shaped building south of Building W. Its main block is fifteen-bays wide by three-bays deep with a six-bay by three-bay rear ell on the east elevation. The building is constructed of Flemish bond brick capped by a wooden frieze and cornice with modillions. The original two-story open west-facing porch has been infilled with brick and a floor has been inserted. The slate roof is capped with an altered cupola.

North Elevation Character-Defining Features

- Double–hung windows including transoms, sash, materials, number of lights, sills, lintels and surrounds.
- Flemish bond walls and one-story semi-circular porch.

South Elevation Character-Defining Features

- Double–hung windows including transoms, sash, materials, number of lights, sills, lintels and surrounds.
- Flemish bond walls and one-story semi-circular porch.

East Elevation Character-Defining Features

- Double–hung windows including transoms, sash, materials, number of lights, sills, lintels and surrounds.
- Flemish bond walls.

East Elevation Non-Character-Defining Features

- Altered window openings and doors in the rear ell.
- Metal fire escapes.

West Elevation Character-Defining Features

- Double–hung windows including transoms, sash, materials, number of lights, sills, lintels and surrounds.
- Flemish bond walls.
- Shape of two-story porch.

Building F, west elevation

West Elevation Non-Character-Defining Features

- Porch infill including brick walls and columns, windows, and doors.

Roof Character-Defining Features

- Roof slope, materials, chimneys, cornice, eaves and cupola except for covering over cupola windows.

Roof Non-Character-Defining Features

- Covering over cupola windows.

Building H

Building H is a one-story, L-shaped building with a exposed basement wall on east elevation, Flemish bond brick walls, brick water table, wood box cornice, and a slate hipped roof with snowboards on the west elevation. There are three octagonal copper cupolas on slate-covered bases, with arched openings filled with louvers and bell cast roofs with deep overhanging eaves and finials at the peak.

North Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, transoms, sills, lintels and surrounds.
- Flemish bond walls and water table.

South Elevation Character-Defining Features.

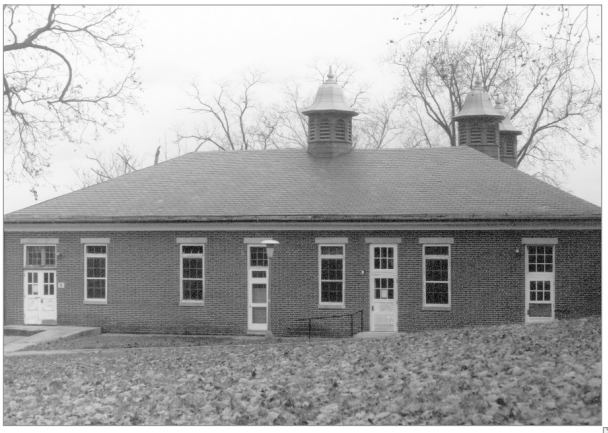
- Double–hung windows including sash, materials, number of lights, transoms, sills, lintels and surrounds.
- Flemish bond walls and water table.

South Elevation Non-Character-Defining Features

- Infill panels, door and windows between brick pilasters.

East Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, transoms, sills, lintels and surrounds.
- Flemish bond walls and water table.



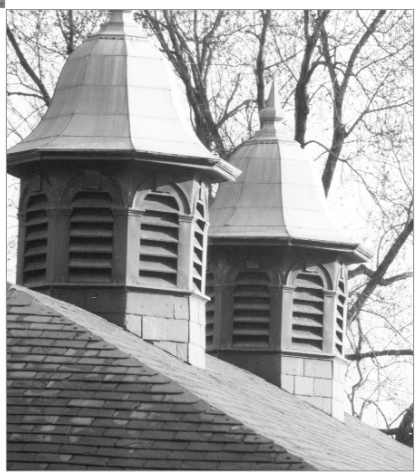
Building H, west elevation

West Elevation Character-Defining Features

- Doors including materials, configuration, number of lights,transom, sill, lintel and surrounds.
- Double–hung windows including sash, materials, number of lights, transoms, sills, lintels and surrounds.
- Flemish bond walls and water table.

Roof Character-Defining Features

- Roof slope, materials, cornice, eaves and cupolas.



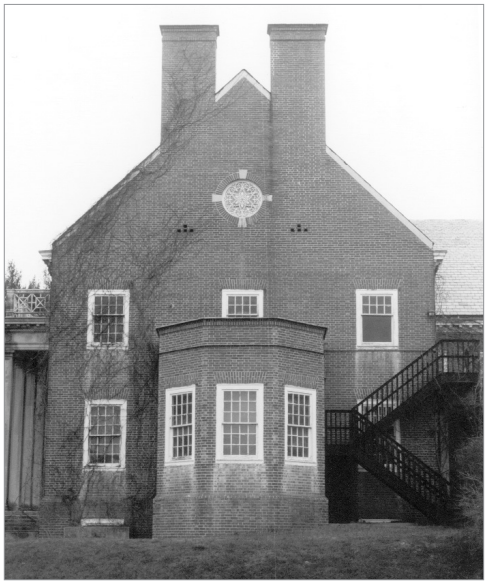
Building H, cupolas

Building I

Building I is a two-story, raised basement, T-shaped structure with a main block thirteen bays by three bays and a rear wing six bays by three bays. The building has Flemish bond brick walls with a molded brick water table, a wood modillion and fret dentil cornice, a slate gable roof, and paired interior brick chimneys with corbelled brick caps on both gable ends. The building sits on a man-made terrace. The circular driveway at the rear contains a raised rubble stone planting bed.

North Elevation Character-Defining Features

- One-story pentagonal bay including brick molded water table, string course and cornice.
- Double–hung windows including sash, materials, number of lights, sills, lintels, jack arches and surrounds.
- Flemish bond walls and molded brick water table.
- Oculus with limestone keystones and cast iron foliated vent.



Building I, south elevation

South Elevation Character-Defining Features

- One-story pentagonal bay including brick molded water table, string course and cornice.
- Double–hung windows including sash, materials, number of lights, sills, lintels, jack arches and surrounds.
- Flemish bond walls and molded brick water table.
- Oculus with limestone keystones and cast iron foliated vent.

South Elevation Non-Character-Defining Features

- Metal fire escape.

East Elevation Character-Defining Features

- Limestone porches including paired square Doric columns, entablatures, cornices, and cast iron balustrades.
- Original doors including materials, configuration, number of lights, sill, lintel and surrounds.
- Double–hung windows including sash , materials, number of lights, sills, lintels, jack arches and surrounds.
- Flemish bond walls and molded brick water table.

East Elevation Non-Character-Defining Features

- Fencing and gate on porch.
- Metal fire escape.


Building I, west elevation

West Elevation Character-Defining Features

- Two-story, five-bay porch with poured concrete deck supporting six square, paneled Doric limestone columns, limestone entablature, cornice and cast iron balustrade.
- Main entrance including door opening, entablature, sill, surrounds, sidelights and broken pediment.
- Double–hung windows including sash, materials, number of lights, sills, lintels, jack arches and surrounds.
- Flemish bond walls and molded brick water table.

West Elevation Non-Character-Defining Features

- Existing front door and transom.

West Elevation Missing Features

- Cast iron lanterns flanking main entry scroll brackets, finial caps, and pressed glass globes.

Roof Character-Defining Features

- Roof slope, materials, chimneys, cornice and eaves.

Building G

Building G is the southernmost building of the Women's Colony. Situated at the top of a knoll, the two-story Georgian Revival building features a U-shaped plan, concrete plinth, Flemish bond brick walls, bullnose water table and a slate hipped roof. Its main entry, marked by a pedimented central pavilion and open terrace, faces south.

North Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, sills, lintels, surrounds and raised panels.
- Concrete plinth, Flemish bond brick walls, brick quoins, molded brick cornice and water table, and central precast entablature.
- Eastern door including materials, configuration, number of lights, sill, lintel and surrounds.

North Elevation Non-Character-Defining Features

- Western door except for opening size and marble sill.

North Elevation Missing Features

- Orb finials on roof parapet at quoins.

South Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, sills, lintels, surrounds and raised panels.
- Concrete plinth, Flemish bond brick walls, brick quoins, molded brick cornice and water table, and central pediment.
- Oculus including sash, number of lights and surround.
- Terrace including bullnosed poured concrete steps, cast concrete balustrade and brick paving.
- Door including materials, configuration, number of lights, pediment, sill and surround.

Building G, south elevation

South Elevation Missing Features

- Orb finials on corner posts of porch railing.

East Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, sills, lintels, surrounds and raised panels.
- Concrete plinth, Flemish bond brick walls, brick quoins, and molded brick cornice and water table.

West Elevation Character-Defining Features

- Double–hung windows including sash, materials, number of lights, sills, lintels, surrounds and raised panels.
- Concrete plinth, Flemish bond brick walls, brick quoins, and molded brick cornice and water table.
- Recessed wall niche, "Dow Spiral Slide Fire Escape" door, and raised panel.

Roof Character-Defining Features

- Roof slope, materials, cornice, eaves and dormer windows.

Roof Non-Character-Defining Features

- U-shaped metal vents.

Roof Missing Features

- Orb finials on roof parapet at quoins.

Engine House

The Engine House is a one-story, one-bay by two-bay structure of Flemish bond brick with a slate gable roof. The south elevation has large wood double barn doors.

North Elevation Character-Defining Features

- Flemish bond brick walls.
- Gable end including oculus window and surround.

North Elevation Non-Character-Defining Features

- Metal door.

Engine House, south elevation

South Elevation Character-Defining Features

- Flemish bond brick walls.
- Wood double barn doors and strap hinges.

East Elevation Character-Defining Features

- Flemish bond brick walls.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.

West Elevation Character-Defining Features

- Flemish bond brick walls.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.

Roof Character-Defining Features

- Slate gable roof.

Roof Non-Character-Defining Features

- Corrugated metal cover south end-gable.

Root Cellar

The Root Cellar, constructed in 1920, is located north of the Engine House. The visible portions of the cellar include the pairs of double entry doors on the north and the south elevation, ashlar-faced concrete block knee walls, and concrete roof vents. The wall is capped by a cast concrete coping. The east elevation is exposed above grade with the corners chamfered. The western wall is banked to meet the existing natural grade.

North Elevation Character-Defining Features

- Poured and cast concrete lintels and jambs.
- Battered earthen retaining walls.

North Elevation Non-Character-Defining Features

- Altered wooden doors and replacement hinges.

North Elevation Missing Features

- Original herringbone panel wooden doors with strap hinges (see South Elevation).

South Elevation Character-Defining Features

- Poured and cast concrete lintels and jambs.
- Battered earthen retaining walls.
- Herringbone panel eastern wooden doors with strap hinges.

South Elevation Non-Character-Defining Features

- Altered wooden doors and replacement hinges.

East Elevation Character-Defining Features

- Cast ashlar concrete block kneewall.

Roof Character-Defining Features

- Cast concrete roof vents.

Root Cellar, roof vents

Lane

The Lane building is a one-story Georgian Revival inspired structure built in 1952 to the east of the Women's Colony. It is linked physically and symbolically to the colony by a graded causeway created from the overburden of the hill in which the building is nestled. In plan, Lane is a square donut bisected by a east-west corridor and two-story recreation space, creating two interior courtyards. The primary exterior features of the Lane building are Flemish bond walls, raked mortar joints, double-hung multi-light sash windows, jack arches, simplified Georgian cornice details, and low-pitched slate hipped roofs with internal gutters.

North Elevation Character-Defining Features

- Flemish bond walls with raked mortar joints.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.
- Central door including materials, configuration, number of lights, sill and Gibbs surround.

South Elevation Character-Defining Features

- Flemish bond brick walls with raked mortar joints.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.
- Central door including materials, configuration, number of lights, sill, and Gibbs surround.


Lane, east elevation

East Elevation Character-Defining Features

- Flemish bond brick walls with ranked mortar joints.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.
- Central pedimented entry pavilion including door, limestone stairs, brick landing, handrails, flanking lampposts, wood Gibbs surround, lintel, and architrave.
- Tympanum including oculus window, surrounds and keystones.

West Elevation Character-Defining Features

- Flemish bond brick walls with raked mortar joints.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.
- Doors including materials, configuration, number of lights, sill, lintels, surrounds and flanking lanterns.
- Loading docks including roofs.

West Elevation Missing Features

- Flanking lanterns at northern door.

Courtyard Character-Defining Features

- Flemish bond brick walls with raked joints.
- Double–hung windows including sash, materials, number of lights, sills, lintels and surrounds.
- Doors including materials, configuration, number of lights, lintels, sills and surrounds.

Roof Character-Defining Features

- Roof slope, materials, cornice, gutters and dormer vents.

Hubner

The original portion of Hubner Psychopathic Hospital Building was completed in 1915. The Geneva Cross plan three-story building is built of Flemish bond brick on a raised basement with white glazed terra cotta belt course, lintels and a slate roof accented with a dome-roofed octagonal cupola. The two octagonal core blocks connect four two-story wings, each of which terminates in distinctive two-story porches. The building's ornamentation and details are drawn from Colonial, Grecian and Georgian Revival sources. In 1930, the southern addition was completed. It essentially duplicates the form, materials and ornamentation of the original structure, except for the dome-roofed octagonal cupola.

North Elevation Character-Defining Features

- Flemish bond walls including raised basement and glazed terra cotta water table.
- Basement doors including materials, configurations, sill, lintels and surrounds.
- Windows including sash, transoms, materials, number of lights, sills, lintels and surrounds.
- Entry porch including columns and pilasters, marble steps, wooden entry door and surround, side and transom windows, second floor French doors, Chippendale fret balustrade, and oculus window including sash, materials, number of lights and surround.

Hubner Building, north entry

North Elevation Non-Character-Defining Features

- Replacement railings on main entry stairs and second floor porch.

South Elevation Character-Defining Features

- Flemish bond walls including raised basement and glazed terra cotta water table.
- Basement doors including materials, configurations, sill, lintels and surrounds.
- Windows including sash, materials, number of lights, sills, lintels and surrounds.
- Porches including materials, columns, pilasters, window sash, raised panels, number of lights, sills, lintels and surrounds.

South Elevation Non-Character-Defining Features

- Metal fire escape stairways and ramps.
- Replacement doors.

East Elevation Character-Defining Features

- Flemish bond walls including raised basement and glazed terra cotta water table.
- Basement doors including materials, configurations, sill, lintels and surrounds.
- Windows including sash, materials, number of lights, sills, lintels and surrounds.
- Two-story northern wing open porch including columns and pilasters, doors including configuration, number of lights, surrounds, side and transom windows, and Chippendale fret balustrade.
- Two-story southern wing enclosed porch including columns and pilasters, windows including sash, materials, number of lights, sills, lintels, surrounds, raised panels and Chippendale fret balustrade.

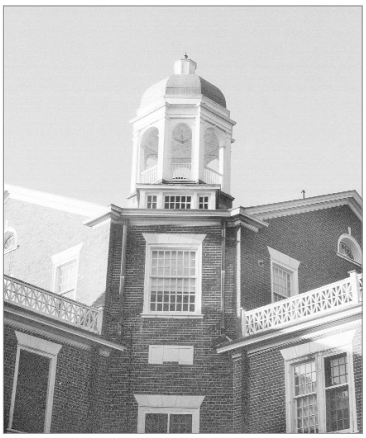

Hubner Building, enclosed porch, east elevation

East Elevation Non-Character-Defining Features

- Metal fire escape stairways and ramps.
- Detention screens and replacement railings on porches.
- Replacement doors.

West Elevation Character-Defining Features

- Flemish bond walls including raised basement and glazed terra cotta water table.
- Basement doors including materials, configurations, sill, lintels and surrounds.
- Windows including sash, materials, number of lights, sills, lintels and surrounds.
- Two-story northern wing open porch including columns and pilasters, doors including configuration, number of lights, surrounds, side and transom windows, and Chippendale fret balustrade.
- Two-story southern wing enclosed porch including columns and pilasters, windows including sash, materials, number of lights, sills, lintels, surrounds, raised panels and Chippendale fret balustrade.



Hubner Building, east elevation and porch

West Elevation Non-Character-Defining Features

- Concrete and metal fire escape stairways and ramps.
- Detention screens and replacement railings on open porch.
- Replacement doors.
- Small brick enclosure attached to northern porch.

Roof Character-Defining Features

- Roof and parapet materials, form, and details including coping, shed and rounded dormer windows and surrounds, Chippendale fret balustrades on hyphens, wood and copper cupola with lantern vent, and slate roof at end blocks and octagonal core block.

Building T

Building T is a two-story structure with Colonial and Georgian Revival forms and details. Constructed of Flemish bond brick resting on a raised basement highlighted by a limestone water table, its north elevation consists of a three-bay wide cross-gabled central pavilion that extends nine bays to the south and is flanked by two six-bay wide by three-bay deep wings that run east to west. The shallow pitched cross-gable slate roofs intersect at the ridge. A two-story portico enhances the central entry pavilion.

North Elevation Character-Defining Features

- Flemish bond walls including raised basement and belt course.
- Basement doors including materials, configurations, sill, lintels and surrounds.
- Windows including sash, transoms, materials, number of lights, sills, lintels and surrounds.
- Two-story entry porch including columns and pilasters, limestone steps, entry door and surrounds, metal lanterns and Chippendale fret balustrade.

Building T, north elevation

North Elevation Non-Character-Defining Features

- Replacement doors and railings.

South Elevation Character-Defining Features

- Flemish bond walls including raised basement and belt course.
- Basement doors including materials, configurations, sill, lintels and surrounds.
- Windows including sash, materials, number of lights, sills, lintels and surrounds.

South Elevation Non-Character-Defining Features

- Replacement doors.
- Metal fire escape and access ramps.

East Elevation Character-Defining Features

- Flemish bond walls including raised basement and belt course.
- Basement doors including materials, configurations, sill, lintels and surrounds.
- Windows including sash, materials, number of lights, sills, lintels and surrounds.
- Two-story enclosed porch including supporting columns and pilasters, raised panels, windows including sash, materials, number of lights, sills, lintels and surrounds, and Chippendale fret balustrade.

East Elevation Non-Character-Defining Features

- Replacement doors.
- Metal fire escape.

East Elevation Missing Features

- Raised brick connector walkway to Hubner.

West Elevation Character-Defining Features

- Flemish bond walls including raised basement and belt course.
- Basement doors including materials, configurations, sill, lintels and surrounds.
- Windows including sash, materials, number of lights, sills, lintels and surrounds.
- Two-story enclosed porch including supporting columns and pilasters, raised panels, windows including sash, materials, number of lights, sills, lintels and surrounds, and Chippendale fret balustrade.

West Elevation Non-Character-Defining Features

- Replacement doors.
- Awnings on porch.

Roof Character-Defining Features

- Roof slope, materials, eaves, cornices, and skylight.

Character-Defining Features of the Landscape

The landscape in which the Women's Colony, Lane, Hubner and Building T are placed is as important to the significance of the complex as the buildings themselves. At the time Springfield Hospital was founded, the design of mental health facilities in America was undergoing a radical change. Large institutional buildings that housed all of a mental hospital's patients, regardless of gender, age or type of illness, in one structure were no longer considered appropriate. Instead, the thinking at the end of the 19th century called for separating men and women, adults and children, as well as the mental deficient from the mentally ill. Treatment was becoming more enlightened, moving from confining patients to their beds 20 hours a day, to work therapy, exercise and fresh air. Increasingly, states rather than cities or private institutions, were assuming the financial burden of caring for the mental ill, thus creating a need to make the institutions as self-sustaining as possible.

All of these factors led to the adoption of the Colony Plan as the basis for the design, size and use of the buildings at Springfield as well as their disposition in the landscape. Essentially, the Colony Plan was an idealized rural village. Patients were housed in dormitory buildings of no more than 100, while functions such as dining and kitchen areas, laundry rooms, treatment spaces, and the like were housed in separate structures. The buildings were to be set in a rural area, close enough to a large city to allow easy access by doctors as well as the patients' families, but far enough away so that the majority of the land could be farmed by the patients. This not only provided outdoor therapy, but also allowed the hospital to be almost self-sustaining.

The landscape of the Women's Colony, as well as its relationship to Lane, Hubner and Building T and the former pasture land of the Piney Run stream valley clearly reflect the ideals of progressive design for mental hospitals in the late 19th century. The following pages discuss those character-defining features of the landscape surrounding those buildings that contribute significantly to the architectural and historical importance of those buildings.

Landscape Associated with the Service Group

The Service Group consists of the Service Building and Buildings A, B and C. The Service Building faces north across the Piney Run stream valley toward the wooden rise of Hubner Hospital. Building C faces west over the former pasture lands adjacent to the stream valley and Building A east toward former cultivated fields. Originally, Building B faced south toward the now demolished Butter Cup House. It now forms the north side of the quadrangle on which Buildings W, D and the Auditorium now face. Internally, a T-shaped colonnade forming two open courtyards links the four original buildings in the Women's Colony.

Landscape, near the Service Group

Character-Defining Features

- Topography, visual connection and relationship among the Service Building, Cooper Drive, Piney Run stream valley, Huber and Building T.
- Topography, visual connection and relationship among Building C, Cooper Drive, the former pasture land and Piney Run stream valley.
- Stone gate posts east of Building A.
- Colonnade linking buildings together.
- Open courtyards formed by the buildings and colonnade.

Non-Character-Defining Features

- Parking lot north of the Service Building.
- Existing walkways.
- Existing trees and shrubs.

Landscape Associated with Buildings B, W, D and the Auditorium

Buildings B, W, D and the Auditorium form an open quadrangle south of the Service Group. Three of the buildings (B, D and the Auditorium) have their primary facades facing the quadrangle, while Building W faces Cooper Drive.

Landscape, near Buildings B, W, D and the Auditorium

Character-Defining Features

- Topography, visual connection and relationship among Buildings B, W, D and the Auditorium.
- Brick walk/driveway surrounding the Auditorium.

Non-Character-Defining Features

- Existing walkways.
- Raised planter in center of open space.
- Existing trees and shrubs.
- Wood gazebo.

Landscape Associated with Buildings E, F, I, G, H and the Auditorium

Landscape, near Buildings E, F, I, G, H and the Auditorium

The second quadrangle in the Women's Colony is formed by the Auditorium and Buildings E, F, I, G and H. Unlike the flat northern quadrangle, this open space slopes from the rear of the Auditorium to the rear of Building G. Except for Buildings E and H, none of the buildings have their primary façade facing the quadrangle.

Character-Defining Features

- Topography, visual connection and relationship among Buildings E, F, I, G, H and the Auditorium.
- Brick walk/driveway surrounding the Auditorium.
- Raised planter and circular driveway at rear of Building I.

Non-Character-Defining Features

- Existing walkways, except for brick walk surrounding Auditorium.
- Existing driveways, except for brick driveway surrounding Auditorium.
- Existing trees and shrubs.
- Ice Cellar.

Landscape Associated with Buildings W, F, I and Cooper Drive

Landscape, near Buildings W, F, I and Cooper Drive

Cooper Drive, formerly known as Main Street, connects the Women's Colony to the Town of Sykesville. The original gatehouse and posts to the hospital are now located west of Maryland Rt. 32 in Cooper Park. Buildings W, F, and I, as well as Building C, fronts onto Cooper Drive.

Character-Defining Features

- Topography, visual connection and relationship among Buildings W, F, and I and Cooper Drive and the former pasture land to the west.
- Tree-lined Cooper Drive.

Non-Character-Defining Features

- Existing walkways.

Landscape Associated with Buildings D, E, Engine House and Butter Cup Road

To the east of the Women's Colony, across Butter Cup Road is located the powerhouse and maintenance buildings for the Springfield Hospital. Beyond them lie fields and pasture land formerly worked by the patients.

Landscape, near Buildings D. E. Engine House and Butter Cup Road

Character-Defining Features

- Topography, visual connection and relationship among Buildings D, E, Engine House and Butter Cup Road.

Non-Character-Defining Features

- Existing walkways and driveways.
- Existing trees and shrubs.

Landscape Associated with Buildings E, H and the Engine House

The embankment between Buildings E, H and the Engine House contains Springfield Hospital's Root Cellar, a poured in place concrete structure large enough to accommodate farm vehicles as well as storage areas. The four entry/exit doors and the concrete roof vents are the most visible features of this landscape.

Character-Defining Features

- Topography, visual connection, and relationship among Buildings E, H and the Engine House.
- Root Cellar vents.

Non-Character-Defining Features

- Existing trees and shrubs.

Landscape associated with Hubner

Landscape Associated with Hubner and Building T

Hubner and Building T are located north of the Women's Colony, on the most prominent knoll on the Springfield Hospital grounds. Separating the buildings from Piney Run is a steep wooded hillside. To the north and east lie other hospital buildings.

Character-Defining Features

- Topography, visual connection and relationship among Hubner, Building T, the Piney Run stream valley and the Service Group.
- Topography, visual connection and relationship of Hubner to Butter Cup Road.
- Woodland on slope south of Hubner and Building T.
- Relationship between Hubner and Building T.
- Earthen mound, rubble stone retaining wall and alee of trees north of Building T.

Non-Character-Defining Features

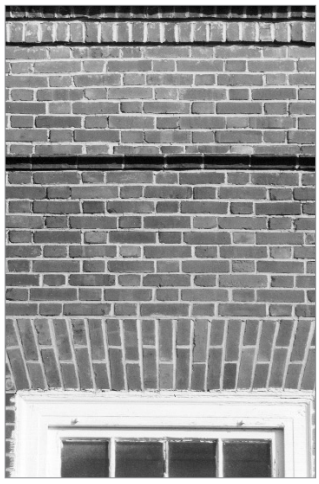
- Existing, parking lots, walkways and driveways.
- Existing trees and shrubs other than alee and woodland.

Section 2:

Guidelines for Building

The exterior appearance of a building is made up of the materials, scales, proportions, and relationships displayed by its walls, windows, doors, roofs, projections, and decorative details and ornamentation. All contribute to a building's significance as well as its contribution to the Warfield Complex historic district. Of particular importance is the appearance of a building's primary elevations those that face the roadways, and within the Women's Colony, those that also face the open quadrangles. Maintaining and preserving the exterior appearance of the buildings is important to maintaining their historic significance.

This section of the *Historic Preservation Guidelines for the Warfield Complex* includes **recommended** and **not recommended** treatments for preserving, protecting, repairing or replacing exterior walls and roofs, along with windows, doors, porches and colonnades found in the complex. It also addresses how missing features should be duplicated and installed, as well as appropriate methods of thermally upgrading windows and doors.

MASONRY: Stone, Brick, Mortar, Terra Cotta and Concrete

The appearance of exterior masonry is dependent on the type of masonry employed, the size, shape and finish of the units, and the mortar that bonds the units together. The primary types of exterior masonry found on the historic buildings in the Warfield Complex are brick, stone, terra cotta and concrete. The mortar used to bond unit masonry, how it is colored and profiled is also important to the appearance of a wall.

Most of the brick used in the buildings of the Warfield Complex is fairly consistent in color, texture, and quality. The brick walls are typically laid in Flemish bond, with most of the buildings exhibiting molded brick water tables, and some containing brick belt courses, quoins and cornices. Exterior stone is primarily found in stairs, coping, and columns as well as window and door surrounds. It includes limestone, marble and granite. Terra cotta, a kiln-dried clay product popular in the late 19th and early 20th centuries is employed as decorating details and features on the exterior of some of the historic Warfield Complex buildings. Poured in place and precast concrete is also found on the exteriors of the buildings in the Warfield Complex, primarily as foundations and surfaces for stairs, porches and colonnade floors. The mortar used in most of the buildings in the Warfield Complex has flush joints of varying thickness.

Identifying, Retaining and Preserving Masonry and Concrete

Recommended

1.a. Identifying, retaining and preserving masonry features important in defining the overall historic character of the buildings including walls, watertables, quoins, cornices, piers, window and door surrounds, and other masonry features as well as the manner in which the masonry is laid, its color, and the profile and thickness of the mortar joints.

Not Recommended

1.a. Removing or radically altering masonry features which are important in defining the overall historic character of a building so that, as a result, the character is diminished or lost.

1.b. Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building or structure loses its historic integrity and is essentially new construction.

1.c. Applying paint or other architectural coatings such as stucco to masonry that has historically been unpainted or uncoated, creating a new appearance.

Protecting and Maintaining Masonry and Concrete

Recommended

2.a. Protecting and maintaining existing exterior masonry by providing proper drainage so that water does not stand or accumulate on surfaces or next to foundations.

2.b. Cleaning masonry only when necessary to halt deterioration or remove heavy soiling or pollutants.

2.c. Conducting masonry cleaning tests after it has been determined that cleaning is appropriate. Tests should be conducted on inconspicuous masonry surfaces and observed over a sufficient period of time so that both the immediate and long-term effects are known.

2.d. Cleaning masonry surfaces with the gentlest means possible starting with low pressure water and detergents using natural bristle brushes.

2.e. Employing other appropriate cleaning methods such as steam or chemicals only after water and detergents have been shown not to be effective.

2.f. Evaluating the overall condition of the masonry to determine whether repairs or replacement will be necessary.

Not Recommended

2.a. Failing to evaluate and treat the various causes of masonry deterioration caused by natural or human actions.

2.b. Cleaning masonry surfaces when they are not heavily soiled or covered with pollutants primarily to create a new appearance. This may needlessly introduce chemicals or moisture into historic masonry.

2.c. Cleaning masonry surfaces without testing or without sufficient time to evaluate the immediate and long-term effects of the cleaning.

2.d. Sandblasting brick, stone or concrete, using dry or wet grit or other abrasives, or using high pressure water to clean masonry. These methods will permanently erode the surface of the material and accelerate deterioration.

2.e. Cleaning with chemicals that will damage masonry, inappropriate application of chemicals that may cause damage, or leaving chemicals and residue on masonry surfaces.

2.f. Failing to undertake adequate measures to protect masonry features during rehabilitation.

Repairing Masonry and Concrete

Recommended

3.a. Repairing masonry where there is evidence of loose masonry units, water penetration or cracked concrete. Repairs should be made by patching, piecing-in, or consolidating using recognized preservation methods to match the original in size, shape, texture, color and other character-defining aspects of the masonry or concrete.

3.b. Using substitute material for extensively damaged masonry features that duplicate the original in size, shape, color, texture and other character -defining aspects.

3.c. Applying new or non-historic surface treatments such as water-repellent coatings only after protective and maintenance work have been accomplished and only if repairs fail to arrest water-penetration problems.

3.d. Cutting damaged concrete back to remove the source of the deterioration, such as corrosion of metal reinforcing. The new patch should bond satisfactorily with the historic concrete and match it in color and texture.

3.e. Repointing mortar joints where there is evidence of deterioration.

3.f. Removing deteriorated mortar by carefully hand-cutting the joints to avoid damaging the masonry units.

3.g. Duplicating the existing mortar in strength, composition, color, texture, width and profile.

Not Recommended

3.a. Replacing an entire masonry feature such as an exterior quoin or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts is possible.

3.b. Using a substitute material for the replacement part that does not convey the visual appearance of the masonry or that is physically or chemically incompatible.

3.c. Applying waterproofing, water repellents or non-historic coatings to masonry as a substitute for repointing, or repair and replacement of masonry units.

3.d. Patching concrete without removing the source of deterioration or not matching the historic concrete in texture or color.

3.e. Removing non-deteriorated mortar or repointing the entire building solely to achieve a uniform appearance.

3.f. Using mechanical saws, hammers or other power driven tools that may damage surrounding masonry to remove deteriorated mortar.

3.g. Repointing with modern high-content Portland cement mortar unless it was originally used. This may cause deterioration of the surrounding masonry units and historic mortar due to different coefficients of expansion and different porosity of the masonry and mortar.

3.h. Repointing using synthetic caulking compounds.

3.i. Changing the joint width or profile when repointing.

Replacing Masonry and Concrete

Recommended

4.a. Replacing in kind an entire masonry feature that is too deteriorated to repair using physical, documentary or pictorial evidence to duplicate the feature.

4.b. Using a substitute material that duplicates the original masonry in size, scale, color, texture and other visual aspects, and is chemically and physically compatible with surrounding materials.

Not Recommended

4.a. Removing a masonry feature that is repairable.

4.b. Removing a masonry feature that is not repairable and not replacing it with a new feature.

4.c. Replicating a masonry feature without using physical, documentary or pictorial evidence of its appearance and material.

4.d. Using a substitute material that does not duplicate the original masonry in appearance or is chemically or physically incompatible with surrounding materials.

Design for Missing Masonry and Concrete Features

Recommended

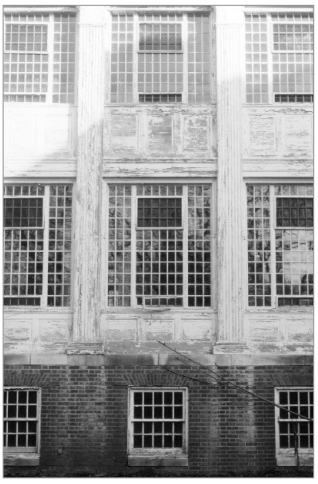
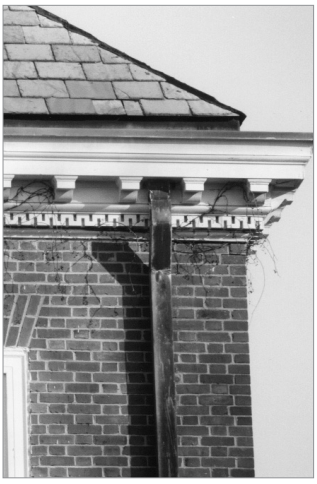
5.a. Designing and installing a new masonry or concrete feature that duplicates a missing historic feature based upon physical, documentary or pictorial evidence.

5.b. Installing a replacement masonry or concrete feature for one that is missing that is compatible in size, scale, material, color and texture with the historic building.

Not Recommended

5.a. Creating a false historical appearance by replacing a missing masonry or concrete feature based on insufficient evidence or conjecture.

5.b. Installing a new masonry or concrete feature that is incompatible in size, scale, material, color or texture.

WOOD: Columns, Cornices and Decorative Elements

Because wood can be easily shaped by sawing, carving and gouging it is used for architectural features such as cornices, brackets, entablatures, shutters, columns, balustrades and other decorative elements found on the historic Warfield Complex buildings. Because wood features, both functional and decorative, are important in defining the architectural and historic character of the buildings their retention, repair and protection in rehabilitation and adaptive use projects is important.

A number of different types of wood have been used to construct and finish the exterior of the buildings including cedar, pine and oak. Each has its own unique structural capacity, ability to withstand deterioration from rot and insects, and ability to accept different types of coatings and finishes.

Identifying, Retaining and Preserving Exterior Wood

Recommended

1.a. Identifying, retaining and preserving wood features that are important in defining the overall historic character of a building. This may include cornices, brackets, window architraves, doorway pediments, railings, columns and other exterior features, and the paints, architectural coatings and colors used to protect and enhance the appearance of the wood.

Not Recommended

1.a. Removing or radically altering wood features which are important in defining the overall historic character of a building or structure so that, as a result, the character is diminished or lost.

1.b. Replacing or rebuilding a major portion of an historic wood feature instead of replacing or repairing only those portions that are deteriorated.

1.c. Reconstructing or replacing a wood feature in a new material in order to achieve a uniform or "improved" appearance.

1.d. Radically changing the type of finish, color or accent scheme so that the historic character of the wood feature is diminished.

1.e. Stripping historically painted surfaces to bare wood and then applying inappropriate finishes or stains.

Protecting and Maintaining Exterior Wood

Recommended

2.a. Protecting and maintaining wood features by providing proper drainage so that water does not stand or accumulate on surfaces.

2.b. Retaining architectural coatings such as paint that help protect wood. Removing deteriorated paint is appropriate as part of an overall maintenance program involving repairing or, when appropriate, replacing deteriorated wood features.

Not Recommended

2.a. Failing to evaluate and treat the causes of wood deterioration including faulty flashing, leaking gutters, cracks and holes in wood surfaces, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect and fungus infestation.

2.b. Using chemical preservatives such as creosote that can change the appearance of wood features unless they were used historically.

Protecting and Maintaining Exterior Wood – continued

Recommended

2.c. Inspecting painted wood surfaces to determine whether cleaning or repainting is necessary.

2.d. Removing damaged or deteriorated paint to the next sound layer using the gentlest means possible, such as handscraping and handsanding, then repainting.

2.e. Using, with care, hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

2.f. Using chemical strippers primarily to supplement gentler methods such as handscraping, hand sanding and appropriate thermal devices when required to prepare properly the wood for repainting. Detachable wood elements, such as shutters and doors, may be chemically dip-stripped if proper safeguards are taken.

2.g. Using approved methods to remove and dispose of lead-based paint.

2.h. Applying compatible paint following proper surface preparation.

2.i. Repainting with colors that are appropriate to the building or structure.

2.j. Evaluating the overall condition of the wood to determine if repairs will be necessary.

Not Recommended

2.c. Stripping paint or other architectural coatings to reveal bare wood, thus exposing historically coated surfaces to accelerated weathering.

2.d. Removing paint that is firmly adhering to, and thus protecting, wood surfaces.

2.e. Using destructive paint removal methods such as propane or butane torches, sandblasting, grit blasting, or water blasting that can irreversibly damage historic woodwork.

2.f. Using thermal stripping tools improperly so that historic wood is scorched.

2.g. Failing to neutralize the wood thoroughly after using chemical strippers so that the new paint does not adhere. Allowing detachable wood features to soak too long in a chemical dip so that the grain is raised and the surface roughened.

2.h. Not using approved methods to remove and dispose of lead-based paint.

2.i. Failing to follow appropriate preparation and application methods when repainting exterior wood.

2.j. Using paint colors that are inappropriate to the building or structure.

2.k. Failing to undertake adequate measures to assure the protection of wood features during rehabilitation work.

Repairing Exterior Wood

Recommended

3.a. Repairing minor deterioration of wood by patching, piecing-in, scabbing, consolidating or other appropriate methods.

3.b. Carefully removing the deteriorated portions to sound wood, then treating with appropriate fungicide or pesticide, if required.

3.c. Properly preparing the repaired portion for repainting or recoating.

Not Recommended

3.a. Replacing an entire wood feature or element, such as a cornice or wall, when repair is possible.

3.b. Failing to protect sound wood with fungicides or pesticides as part of the repair.

3.c. Failing to properly prepare the repair for repainting or recoating.

Replacing Exterior Wood

Recommended

4.a. Replacing in kind an entire wood feature that is too deteriorated to repair using physical, documentary or pictorial evidence to duplicate the feature.

4.b. Using an approved substitute material that duplicates the finished visual appearance of the original, and is chemically and physically compatible with surrounding materials.

Not Recommended

4.a. Removing a wood feature that is repairable.

4.b. Removing a wood feature that is not repairable and not replacing it with a new feature.

4.c. Duplicating a wood feature without using physical, documentary or pictorial evidence.

4.d. Using a substitute material that does not duplicate the finished appearance of the wood or is chemically or physically incompatible with surrounding materials.

Design for Missing Wood Features

Recommended

5.a. Designing and installing a wood feature that duplicates the finished appearance of the missing historic feature based on physical, documentary or pictorial evidence.

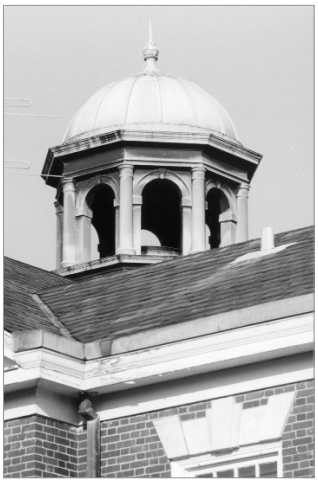
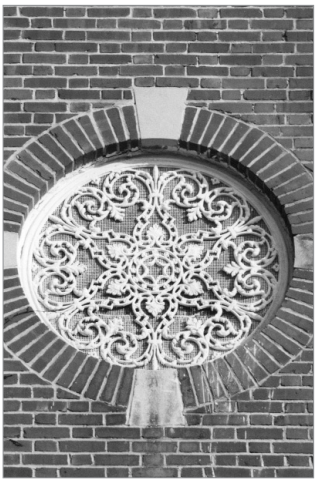
5.b. Installing a wood feature for one that is missing that is compatible in size, scale, material, color and texture with the historic building.

Not Recommended

5.a. Creating a false historical appearance by replacing a missing wood feature based on insufficient evidence or conjecture.

5.b. Installing a new wood feature that is incompatible in size, scale, material, color or texture.



Architectural METALS

Architectural metals are found on all of the historic buildings in the Warfield Complex. Typically confined to architectural details such as railings, window and door hardware, and gutters and downspouts, architectural metal is also used for cupolas, exterior light fixtures, vents and fire escapes. Except in the case of the fire escapes, features made of architectural metal typically are important to defining the character of the buildings on which they are found. Metals used on the exterior of buildings include aluminum, brass, bronze, iron and steel.

Identifying, Retaining and Preserving Architectural Metal

Recommended

1.a. Identifying, retaining and preserving architectural metal features that are important in defining the overall character of a building. These may include features such as railings, window and door hardware, gutters and downspouts, lighting fixtures, and vents. Since each type of metal has its own unique properties and requires different preservation and maintenance procedures, proper identification of the type of metal is critical prior to any work being undertaken.

Not Recommended

1.a. Removing or radically altering the appearance of architectural metal features that are important in defining the overall architectural character of a building so that, as a result, the character is diminished.

1.b. Removing a major portion of the historic architectural metal from a building instead of replacing or repairing only the deteriorated metal.

Protecting and Maintaining Architectural Metal

Recommended

2.a. Protecting and maintaining architectural metal from corrosion by providing proper drainage so that water does not stand or accumulate on surfaces.

2.b. Cleaning architectural metal, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.

2.c. Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.

2.d. Applying appropriate primer paint or other coating systems to metal that is to be repainted immediately after cleaning to decrease the rate of corrosion.

2.e. Repainting with finished colors that are appropriate to the historic building.

2.f. Applying an appropriate protective coating such as lacquer to an architectural metal feature such as brass hardware that is subject to heavy pedestrian use.

2.g. Evaluating the overall condition of architectural metal to determine if repairs will be necessary.

Not Recommended

2.a. Failing to identify, evaluate and treat the causes of corrosion, such as moisture from leaking roofs or gutters, or interstitial condensation.

2.b. Exposing metals which were intended to be painted or otherwise coated to protect them from the environment.

2.c. Using cleaning methods that alter or damage the historic color, texture and finish of the metal or cleaning when it is inappropriate for the particular metal.

2.d. For those metals requiring protection from the environment, failing to re-apply primer paint or other protective coating to metals immediately after cleaning.

2.e. Using new finished paint colors that are inappropriate to the building.

2.f. Failing to protect architectural metals subject to high pedestrian use.

2.g. Failing to undertake adequate measures to protect architectural metals during rehabilitation work.

Repairing Architectural Metal

Recommended

3.a. Repairing architectural metal by patching, splicing or otherwise reinforcing the metal following recognized preservation methods.

3.b. When corrosion or other damage occurs, replacing the affected portions of the architectural metal with the same type of metal or other material that is physically and chemically compatible with the historic metal.

3.c. Basing the design and appearance of the replacement metal on surviving historic material.

Not Recommended

3.a. Replacing an entire architectural metal feature when repair and limited replacement of deteriorated areas is possible.

3.b. Using substitute material for the replacement that does not convey the appearance of the surviving parts of the historic architectural metal feature.

3.c. Using substitute material that is physically or chemically incompatible with the surviving historic metal.

Replacing Architectural Metal

Recommended

4.a. Replacing in-kind an entire architectural metal feature that is too deteriorated to repair using physical, documentary or pictorial evidence to duplicate the feature.

4.b. Using an approved substitute material that duplicates the finished visual appearance of the original and is chemically and physically compatible with surrounding materials.

Not Recommended

4.a. Removing an architectural metal feature that is repairable.

4.b. Removing an architectural metal feature that is not repairable and not replacing it with a new feature.

4.c. Not duplicating an architectural metal feature using physical, documentary or pictorial evidence.

4.d. Using a substitute material that does not duplicate the finished visual appearance of the original or is physically or chemically incompatible with surrounding materials.

Design for Missing Architectural Metal Features

Recommended

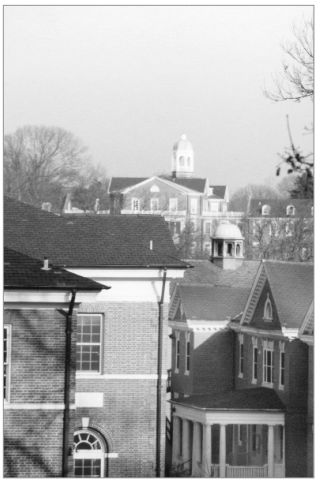
5.a. Designing and installing an architectural metal feature that duplicates the finished appearance of a missing historic feature based on physical, documentary or pictorial evidence.

5.b. Installing an architectural metal feature for one that is missing that is compatible in size, scale, material, color, texture and reflectivity with the historic building.

Not Recommended

5.a. Creating a false historic appearance by replacing missing architectural metal features based on insufficient evidence or conjecture.

5.b. Installing new architectural metal features or using other materials that are incompatible in size, scale, color, texture or reflectivity with the historic building.



ROOFS

The roofs of historic buildings in the Warfield Complex, their shape, materials and features, such as dormers, cupolas, vents and chimneys, are important architectural features that help to define their character. In addition a weather tight roof is essential to the long-term preservation of the buildings.

The primary historic roofing material used on the Warfield Complex buildings is slate. In addition, copper, lead and other metals are used for cupolas, flashing, gutters and the like.

Identifying, Retaining and Preserving Roofs

Recommended

1.a. Identifying, retaining and preserving roofs, and their functional and decorative elements, is important in defining the overall historic character of the building. This includes the roof's shape, decorative features, such as cupolas and chimneys, as well as the size, color, patterning and type of roof materials.

Not Recommended

1.a. Radically changing, damaging or destroying roofs that are important in defining the overall historic character of a building so that, as a result, the character is diminished.

1.b. Removing a major portion of the roof or roofing material that is repairable instead of replacing or repairing only the deteriorated portion, then reconstructing it with a new material to create a uniform or "improved" appearance.

1.c. Changing the configuration of a roof by altering its shape or adding new features such as dormer windows, skylights or vents in such a way as they diminish the roof's historic character.

1.d. Stripping the roof of sound historic roofing material and applying inappropriate substitute material.

Protecting and Maintaining Roofs

Recommended

2.a. Protecting and maintaining a roof by regularly cleaning gutters and downspouts, repairing or replacing deteriorated flashing, and repairing or replacing deteriorated roofing material.

2.b. Inspecting and maintaining roof sheathing and vents to insure their integrity, proper ventilation of the roof cavity, and freedom from insect or animal infestations.

2.c. Providing adequate anchorage for roofing material to prevent wind damage and moisture penetration.

2.e. Maintaining roof features such as cupolas and chimneys.

Not Recommended

2.a. Failing to clean gutters and downspouts, allowing flashing to deteriorate, or failing to repair or replace deteriorated roofing material so that damage occurs to underlying sheathing or roof structure.

2.b. Failing to maintain roof sheathing and vents, allowing condensation to occur, or to prevent insect or animal infestation of the roof cavity or materials.

2.c. Allowing roofing material fasteners, such as clips and nails, to corrode so that the roofing material is subject to wind damage and moisture penetration.

2.d. Permitting a leaking roof to remain unprotected so that roof sheathing, structure or other materials are subjected to moisture penetration.

2.e. Allowing roof features to deteriorate or removing roof features important to the character of the building.

Repairing Roofs

Recommended

3.a. Repairing roofing materials, gutters, downspouts and flashing by selectively removing the deteriorated portions and replacing with new approved materials that duplicate the color, shape, texture, appearance and reflectivity of the original.

3.b. Repairing roof features, such as cupolas and chimneys by splicing, patching or reinforcing, or by selectively replacing deteriorated portions with new materials that duplicate the color, shape, texture, appearance and reflectivity of the original.

3.c. Saving and reinstalling roofing material such as slate when repairs to roof sheathing, underlayment or roof structure is required.

Not Recommended

3.a. Removing and replacing the entire roof membrane rather than only deteriorated portions.

3.b. Replacing an entire roof feature when repair of historic material or limited replacement of deteriorated or missing parts is appropriate.

3.c. Using a substitute roofing material that does not convey the appearance of the surviving parts of the membrane or that is physically or chemically incompatible with surrounding materials.

Replacing Roofs

Recommended

4.a. Replacing in-kind the entire roof membrane if it is too deteriorated to repair with the same roofing material. If using the same material is not technically or economically feasible, a compatible approved substitute material that is similar in size, shape, color, texture and reflectivity to the historic membrane may be used.

4.b. Replacing in-kind an entire roof feature, such as a cupola or chimney, that is too deteriorated to repair, or a missing feature, using the same materials, form and detailing as the historic feature. If using the same materials is not technically or economically feasible, approved compatible substitute materials may be used.

Not Recommended

4.a. Removing an entire roof membrane or feature that is repairable.

4.b. Removing an entire roof membrane or feature and replacing it with a new membrane or feature that does not convey the visual appearance of the original.

4.c. Removing a roof feature and not replacing it.

Design for Missing Roof Features

Recommended

5.a. Designing and installing a roof feature that duplicates the finished appearance of the missing historic feature based on physical, documentary or pictorial evidence.

5.b. Installing a roof feature for one that is missing that is compatible in size, scale, material, color, texture and reflectivity with the historic building.

Not Recommended

5.a. Creating a false historical appearance by replacing a missing roof feature based on insufficient evidence or conjecture.

5.b. Installing a new roof feature that is incompatible in size, shape, color, texture, or reflectivity with the historic building or structure.

Altering Roofs

Recommended

6.a. Installing roof mounted mechanical and service equipment, such as air conditioning, satellite dishes or antenna, so that they are inconspicuous from the ground and do not damage or obscure character-defining features of the roof.

6.b. Designing additions to roofs, such as elevator housing, so that they are compatible with the character of the building or are inconspicuous from the ground.

Not Recommended

6.a. Installing mechanical or service equipment so that it damages or obscures character-defining elements or is conspicuous from the ground.

6.b. Radically changing the roof shape or changing character-defining roof features through incompatible design of roof additions.

WINDOWS

The windows of historic Warfield Complex buildings reflect the prevailing styles, materials and technologies of the late 19th and early 20th centuries. Common are square-headed, multi-light wood double-hung windows and various types of dormer windows. Less common are oriel, round and other shaped wood windows. In almost all cases clear, single pane glass is used in the windows. Many windows were originally equipped with detachable external storm windows and screens as well as internal security screens.

The shape and profile of the sash, number of lights, appearance and materials of lintels, sills and surrounds, and type of glass used are important character-defining features of a window. Likewise the placement of windows in a wall or on a roof is important to the overall character of a building. In a rehabilitation project, preserving window materials, features and placement is critical to preserving the historic character of a building.

Identifying, Retaining and Preserving Windows

Recommended

1.a. Identifying, retaining and preserving windows, and their functional and decorative features, that are important to defining the overall historic character of a building. Such features include frames, sash, muntins, glazing, sills, lintels, surrounds and moldings.

1.b. Conducting a detailed survey of the condition of existing windows early in a rehabilitation project so that repair and thermal upgrade methods and appropriate replacement options may be fully explored.

Not Recommended

1.a. Removing or radically changing windows that are important in defining the historic character of the building so that, as a result, the character is diminished.

1.b. Changing the number, location, size or glazing pattern of windows through cutting new window openings, blocking in existing windows, and installing replacement sashes that do not fit the historic window opening.

1.c. Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes or colors that noticeably change the sash, depth of reveal, muntin configuration, reflectivity or appearance of the frame and surrounds.

1.d. Obscuring historic window features with other material.

1.e. Removing historic features from windows.

1.f. Replacing windows solely because of peeling paint, broken glass, stuck sash or high air infiltration without first thoroughly examining all repair and thermal upgrade options.

Protecting and Maintaining Windows

Recommended

2.a. Protecting and maintaining wood and metal portions of a window, such as the frame, sash, muntins, hardware and surrounds, through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of appropriate protective coatings.

2.b. Improving thermal efficiency of existing windows by re-caulking and replacing or installing appropriate weather stripping.

2.c. Evaluating the overall condition of the window to determine if repair will be necessary.

Not Recommended

2.a. Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

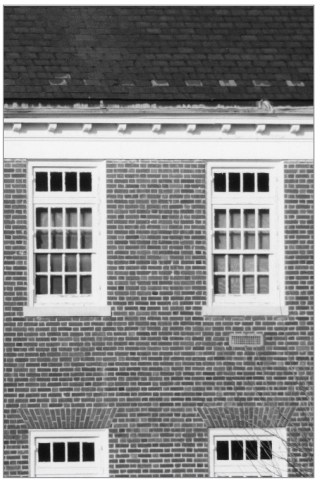
2.b. Improving thermal efficiency by replacing existing windows without first evaluating less intrusive methods.

2.c. Failing to protect and maintain historic windows during rehabilitation work.

Repairing Windows

Recommended

3.a. Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repairs may also include limited replacement in kind of those parts that are either extensively deteriorated or are missing when the design of the replacement parts is based on physical, documentary or pictorial evidence.



Not Recommended

3.a. Replacing an entire window when repair and selective replacement of deteriorated parts is appropriate.

3.b. Failing to reuse serviceable window hardware such as locks, hinges and sash lift devices.

3.c. Using a substitute material for replacement that does not convey the finished visual appearance of the surviving parts of the window or is physically or chemically incompatible with surrounding material.

Replacing Windows

Recommended

4.a. Replacing in-kind an entire window that is too deteriorated to repair using the same frame and sash material, configuration, glazing and design details.

4.b. If using the same sash and frame material is not technically or economically feasible, then an approved compatible substitute material may be used.

4.c. Designing the replacement window to fit the historic opening and duplicating frame size and profile, glazing configurations, depth of reveal and other character-defining features of the historic window.

Not Recommended

4.a. Removing a character-defining window and not replacing it with a new window that conveys the same appearance.

4.b. Using substitute material that is physically or chemically incompatible with surrounding material.

4.c. Blocking down an historic opening to fit a replacement window, blocking up an historic opening, or designing a replacement window that is not compatible with the character-defining features of the historic window.

Improving Thermal Performance of Windows

Recommended

5.a. Installing exterior or interior storm windows that match the size, materials, profile, divisions of existing windows and reflectivity of existing glazing. If adding exterior or interior storm windows is not technically or economically feasible, then an approved thermally upgraded new window may be used if it matches the existing in size, shape, profiles, reflectivity of glazing and other character-defining characteristics.

5.b. Installing double or triple pane glazing in replacement windows.

5.c. Installing appropriately designed interior shades or other shading equipment to reduce heat gain.

Not Recommended

5.a. Installing storm windows that do not match the size, materials, profile, number of lights and glazing of the historic windows.

5.b. Removing existing windows that can be technically and economically upgraded to add new insulating windows.

Design for Missing Window Features

Recommended

6.a. Designing and installing new windows when historic windows are completely missing. Replacement windows should accurately duplicate historic windows based on physical, documentary or pictorial evidence and fill the original opening.

Not Recommended

6.a. Creating a false historical appearance by replacing a missing window based on insufficient evidence or conjecture.

6.b. Introducing a new window design that is incompatible with the size of the historic opening or character of the building or structure.

Altering Windows

Recommended

7.a. Installing new windows only on non-primary elevations if required for a new use or the continued use of a building. The size of the opening and design of the windows should be compatible with, but not duplicate, the historic windows and fenestration pattern of the building.

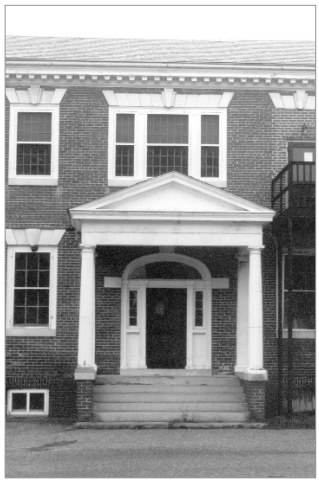
7.b. Providing an interior setback for dropped ceilings to allow the full height of the window and its opening to be retained.

Not Recommended

7.a. Installing new windows on primary elevations.

7.b. Designing new windows that do not exactly duplicate the appearance of historic windows, or designing new windows that are incompatible with the appearance of the historic windows.

7.c. Blocking down window openings or furring down historic ceilings over exterior glazing so that the exterior form and appearance of the window and its opening are changed.



DOORS, PORCHES and COLONNADES

Exterior doors, including their size, decorative features, sills, lintels and surrounds are important character-defining features of the buildings in the Warfield Complex. Similarly, open and enclosed porches, and colonnades including their steps, railings, columns, pilasters, balustrades and other features are important to defining the character of historic buildings.

Identifying, Retaining and Preserving Doors, Porches and Colonnades

Recommended

1.a. Identifying, retaining and preserving doors, porches and colonnades, and their functional and decorative features, that are important in defining the overall historic character of a building.

Not Recommended

1.a. Removing or radically changing doors, porches or colonnades that are important character-defining elements of a building so that, as a result, the character is diminished.

1.b. Stripping historic doors, porches or colonnade of their materials and decorative features.

1.c. Removing character-defining doors, porches or colonnades.

1.d. Adding new doors, porches or colonnades to primary elevations.

1.e. Adding elaborate decorative elements to secondary and service doors or entrances so that they appear to be formal or ceremonial.

Protecting and Maintaining Doors, Porches and Colonnades

Recommended

2.a. Protecting and maintaining historic materials that comprise doors, porches and colonnades, and their functional and decorative features, through appropriate cleaning and maintenance procedures.

2.b. Evaluating the overall condition of doors, porches and colonnades to determine if repair will be necessary.

Not Recommended

2.a. Failing to provide adequate protection to materials on a cyclical basis so that deterioration of doors, porches and colonnades results.

2.b. Repairing or replacing doors, porches or colonnades without first evaluating their overall condition.

Repairing Doors, Porches and Colonnades

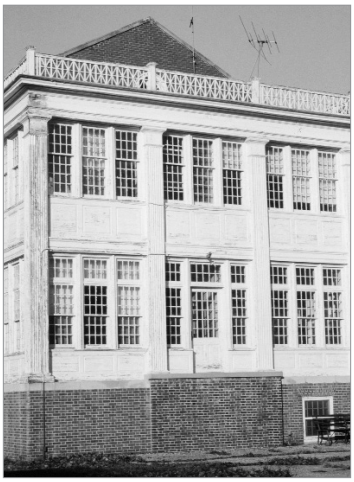
Recommended

3.a. Repairing doors, porches and colonnades, and their functional and decorative features, by patching, splicing, consolidating or otherwise reinforcing the historic material. Such repairs may also include limited replacement in-kind, or with an approved compatible substitute material.

Not Recommended

3.a. Replacing an entire door, porch or colonnade, or its functional and decorative features, when repair or selective replacement of parts is appropriate.

3.b. Using a substitute material for selective replacement that does not convey the finished visual appearance of the surviving parts of the door, porch or colonnade, or that is physically or chemically incompatible.



Replacing Doors, Porches and Colonnades

Recommended

4.a. Replacing in-kind a door, porch or colonnade that is too deteriorated to repair using the existing door, porch or colonnade as a model for the design of the replacement.

4.b. Replacing a door, porch or colonnade in an approved compatible substitute material if the use of the historic material is not technically or economically feasible.

Not Recommended

4.a. Removing a door, porch or colonnade, or its functional or decorative features, and not replacing it with a new one that conveys the same appearance.

4.b. Using a substitute material that is chemically or physically incompatible with, or that does not convey the same finished appearance as, the historic material.

Improving Thermal Performance of Doors and Enclosed Porches

Recommended

5.a. Installing storm doors or windows that match the material, profile, glazing patterns and other defining characteristics of the historic doors or windows.

Not Recommended

5.a. Installing incompatible storm doors or exterior air locks, or removing windows and blocking down opening of enclosed porches, as a means of improving thermal performance.

Design for Missing Door, Porch and Colonnade Features

Recommended

6.a. Designing and constructing a new door, porch or colonnade when the historic one is missing based on physical, documentary or pictorial evidence.

Not Recommended

6.a. Creating a false historical appearance by replacing a missing door, porch or colonnade based on insufficient evidence or conjecture.

6.b. Introducing a new door, porch or colonnade that is incompatible in size, scale, material and color with the character of the building.

Alterations and Additions to Doors, Porches and Colonnades

Recommended

7.a. Designing enclosures for historic open porches or colonnades when required for a new or continued use in a manner that preserves the historic character of the porch or entrance and that of the building. For example, recessing the enclosure behind columns and other character-defining elements, and using large sheets of non-reflective glass rather than solid materials.

7.b. Designing and installing approved new doors, porches and colonnades when required for a new or continued use in a manner that preserves the historic character of the building, usually by confining additions to non-primary elevations.

7.c. Leaving intact doors and entrances no longer functional due to a new or continued use.

Not Recommended

7.a. Enclosing open porches and colonnades in a manner that results in a diminution or loss of historic character.

7.b. Installing new doors, porches or colonnades on primary elevations.

7.c. Removing and blocking-in doors that are no longer functional.

7.d. Removing porches or colonnades that are no longer functional.

Section 3:

Guidelines for Building Interiors

The interior spaces in an historic building, their relationships, size, shape, height, materials, fixtures and fittings all contribute to its character. Typically, interiors are made up of primary spaces such as lobbies, main stairways and hallways as well as primary functional spaces such as auditoriums, dining halls and the like. In addition, secondary spaces such as offices, closets, restrooms and the like are part of the interiors of buildings.

In the historic institutional buildings of the Warfield Complex, typical primary spaces include entry halls, open dormitory rooms, and day rooms, as well as specialized rooms such as the surgical suite in Hubner and the second floor auditorium room in the Auditorium. This section of the *Historic Preservation Guidelines for the Warfield Complex* includes **recommended** and **not recommended** treatments for exposed structural systems, interior spaces, features and finishes, and visible components of mechanical systems, as well as **recommended** and **not recommended** means for addressing health and safety code requirements, building security, and upgrading energy efficiency of buildings.

STRUCTURAL SYSTEMS

In some cases, the exposed structural systems, such as concrete beams and columns, are important interior character-defining features of historic buildings in the Warfield Complex. They should be evaluated early in project planning to determine their physical condition as well as their importance to the historic character of a building.

Identifying, Retaining and Preserving Structural Systems

Recommended

1.a. Identifying, retaining and preserving exposed structural systems and their individual features that are important to defining the interior historic character of a building.

Not Recommended

1.a. Removing, covering or radically changing features of exposed structural systems that are important in defining the historic character of a building so that, as a result, the character is diminished.

1.b. Adapting the building to a new use that could compromise the structural integrity of character-defining exposed structural systems, causing them to be replaced.

Protecting and Maintaining Structural Systems

Recommended

2.a. Protecting and maintaining structural systems from deterioration caused by weather, insects, human actions or other causes.

2.b. Examining and evaluating the physical condition of structural systems and their features using non-destructive techniques.

Not Recommended

2.a. Failing to provide regular maintenance so that deterioration of structural systems results.

2.b. Utilizing destructive investigative techniques that damage or destroy character-defining structural systems or their features.

Repairing Structural Systems

Recommended

3.a. Repairing structural systems by augmenting or upgrading individual components or features using approved materials that are physically and chemically compatible with the existing.

Not Recommended

3.a. Upgrading the structural capacity of a building in a manner that diminishes its historic character or that of its character-defining structural systems.

3.b. Replacing a character-defining structural member, feature or system that could be augmented and repaired.

Replacing Structural Systems

Recommended

4.a. Replacing in-kind a character-defining structural system, member or feature that is too deteriorated to repair based on the design of existing prototypes in the building.

4.b. Designing a replacement structural system, member or feature in an approved substitute material that conveys the same form and overall visual appearance as the character-defining system, member or feature.

Not Recommended

4.a. Installing a replacement structural system, member or feature that does not convey the same visual appearance as the existing character-defining system, member or feature.

4.b. Using a substitute material that is chemically or physically incompatible with surrounding materials.

Alterations and Additions to Structural Systems

Recommended

5.a. Limiting excavations for new construction adjacent to building foundations to avoid compromising the structural integrity of a historic building.

5.b. Correcting structural deficiencies in preparation for a new or continued use in a manner that preserves existing character-defining structural systems, members, or features.

5.c. Adding new floors when required for a new or continued use in such a manner as not to damage or destroy character-defining structural systems, members or features.

5.d. Providing natural light to an interior by means of an atrium, light-court or other method when required for a new or continued use in such a manner as not to destroy or damage existing character-defining structural systems, members or features.

Not Recommended

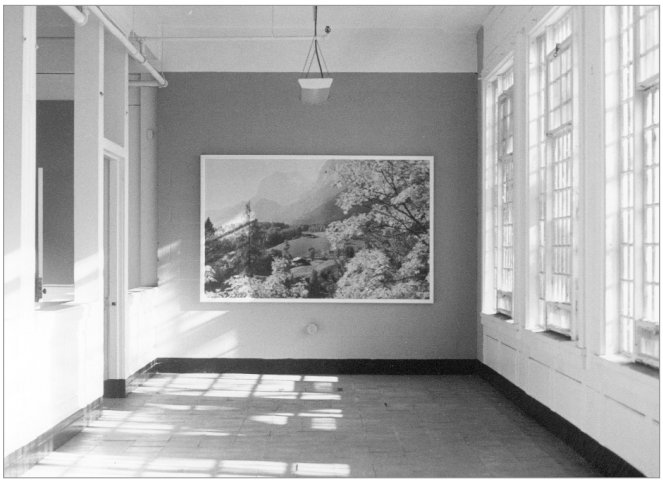
5.a. Excavating or re-grading adjacent to an historic building in such a manner as to undermine its structural integrity or significantly alter the water table level.

5.b. Radically changing primary interior spaces or damaging or destroying character-defining features or finishes when correcting structural deficiencies.

5.c. Adding new floors when they damage or destroy character-defining structural systems, members or features.

5.d. Adding new floors that cut across glazing so that the exterior appearance of the building is radically changed.

5.e. Providing new sources of natural light in such a manner as to radically change, destroy or damage character-defining structural systems, members or features.



INTERIOR SPACES, Features and Finishes

The floor plan, arrangement and sequence of spaces, and interior features and finishes are individually and collectively important in defining the character of the historic buildings of the Warfield Complex. Their identification, retention, protection and repair should be given close consideration in any rehabilitation or adaptive-use project.

In evaluating the historic interiors of the Warfield Complex, it is important to keep in mind that all of the buildings, except for the Engine House, are composed of primary and secondary spaces. For example, most of the historic buildings have an entry lobby and one or more primary rooms such as dayrooms or recreation spaces. In some of the buildings, the open dormitory spaces are also primary spaces. Their size, location, proportions, features and finishes define primary spaces. They are usually the functional or symbolic centers of a building. Care should be taken to retain the essential size and proportions of these spaces and not to damage, destroy or obscure character-defining features or finishes when undertaking rehabilitation or adaptive use projects.

The historic buildings of the Warfield Complex also contain many secondary spaces such as hallways, storage rooms, work areas, utility spaces, toilets, equipment rooms, nurses' rooms and the like. Usually extensive changes can be made to these rooms without having a detrimental effect on the overall historic character of an interior or building.

Identifying, Retaining and Preserving Interior Spaces, Features and Finishes

Recommended

1.a. Identifying, retaining and preserving floor plans and primary interior spaces that are important in defining the overall historic character of a building, including size, proportions, configuration and relationships to other spaces.

1.b. Identifying, retaining and preserving interior features and finishes that are important in defining the overall historic character of a building, including floor, wall and ceiling features and finishes.

Not Recommended

1.a. Radically changing the floor plan or primary interior spaces that are important in defining the overall historic character of a building so that, as a result, the character is diminished.

1.b. Altering the floor plan or primary interior spaces by demolishing principal walls, floors or ceilings to create a new appearance.

1.c. Adding new floors or walls or lowering ceilings that radically alter or destroy primary interior spaces.

1.d. Removing or radically changing interior features or finishes that are important in defining the overall historic character of a building so that, as a result, the character is diminished.

1.e. Installing new features or materials that obscure, damage or destroy character-defining features or finishes.

Protecting and Maintaining Interior Spaces, Features and Finishes

Recommended

2.a. Protecting and maintaining character-defining spaces including size, proportions, configuration and relationships to other spaces.

2.b. Protecting and maintaining character-defining interior materials and finishes such as wood, masonry, plaster and glazed block through regular maintenance using appropriate surface-cleaning techniques.

2.c. Protecting character-defining interior materials, features and finishes against damage during rehabilitation.

2.d. Removing damaged or deteriorated paint or other architectural coatings or finishes to the next sound layer using the gentlest means possible, then repainting, recoating or refinishing using compatible materials.

2.e. Repainting with colors that are appropriate to the historic building.

2.f. Evaluating the overall condition of materials, features and finishes to determine if repairs are necessary.

Not Recommended

2.a. Failing to protect and maintain character-defining spaces including size, proportions, configuration and relationships to other spaces.

2.b. Failing to maintain character-defining interior materials, features and finishes so deterioration results.

2.c. Failing to protect character-defining interior materials, features and finishes during a rehabilitation project.

2.d. Using destructive methods such as propane torches or sandblasting to remove paint or other architectural coatings and finishes, or failing to repaint, recoat or refinish in an appropriate material.

2.e. Repainting with colors that are inappropriate to the historic building.

2.f. Failing to evaluate the overall conditions of interior materials, features and finishes prior to undertaking repair or replacement.

Repairing Interior Spaces, Features and Finishes

Recommended

3.a. Repairing character-defining interior features and finishes in-kind based on existing prototypes and materials.

3.b. Repairing character-defining interior features and finishes using approved compatible substitute materials that have the same visual appearance as the existing, and that are physically and chemically compatible with surrounding materials.

Not Recommended

3.a. Replacing entire character-defining interior features or finishes when repair or limited replacement is appropriate.

3.b. Using substitute materials that do not convey the visual appearance of character-defining interior features or finishes, or are physically or chemically incompatible with surrounding materials.

Replacing Interior Spaces, Features and Finishes

Recommended

4.a. Replacing in-kind entire character-defining interior materials, features or finishes that are too deteriorated to repair based on surviving materials, features or finishes in the building.

4.b. Replacing an entire character-defining interior material, feature or finish using an approved substitute material when using the same material is not technically or economically feasible.

Not Recommended

4.a. Removing character-defining materials, features or finishes and not replacing them, or replacing them with materials, features or finishes that does not convey the same visual appearance.

4.b. Using a substitute material that does not convey the same visual appearance as the original, or that is physically or chemically incompatible with surrounding materials.

Design for Missing Features of Interior Spaces, Features and Finishes

Recommended

5.a. Restoring the size, shape, proportions, features and finishes of primary spaces that have been unsympathetically altered based on physical, documentary or pictorial evidence. Examples of unsympathetically altered spaces include rooms where original partitions have been removed or spaces that were subdivided during earlier renovations.

5.b. Installing a new feature or finish that is designed to be compatible with character-defining interiors of a building.

Not Recommended

5.a. Designing a missing feature based on conjecture or insufficient physical, documentary or pictorial evidence, or one that creates a false historical appearance through inappropriate design.

5.b. Introducing a new interior space, feature or finish that is incompatible with the scale, proportions, design, materials, texture, and color of surviving spaces, features and finishes.

Alterations and Additions to Interior Spaces, Features and Finishes

Recommended

6.a. Accommodating new or upgraded uses primarily in secondary and other non-character-defining spaces.

6.b. Subdividing existing spaces to accommodate new or upgraded uses with movable partitions that do not destroy the sense of size and proportions of the historic primary space, or with permanent partitions that do not destroy, damage or obscure historic interior materials, features or finishes.

6.c. Removing inappropriate existing subdivisions of primary spaces.

6.d. Reusing decorative materials or features removed from the building during rehabilitation work, such as doors and door surrounds, light fixtures or glazed partitions, in other areas appropriate to their historic placement.

6.e. Enclosing an interior stair when required by code so that its character is retained. In many cases this may be achieved by using fire-rated glass walls.

6.f. Placing new code-required stairs or elevators in secondary spaces within the historic building or in an appropriately located and designed exterior addition.

6.g. Inserting a new floor if required for a new or upgraded use in a manner that preserves the character-defining structural systems, interior features and finishes.

6.h. Creating an atrium or light-well in secondary spaces or, if required in primary spaces, in a manner that preserves the character-defining materials, features and finishes.

Not Recommended

6.a. Subdividing primary spaces in a manner that destroys, damages or obscures their character-defining volume, materials, features or finishes to accommodate new or upgraded functions.

6.b. Lowering ceilings except to meet energy standards, and only after all other options have been adequately assessed. If ceilings are character-defining or contain important features or finishes, the historic ceiling should be left in-tact above the new ceiling.

6.c. Discarding historic materials or features when they can be reused within the same building and relocated in historically appropriate areas.

6.d. Enclosing an interior stair to meet code with fire-rated construction so that its character-defining materials, features, finishes, spatial qualities or its visual relationship to adjacent spaces is destroyed.

6.e. Radically changing, damaging or destroying primary spaces or the character-defining materials, features or finishes of spaces by adding new elevators or stairs.

6.f. Adding a new floor in such a manner as to radically change a character-defining interior space; destroy, damage or obscure character-defining materials, features or finishes; or that requires radical alteration of a building's fenestration.

6.g. Adding an atrium or light-well that radically alters primary spaces or destroys or damages character-defining materials, features or finishes.

MECHANICAL SYSTEMS: Heating, Air Conditioning, Electrical and Plumbing

The last quarter of the 19th century was a period of great innovations in mechanical systems. Central heating systems, fueled by gas, oil or coal, efficiently warmed buildings through steam and hot-water radiators or through circulating warmed air. Electricity, used for light and heat as well as to power equipment, greatly enhanced the usefulness of buildings. Piped water and sewage added comfort as well as sanitation. The first quarter of the 20th century added the convenience of telephone communication systems and air conditioning to the list of mechanical innovations that were accommodated in buildings.

In some of the buildings in the Warfield Complex, decorative features such as grilles, lighting fixtures, ornamental switch-plates, and cast iron radiators can be found. The identification and evaluation of their contribution to the character of the building and existing physical condition should be a part of project planning. In many cases, the functional parts of older HVAC, electrical, communication and plumbing systems, such as compressors, wires and pipes may need to be replaced while their visible features can be retained.

Identifying, Retaining and Preserving Mechanical Systems

Recommended

1.a. Identifying, retaining and preserving visible decorative features of mechanical systems that are important to defining the overall historic character of a building such as radiators, vents, fans, grilles, plumbing fixtures, lighting fixtures and the like.

Not Recommended

1.a. Removing or radically changing visible features of mechanical systems that are important in defining the overall historic character of a building so that, as a result, the character is diminished.

Protecting and Maintaining Mechanical Systems

Recommended

2.a. Protecting and maintaining HVAC, electrical and plumbing systems, and their visible features and fixtures through regular cleaning and other appropriate measures.

2.b. Preventing accelerated deterioration of mechanical systems by providing adequate ventilation, insulation and protection from moisture.

2.c. Improving the energy efficiency of existing mechanical systems by upgrading or replacing non-visible components or appropriately upgrading the thermal efficiency of the building envelope.

Not Recommended

2.a. Failing to provide adequate protection for systems and fixtures on a regular basis so that deterioration of components and visible features results.

2.b. Enclosing mechanical systems in areas that are not adequately ventilated or are subject to moisture so that deterioration results.

2.c. Replacing character-defining visible parts of mechanical systems or inappropriately upgrading the thermal efficiency of the building envelope.

Repairing Mechanical Systems

Recommended

3.a. Repairing or upgrading mechanical systems by replacing non-visible parts such as ducts, wiring, compressors or boilers.

Not Recommended

3.a. Replacing character-defining visible components that can be repaired.

Replacing Mechanical Systems

Recommended

4.a. Replacing in-kind or with approved compatibly designed substitute parts, character-defining visible components of mechanical systems that are excessively deteriorated or outmoded.

Not Recommended

4.a. Installing a replacement for a character-defining visible component or fixture that does not convey the same visual appearance as the historic component or fixture.

Alterations and Additions to Mechanical Systems

Recommended

5.a. Installing a completely new mechanical system to upgrade a facility or accommodate a new use in a building so that the system causes the least damage possible to character-defining spaces, features and finishes.

5.b. Retaining visible character-defining components and fixtures, such as grilles, vents and radiators, when installing a completely new mechanical system, even if the character-defining components and fixtures are no longer functional.

5.c. Installing new non-visible components, such as ducts, wires, cables, and pipes, in wall cavities or secondary and non-character-defining spaces.

5.d. Installing thru-wall HVAC or other mechanical systems so that exterior elevations are not significantly altered. Thru-wall systems should only be considered when no other viable alternative exists.

5.e. Locating exterior components of new or upgraded mechanical and engineering systems, such as chillers, transformers and switchboxes, so that they do not detract from the primary elevation of a building.

5.f. Designing screens or enclosures for exterior components of new or upgraded mechanical systems that are compatible with the appearance of the building.

Not Recommended

5.a. Installing a new mechanical system so that character-defining features and materials are radically changed, damaged or destroyed.

5.b. Removing character-defining visible components and fixtures, even if no longer functional, that do not interfere with the operation of existing or new systems.

5.c. Installing ducts, wires, cables, pipes and other components in places that will obscure, significantly alter or damage character-defining features, finishes or primary spaces.

5.d. Installing new mechanical and engineering systems in such a way as to require the removal of significant historic materials or features.

5.e. Removing significant historic interior or exterior materials or features to install thru-wall mechanical systems.

5.f. Locating exterior components of new mechanical systems in such a manner that they detract from the exterior appearance of a building.

HEALTH, SAFETY and SECURITY CONSIDERATIONS

When rehabilitating and adaptively using the historic buildings in the Warfield Complex it is important to consider the effects of complying with modern health and safety codes on character-defining facades, spaces, materials, features and finishes. It is also important to consider the effects of introducing modern security systems into historic buildings.

Of particular importance in the area of health and safety is abatement of hazardous materials, such as asbestos and lead-based paint, that is present in the historic buildings in the Warfield Complex. Complying with state and federal requirements for abatement must take into consideration the importance of character-defining elements of a building. Another area of particular importance in rehabilitating and adapting the historic buildings in the Warfield Complex is insuring that compliance with the Americans with Disabilities Act does not have an adverse effect on character-defining exteriors or interiors.

Health and Safety Considerations

Recommended

1.a. Identifying character-defining spaces, materials, features and finishes so that code compliance work will not result in their damage or loss.

1.b. Complying with health and safety codes in such a manner that character-defining spaces, materials, features and finishes are preserved.

1.c. Removing toxic and hazardous character-defining materials, features or finishes only after thorough testing has been conducted and less invasive abatement methods have been shown to be inadequate.

1.d. Providing adequate protection to the landscape and surrounding historic building materials, features and finishes during hazardous materials abatement procedures.

1.e. Working with experts, compliance officers, code officials and others to evaluate the effectiveness of alternative safety and health measures prior to undertaking work that would destroy character-defining spaces, features or finishes.

1.f. Installing or replacing fire suppression systems, such as sprinklers, in such a manner that character-defining materials, features and finishes are retained.

1.g. Upgrading historic stairways and elevators to meet code in such a manner that their character-defining features are preserved.

1.h. Locating new exit stairs and elevators in secondary spaces or in new additions attached to non-primary elevations.

Not Recommended

1.a. Undertaking code compliance alterations to a building before identifying those spaces, materials, features and finishes that are character-defining and must be protected.

1.b. Obscuring, altering, damaging or destroying character-defining spaces, materials, features or finishes while making modifications to a building to comply with health and safety codes.

1.c. Destroying historic materials, features and finishes without carefully considering and testing less invasive abatement methods.

1.d. Not protecting the landscape or adjacent historic materials, features and finishes during hazardous materials abatement procedures.

1.e. Not evaluating alternative methods of compliance prior to undertaking the work that would destroy character-defining spaces, features or finishes.

1.f. Installing fire suppression systems that obscure, damage, alter or destroy character-defining materials, features or finishes.

1.g. Damaging or obscuring historic stairways and elevators or altering adjacent primary spaces to meet code requirements.

1.h. Locating new exit stairs or elevators in primary spaces or attaching them to primary elevations.

Security Considerations

Recommended

2.a. Identifying character-defining spaces, materials, features and finishes so that installing new security systems does not result in their damage or loss.

2.b. Installing electronic security systems rather than physical barriers, such as grilles, grates or security doors, on primary elevations and interior spaces.

2.c. Maintaining and reusing existing character-defining security grilles, grates and doors when possible.

Not Recommended

2.a. Undertaking security measures without identifying character-defining spaces, materials, features and finishes that may be affected.

2.b. Installing physical security systems in such a manner that they obscure, damage or destroy character-defining exterior or interior features, materials or finishes.

2.c. Removing existing character-defining security grilles, grates and doors.

Accessibility Requirements

Since 1968, a number of federal laws have been enacted requiring certain buildings to be accessible to persons with disabilities. Among the most important are the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973 and, most recently, the Americans with Disabilities Act (ADA) of 1990.

Modifying historic buildings in the Warfield Complex to comply with these and other laws intended to provide fair and equal access to buildings for all Americans may require exterior and interior alterations. When this is necessary, careful design and planning will help to insure that character-defining facades, spaces, materials, features and finishes are retained.

Recommended

1.a. Identifying character-defining spaces, materials, features and finishes so that accessibility is achieved without resulting in their damage or loss.

1.b. Complying with barrier-free access requirements in such a manner that character-defining spaces, materials, features and finishes are preserved.

Not Recommended

1.a. Undertaking alterations to provide accessibility before identifying those character-defining spaces, features, materials and finishes that must be preserved.

1.b. Altering, damaging, obscuring or destroying character-defining spaces, materials, features or finishes to comply with accessibility requirements.

Accessibility Requirements – continued

Recommended

1.c. Working with specialists in accessibility, historic preservation and the staff of the Maryland Historical Trust to determine the most appropriate manner in which to achieve accessibility without damaging the historic character of a building.

1.d. Providing barrier-free access that promotes independence for disabled persons to the highest degree possible, while preserving significant historic spaces, materials, features and finishes.

1.e. Designing and locating exterior accessibility systems, such as ramps and chair lifts, so that they are compatible with the character-defining elements of the exterior and surrounding landscape.

1.f. Modifying entrance doors and thresholds or installing power door assists or other equipment in such a manner that the character-defining features of a door and its surrounds are preserved.

1.g. Modifying primary spaces to provide accessibility in such a manner that their character-defining features, materials and finishes are preserved.

1.h. Installing interior elevators in secondary spaces or locating new exterior elevator enclosures on non-primary elevations.

Not Recommended

1.c. Making changes to buildings without first seeking advice from accessibility and preservation experts and consulting with the Maryland Historical Trust.

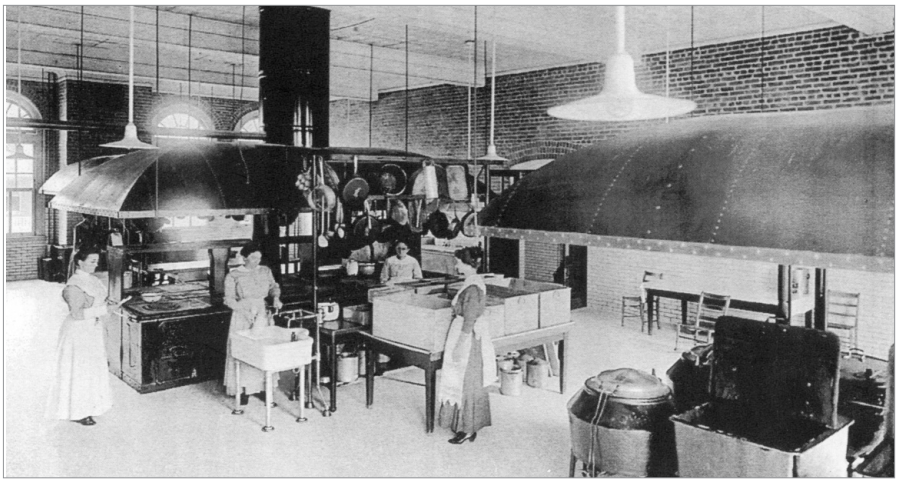
1.d. Providing barrier-free access that does not balance accessibility and preservation of historic spaces, materials, features and finishes.

1.e. Designing or locating exterior accessibility systems, such as ramps and chair-lifts, so that they detract from character-defining elements of the exterior and surrounding landscape.

1.f. Modifying entrance doors and surrounds in such a manner that their character-defining features are lost or obscured.

1.g. Modifying primary spaces so that character-defining materials, features or finishes are drastically altered, obscured or destroyed.

1.h. Installing elevators in primary spaces or in new enclosures attached to primary elevations.



ENERGY EFFICIENCY

Rehabilitating and upgrading historic buildings in the Warfield Complex offers the opportunity to improve their energy efficiency. Often significant energy savings can be achieved by installing new or upgrading existing mechanical and electrical systems. In other cases, adding insulation to foundations, walls and roofs or improving the thermal efficiency of doors and windows is necessary to improve energy efficiency.

Character-defining exterior features of the historic buildings, such as cupolas and porches not only contribute to the appearance of a building, but also play an energy-conserving role. For example, the south facing porches shade windows from direct sunlight helping to keep the buildings cool in summer. Similarly, all roof vents and most of the cupolas allow heated attic air to escape. Some of the existing landscape features also help to conserve energy. For example, the trees south of Hubner and Building T help to protect them from exposure to winter winds while the trees to the west of Buildings C, W, F and I shade them from the western sun. In addition to evaluating alternative methods of improving thermal efficiency and insulating the building envelope, existing historic features and landscape elements that contribute to energy efficiency should be identified and evaluated.

Colony Plan and Landscape

Recommended

1.a. Maintaining features of the historic Colony Plan and landscape, such as trees that moderates the effects of climate on the buildings.

1.b. Locating free-standing, energy-efficient mechanical systems, such as solar collectors, in a manner that preserves the historic appearance of the Colony Plan and landscape.

Not Recommended

1.a. Removing landscape or other features of the historic Colony Plan so that the energy efficiency of the historic buildings is compromised.

1.b. Locating mechanical systems and their distribution components in such a manner as to detract from the appearance of the historic Colony Plan or landscape.

Building Exterior: Walls and Foundations

Recommended

2.a. Installing or upgrading HVAC systems that do not significantly alter the dew point within wall cavities and other interstitial spaces.

2.b. Installing foundation and wall cavity insulation in such a manner so as not to harm character-defining materials, features or finishes.

2.c. Installing exterior passive solar systems only on non-primary elevations.

Not Recommended

2.a. Significantly altering the dew point within cavity walls and other interstitial spaces.

2.b. Damaging or removing character-defining foundation or wall materials, features or finishes when installing insulation.

2.c. Obscuring, removing or damaging character-defining materials, features or finishes when installing passive solar devices.

Building Exterior: Roofs

Recommended

3.a. Maintaining and preserving energy-efficient, character-defining roof features such as vents and cupolas.

3.b. Placing solar collectors and roof-mounted mechanical systems on non-character-defining roofs or locating them so as not to be visible from the ground.

3.c. Designing roof-mounted vents and energy-efficient mechanical systems to be compatible with the character of the building.

3.d. Installing and properly venting attic and roof insulation.

Not Recommended

3.a. Removing energy-efficient historic roof features such as vents and cupolas.

3.b. Placing roof-mounted mechanical or energy-efficient systems so that the appearance of the historic roof is significantly changed.

3.c. Installing attic or roof insulation in a manner that damages historic materials or features.

Building Exterior: Windows

Recommended

4.a. Utilizing the inherent energy-conserving features of operable windows for natural ventilation.

4.b. Improving thermal efficiency with weather stripping, caulking and appropriately designed storm windows.

Not Recommended

4.a. Replacing existing windows without first evaluating the effect of weather stripping, caulking, installing appropriate storm windows or other methods to improve thermal performance.

4.b. Replacing historic multi-paned sash with new thermal sash utilizing false muntins.

Building Exterior: Doors and Porches

Recommended

5.a. Utilizing the inherent energy-conserving features of exterior doors and porches by maintaining them in good condition so that they retain interior conditioned air or provide shade and natural ventilation.

Not Recommended

5.a. Removing character-defining exterior doors or porches.

5.b. Altering character-defining exterior doors or porches in such a manner as their significance is damaged or destroyed.

Building Interior

Recommended

6.a. Installing insulation and new or upgraded mechanical systems in such a manner that character-defining materials, features or finishes are damaged or destroyed.

Not Recommended

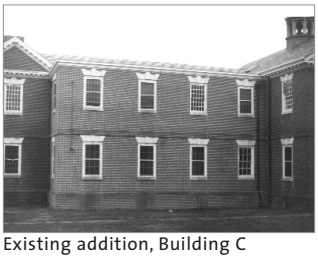
6.a. Damaging or removing character-defining interior materials, features or finishes or significantly altering primary interior spaces when installing insulation or improving the energy efficiency of mechanical systems.

Section 4:

Building Additions, Signs and

Additions to Buildings

Additions to historic buildings are sometimes necessary to extend their useful life. When designing an addition, it is important to consider its location, appearance and exterior materials. When deciding where to locate an addition, its visibility, the importance of the elevation to which it is attached and the affect it will have on the overall form and appearance of the historic building should be carefully considered. The height, width, proportions, rhythm of windows and doors, roof shape, ornamentation, projections and materials all contribute to the appearance of the addition. Additions should be compatible with, but not exactly copy, the character of the historic building.


Existing addition, Building C

Recommended

1.a. Designing an addition that is compatible with the existing character of the building to which it is attached.

1.b. Designing an addition that respects the character-defining features of adjacent landscapes.

1.c. Designing an addition to be compatible with the exterior materials of the existing building.

1.d. Locating an addition on a non-primary elevation.

1.e. Maintaining the general scale, height and massing of the existing building in the exterior design on the addition.

1.f. Designing an addition to be compatible with patterns of windows, doors, porches and other distinguishing features of the existing building.

1.g. Designing an addition to be compatible with roof shapes and materials of the existing building.

1.h. Incorporating contemporary design motifs or referencing existing historical motifs from the buildings without directly copying the motifs.

1.i. Selecting colors for an addition that are compatible with the historic colors of the building.

Not Recommended

1.a. Designing an addition that is not compatible with the existing character of the building to which it is attached.

1.b. Designing an addition that does not respect the character-defining features of adjacent landscapes.

1.c. Designing an addition to be incompatible with the exterior materials of the existing building.

1.d. Locating an addition on a primary elevations.

1.e. Designing an addition that is radically different in scale, height or massing from the existing building.

1.f. Designing an addition with patterns of windows, doors, porches or other distinguishing features that are radically different from those on the existing building.

1.g. Designing an addition with roof shapes and materials that are radically different from those on the existing building.

1.h. Creating a false sense of history in the addition by too closely copying historic motifs and details or other elements of the existing building.

1.i. Introducing radically different colors on an addition.

Building Signs

Exterior and interior building signs are very important in helping visitors find buildings and users in the Warfield Complex. Well designed and located signs will also contribute to the appearance of the historic buildings. Poorly designed or located signs will, on the other hand, detract from that appearance.

Building signs should convey clear, concise messages. Their typeface, lettering, design and colors, as well as logos and graphics, should present the image desired by the occupant as well as complement the architecture of the building.

Recommended

1.a. Exterior signs should be limited to proper names, such as the name of a business, organization, institution or other user of the buildings; logos or graphics used to identify a business, organization and the like; a building directory in the case of buildings housing more than one such enterprise; and directional signs such as the location the ADA compliant entry, private entry and the like.

1.b. Exterior signs, logos, graphics or directories should be attached flat to wall surfaces near entries in such a manner as to not obscure or damage character-defining details and ornamentation.

1.c. Exterior signs, logos or graphics may be constructed of brass, bronze, aluminum, steel or other cast metals; marble, granite, limestone or other stone; or other material compatible with the exterior of the buildings.

1.d. Exterior directories may be constructed of cast metal or steel and glass with changeable lettering.

Not Recommended

1.a. Installing sponsored exterior signs, nationally distributed signs or signs other than business name, logo or graphic signs or building directories.

1.b. Locating exterior signs, logos, graphics or directories on buildings other than near entries, or in such a manner as they obscure or damage character-defining details or ornamentation.

1.c. Using wood, plastic, fiberglass, composites or similar materials for exterior signs, logos, graphics or directories.

1.d. Installing exterior signs not in scale with the entry to which they are attached or ones that are larger than ten square feet.

1.e. Attaching exterior signs, logos, graphics or directories in a manner other than flat onto the surface of a wall.

1.f. Placing signs in windows or attaching them to the interior face of glass doors.

1.g. Using internally illuminated, flashing, moving or computerized exterior signs.

Building Signs – continued

Recommended

1.e. Exterior signs, logos, graphics and directories should be designed to be in scale with the entry to which they are attached. No exterior sign, logo, graphic or directory should be larger than ten square feet.

1.f. Exterior incandescent or fluorescent lighting may be used to illuminate signs, logos, graphics and directories. The design of the lighting and its housing should complement the design of the sign, logo, graphic, directory and building.

1.g. Attaching interior signs to non-character defining surfaces.

1.h. Designing interior signs to be compatible with the spaces in which they are located.

1.i. Designing free-standing exterior signs to be compatible in scale, shape, materials and character with the building with which they are associated. Free-standing signs should be located so they do not obscure character-defining features of the building.

Not Recommended

1.h. Using temporary signs of any nature on the exterior.

1.i. Attaching interior signs to character-defining surfaces.

1.j. Designing interior signs that are incompatible with the spaces in which they are located.

1.k. Designing free-standing exterior signs to be compatible in scale, shape, materials and character with the building with which they are associated, or loading free-standing signs so they obscure character-defining features of the building.

Building Illumination

Illuminating the exteriors of the buildings in the Warfield Complex will make them more visible after dark, increase security, as well as accentuate their architecture and features, such as porches, cornices and cupolas.

Recommended

1.a. Building exterior illumination sources should be mounted on the ground or attached to buildings in such a manner that they do not damage or obscure character-defining features, details or ornamentation.

1.b. Building exterior illumination should give true color rendition.

Not Recommended

1.a. Mounting building exterior illumination on poles or attaching them to buildings in such a manner as to damage or obscure character-defining features, details or ornamentation.

1.b. Using light sources that do not provide true color rendition.

Section 5:

Landscape Design

Landscape Design

The landscape of the Warfield Complex contributes to and reinforces the historical and architectural importance of the buildings. Springfield Hospital is based on the Colony Plan, in which groups of buildings housing complementary functions, are clustered in small villages within a working rural landscape. This model allowed patients of the same gender to be grouped by types of mental illness or disease, overcoming many of the problems associated with housing men and women with various types of mental illnesses and diseases together in large institutional buildings. It also allowed patients to work, raising much of their own food, engaging in metalworking and woodworking for the buildings and furniture, running the laundry and other useful occupations that not only provided therapy, but also made it less costly for the state to maintain the facility.

The landscape of the Women's Colony consists of two open quadrangles centered on the Auditorium and the two open courtyards of the Service Group. All three open spaces are relatively plain with little formal plantings or man-made features such as paths or roads. The topography of the southern quadrangle rises approximately 20 feet from the Auditorium to Building G, sloping down to the flanking Buildings E, F, H, and I. The northern quadrangle and the courtyards of the Service Group are relatively flat. Except for the Root Cellar, none of the landscapes enclosed by the buildings of the Women's Colony have character-defining features.

The landscape surrounding the Women's Colony has a number of important features. To the north and west, tree-lined Cooper Drive connects the colony to the Town of Sykesville. Beyond Cooper Drive is the Piney Run stream valley, including meadows, fields, the stream and a man-made pond originally part of the fire suppression systems. The Lane Building, the last to be constructed in the Women's Colony, is connected to the Women's Group and Copper Drive by a man-made causeway. To the south, additional meadows and fields that were once part of the working landscape are evident. To the east, Buildings A, E, H, the Engine House and Root Cellar line Butter Cup Road in a gentle arch.

Building T and Hubner, constructed as the hospital's tuberculosis wards, are located on the most prominent knoll at Springfield. Both use the topography to accentuate the architectural and historical importance of these buildings. Their glass enclosed dayrooms face south toward the wooded hillside and the Women's Colony, giving patients one of the most beautiful views on the grounds.

Landscape Design – continued

Recommended

1.a. Preserving the existing topography and visual connections among and between buildings.

1.b. Designing roads and pathways that reinforce and enhance the existing visual connections among and between buildings.

1.c. Locating parking areas outside of the quadrangles and courtyards of the Women's Colony, as well as outside of the primary visual connections between the Women's Colony and Lane Building, and the Women's Colony and Hubner and Building T.

1.d. Selecting and locating man-made landscape elements, such as light poles, benches, trash cans, signs and the like, that complement the Colonial and Georgian Revival architecture of the buildings.

1.e. Selecting and locating natural landscape elements, such as shrubs and trees, which reinforce the visual qualities of a rural working landscape.

Not Recommended

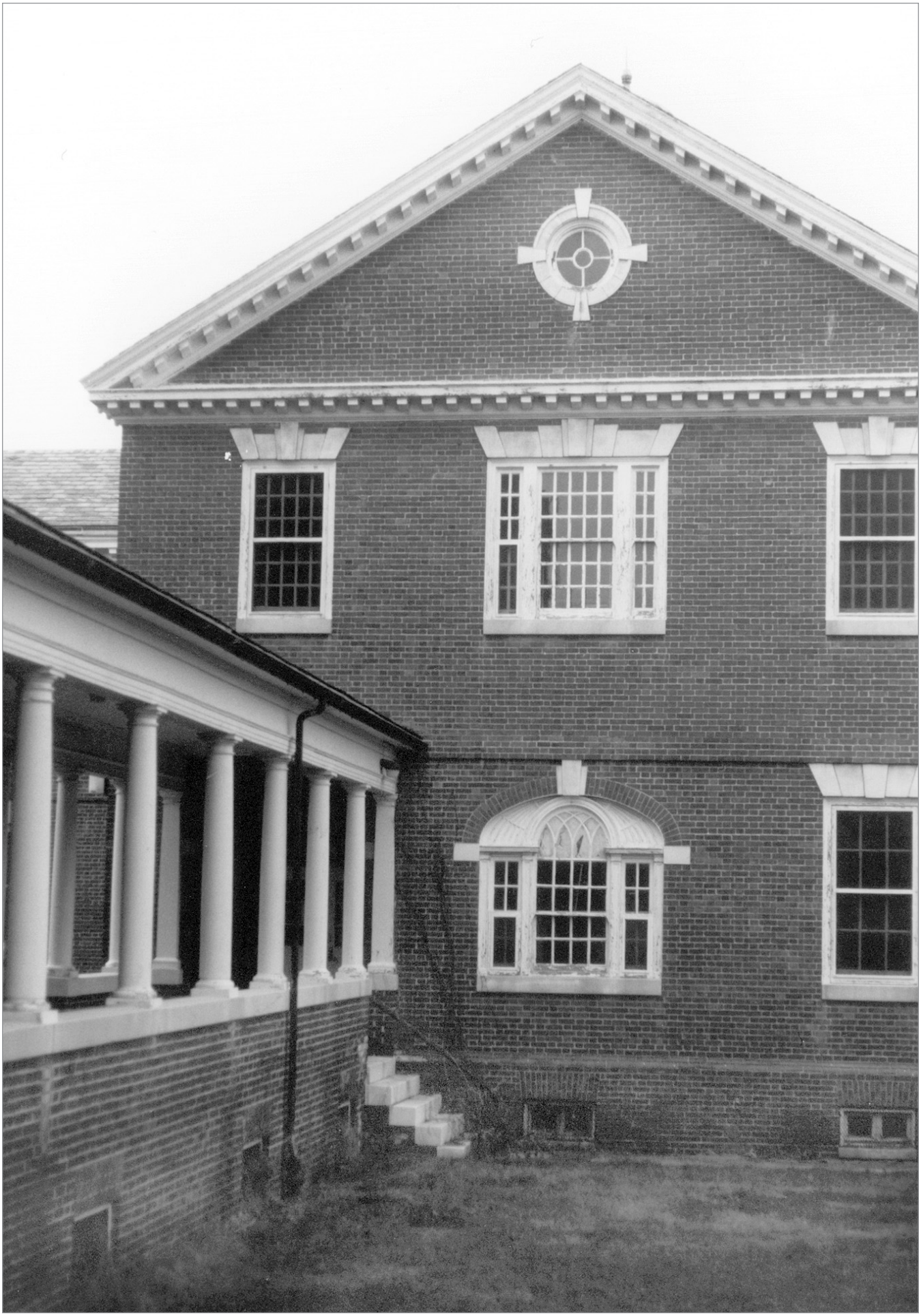
1.a. Radically altering the existing topography.

1.b. Designing roads and pathways that disrupt and detract from the existing visual connections among and between buildings.

1.c. Locating parking areas inside the quadrangles and courtyards of the Women's Colony, or within the primary visual connections between the Women's Colony and Lane Building, and the Women's Colony and Hubner and Building T.

1.d. Selecting and locating man-made landscape elements that do not complement the existing architecture of the buildings.

1.e. Selecting and locating natural landscape elements that do not reinforce the visual qualities of a rural working landscape.



Appendices

Definitions

ADAPTIVE USE

The act of using a building for a purpose other than that for which it was originally constructed. Although adaptive use often involves alterations to an historic building it is an acceptable preservation strategy as long as changes required to accommodate the new use do not detract from the character-defining features of a building. Also see *rehabilitation*.

AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES

The Americans with Disabilities Act (Public Law 101-336) was passed by Congress in 1990. The ADA Guidelines offer special provisions for historic buildings, balancing accessibility with the preservation of buildings with historic character. Contact United State Department of Justice or see www.usdoj.gov/crt/ada/adahoml.htm for additional information.

BALUSTRADE

A series of short posts or pillars supporting a railing or coping.

BELT COURSE

Projecting course of masonry or terra cotta at the base of wall. Also see *corbelled brick* and *stringcourse*.

BUILDING ENVELOPE

The exterior of a building consisting of its basement or lowest floor, foundations, exterior walls, and roof.

BULLSEYE WINDOW

A round window, usually of multiple panes of glass, separated by muntins in a pie-shaped pattern.

CAST STONE

Cement based material cast in molds to resemble rock face stone.

CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness is issued by the Historic District Commission upon approval of plans for changes or new construction submitted by the owner of an historic property. The certificate may be issued allowing the rehabilitation or new construction as proposed by the applicant, or it may be issued with conditions that must be followed by the property owner.

CHARACTER-DEFINING

1) Any building element, component or material that contributes to its architectural character. 2) Any landscape element that contributes to the overall character of the Warfield Complex. Also see *non-character-defining*.

COMMON BOND

Brick wall pattern consisting of five rows of stretchers alternating with one row of headers.

COMPATIBLE

Harmonious. Changes, alterations or additions to historic buildings are compatible if they respect and reinforce its architectural character. Compatibility is also applied to the design and location of a new building in an historic district.

CONSERVATION

1) The careful and planned management of an historic resource to prevent it exploitation, destruction or neglect. 2) Some form of technical or chemical intervention to prevent further deterioration of an historic material.

CORBELLED BRICK

Projecting brick. Also see *belt course*.

CORNICE

Upper portion of a facade at the junction with the roof often containing *dentils*. Also see *modillion* and *molded brick*.

COUNTERWEIGHT

Heavy metal weights traditionally made of lead concealed in jambs of *double-hung windows* allowing them to remain open.

CUPOLA

Small dome on circular or octagonal base crowning a roof.

COURSING

Manner in which bricks or stone are laid in a wall.

DENTILS

Series of small square blocks used classical *cornices*. Also see *entablature*.

DOCUMENTARY EVIDENCE

Written evidence. Also see *physical* and *pictorial evidence*.

DOOR OPENING

The opening in a wall made to accommodate a door. Also see *door surround*.

DOOR SURROUND

Decorative portion of a door between the door and *door opening*.

DORMER

A window or vent that projects above a sloped roof.

DOUBLE–HUNG WINDOW

Window with two operable *window sashes*. Also see *counterweight*.

DOWNSPOUT

Round or rectangular metal tubes used to drain water from *gutters* to the ground or storm sewer.

EAVE

The portion of a sloped roof extending beyond a wall; often containing details or ornamentation.

ENTABLATURE

Upper portion of a classical order consisting of architrave, *frieze* and *cornice*.

FANLIGHT

Fan shaped window located above a door.

FLEMISH BOND

Brick wall pattern consisting of alternating stretchers and headers.

FLUSH JOINT

Mortar joint flush with the surface of the brick or stone. Also see *raked joint*.

FRIEZE

The middle division between and architrave and *cornice* in an *entablature*.

GABLE ROOF
A roof formed by two sloping planes raising from the sidewalls meeting at a central ridge; commonly found on free-standing historic residential buildings.

GLAZING
Window glass.

GUTTERS
Profiled metal channels attached to, or built into, eaves that are use to drain water from a roof to *downspouts*.

HALF-CIRCULAR WINDOW
Window in a half-circle shape.

HIPPED ROOF
A roof with four sloping planes and central ridge; commonly found on freestanding residential buildings.

HVAC
Heating, ventilating and air conditioning.

IN-KIND
To duplicate a material, feature, component or system exactly, using the same material, textures, shapes, sizes, colors, and other *character-defining* elements.

INTERSTITIAL SPACE
Space between two wythes of brick or between any exterior and interior materials.

JACK ARCH
Flat brick arch of *voussoirs* and *keystone*.

JAMB
The vertical sides of windows and doors.

KEYSTONE
The central stone of an arch. Also see *jack arch* and *voussoir*.

LIGHTS
Individual panes of window glass.

LINTEL
The horizontal upper portion of *window* and *door openings* typically made of metal or wood.

MASSING
The volumetric expression of a façade.

MODILLION
A small bracket of which a series is often used to support a classical *cornice*.

MOLDED BRICK
Shaped brick typically found at a *water table* or *cornice*.

MUNTIN
Thin wood strip used to anchor and separate glazing in *window sash*.

NATURAL LANDSCAPE
Landscape featuring natural materials.

NON-CHARACTER-DEFINING
1) Any building element, component or materials that does not contribute to its architectural character. 2) Any landscape element that does not contribute to the overall character of the Warfield Complex. Also see *character-defining*.

NON-PRIMARY-ELEVATION
Secondary elevation that may be altered to accommodate new *window* or *door openings*, or the elevation to which an addition may be attached.

OCULUS WINDOW
A round window.

ORB FINIAL
Round finial.

PALLADIAN WINDOW
Window with three openings, the central one arched and wider than the flanking ones.

PARAPET
The portion of exterior walls that projects above a roof.

PHYSICAL EVIDENCE
Existing materials, features and details found on a building. Also see *documentary* and *pictorial evidence*.

PICTORIAL EVIDENCE
Photographs, drawings and other illustrations. Also see *documentary* and *physical evidence*.

PRESERVATION
The act of protecting or maintaining a building, site, district, or their component parts from harm, decline or destruction.

PRIMARY ELEVATION
The principal *character-defining* elevation of a building.

PROPORTION
1) The relative size of a building's facade to its neighbors or some standard measure. 2) The relative size of a facade component to other facade components.

QUION
Alternating projecting bricks at the corners of a building.

RAISED BASEMENT
Basement area projecting above grade, typically containing windows for light and ventilation.

RAKED JOINT
Mortar joint recessed behind the surface of the brick or stone. Also see *flush joint*.

REFLECTIVITY
Degree of reflection of a surface.

REHABILITATION
The act of returning a building to a good state of repair, including the maintenance, repair, or replacement of materials, features or systems. Also see *adaptive use*.

REPAIR
To reconstruct or patch the part of a building element or feature that is damaged.

REPLACE
To use a new material, feature or system because the original is to deteriorated, expensive or technically difficult to repair or because it is missing.

REPOINTING
Applying new mortar to existing wall after proper preparation of joint.

RESTORATION
The act of returning a building to a particular point in time so that it appears unaltered.

RHYTHM
Facade expression derived from the proportions and placement of doors and windows.

RONDEL WINDOW
Round window.

ROOF PROJECTION
A chimney, tower, dormer or other feature that projects above the plane of a roof.

SANDBLASTING
Using sand under pressure to remove dirt, paint and other substances from surfaces. This method is harmful to the underlying material and is not recommended.

SCALE
The perceived size of a building, its façade or components.

SIDELIGHT
Vertical, multiple paned window located next to a door jamb.

SILL
The horizontal lower portion of *window* or *door openings*.

STANDING-SEAM METAL ROOF
Roof made of copper, lead, terne plate or zinc with raised joints perpendicular to the *eave*.

STORM DOOR
Exterior door added to existing to increase thermal efficiency.

STORM WINDOW
Exterior or interior window added to existing window to increase thermal efficiency.

STRING COURSE
Thin horizontal projecting course of masonry or terra cotta usually located near the top of a wall. Also see *belt course*.

SUBSTITUTE MATERIAL
A non-original material used to replace original material that is too deteriorated to repair or if missing, too expensive or technically difficult to replace. Substitute materials should be the same size, shape, detail, texture and color as the original as well as similar in chemical composition and physical properties, such as rate of expansion and contraction, so that it does not create future maintenance problems.

SWAG
A carved or molded ornament in the form of a draped piece of cloth. Also see *wreath*.

TERRA COTTA
Glazed nonstructural clay based material commonly used for exterior detailing and ornamentation.

TRANSOM WINDOW
Multiple paned window found above doors and double-hung windows.

TYMPANUM
The area between a *lintel* and the arched opening above.

VOUSSOIR
A wedge shaped brick, stone or *terra cotta* piece forming one of the units of an arch. Also see *jack arch* and *keystone*.

WATER TABLE
Top of a raised basement wall, typically identified by one or two courses of *molded brick*.

WREATH
Carved or molded ornament in the form of a wreath. Also see *swag*.

WINDOW OPENING
The opening in a wall made to accommodate a window.

WINDOW SASH
The operable portion of a window.

WINDOW SURROUND
The portion of a window between the *window sash* and *window opening*.

References

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Additional Information

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