

Historic Restoration Guidelines And Architectural Standards

**As Adopted by the
Old Mill Hill Society**

These Historic Restoration Guidelines were compiled by the Trenton Landmarks Commission and have been summarized by The Old Mill Hill Society's Architectural Committee for use by Mill Hill homeowners.

The purpose of these guidelines is to assist in the restoration and rehabilitation of homes in our neighborhood.

Adherence to these guidelines will ensure not only compliance with the Federal Regulations governing Historic Districts but will provide historically correct uniformity to all the homes in our neighborhood.

All Mill Hill homeowners are reminded that any and all exterior renovations are subject to Landmarks Commission approval prior to commencement of any work. These guidelines should assist you in your plan submissions.

Remember that the vested financial interest we share as homeowners is enhanced by the historical designation Mill Hill enjoys.

The Architectural Standards Committee was established to assist and encourage you in your efforts. Any questions you have may be directed to members of the committee or to Jerry Harcar, Trenton Landmarks Commission (609/989-3582).

Old Mill Hill Society Architectural Standards

The purpose of these standards is to guide property owners in the restoration of their buildings within the Mill Hill Historic District. The standards have been adopted by the Old Mill Hill Society and are consistent with the restoration standards used in the Mercer Jackson Rehabilitation Project. For more detailed specifications and the declaration of public policy and responsibility used in establishing these guidelines, please refer to City Ordinance 72-43, adopted August 3, 1972.

A. Lot standards

Lot coverage:

Residential buildings cannot be enlarged unless owners can establish hardship by submitting justification and plans to the Trenton Planning Department, the Old Mill Hill Society Architectural Committee and the Trenton Landmarks Commission.

Rear, side and front yards:

Yards should be attractively landscaped. When yards wider than 88 feet are also used by the public, 50 percent of them may be paved. For yards narrower than 88 feet, percent of paving is determined by the Trenton Planning Department. Where the public uses the area after sunset, adequate lighting is required.

Front and side yards cannot be converted into driveways or parking areas. Existing driveways require ornamental gates of iron or wood.

B. Lot improvements

Yards and other open areas should be graded away from buildings to provide drainage as well as safe, convenient access. When the topography of the lot makes grading difficult, property owners should consult the Trenton Planning Department.

C. Exteriors

The primary goal in any exterior building treatment should be restoration to the original 19th century design. Property owners are responsible for preserving, repairing or restoring original design details wherever possible. If specific details of the building's original design are unknown, repair or replacement should conform to the period in which it was built.

No architectural changes are to be made without the concurrence of the Trenton Planning Department, the Trenton Landmarks Commission, and the Architectural Committee.

General Exterior Surfaces:

Exterior walls should provide sufficient support. Serious defects should be repaired and cracks sealed.

Materials:

Materials should be in keeping with the original brick, stone or wood construction. Other materials are not permitted, such as aluminum, steel or vinyl siding, asphalt and asbestos siding, finished glass, porcelain enamel, terra cotta, imitation brick or stone, corrugated metal, plastic, and glazed or bright metal.

Additions which might not have been present on the original building but were common to the period are permitted. Examples of additions include ornamental iron porch railings, carriage lamps, iron foot scrapers, and 19th century mail slots.

Exterior Finish:

All paint must be removed from brick and stone surfaces. Sandblasting may be used to remove paint only in extreme situations and with the approval of the Trenton Planning Department and the Architectural Committee.

Dirty brick and stone surfaces should be steam or chemically cleaned. Damaged brick and stone should be repaired or replaced. Walls must be fully repointed - patchpointing of walls visible to the street is not permitted. If the above treatment is precluded by demolition or abutting buildings, then parging is permitted.

Exterior wood work should be stripped and repaired so they are smooth and free from surface irregularities. Examples of exterior wood work includes cornices, roofline trim, windows and doors and clapboard siding.

Color:

Exterior painting schemes should be chosen from the range of colors established for Historic Mill Hill by the Trenton Landmarks Commission and indicated in painting charts available from the Landmarks Commission.

Doors and Windows:

Unsound doors and windows must be restored and replaced as necessary. Replacements must match original opening size. Sashes should contain the original number of glass window panes.

Snap-in or other imitation window muntions are not permitted. Metal window sashes and frames are not permitted.

Window and door sills and lintels should be made of the original wood, cast iron, stone or brownstone. Sheet metal covering of wooden sills is not permitted.

Doors, door frames and transoms should be repaired or restored. Doors that are not original should be replaced with material and of a design consistent with the period of the building. Metal doors and door frames are not permitted. Door hardware, including knobs, escutcheons, knockers, letter slots, bells, house numbers and hinges, also should be in keeping with the design period of the building.

Metal awnings are not permitted on windows or doors of any building.

Shutters:

Style and design of shutters should be appropriate to the design of the building and are required on any windows and doors originally designed for shutters. Shutters should be wood, with hinges, bolts and tiebacks in keeping with the design period.

Storm/screen windows and doors:

Storm/screen windows and doors are not permitted on the facade of any building. At the back or side of the building, storms/screens should be of wood and should be painted to match the door and window frames.

Air conditioners and window fans:

Window air conditioners and fans are not permitted on the front of any buildings. Air conditioners and fans on the sides or backs of buildings should be placed to minimize visibility from the street.

Building Height:

The cornice line on a new or remodeled building cannot be higher than the cornice line of the two adjacent buildings.

No original top floors of a building can be removed.

Roofs and roof line trim:

All roofs should be covered and free of holes, cracks and worn surfaces. Original roof materials should be retained and replaced where possible. If roofs are painted, the colors should be appropriate to the design period. Cornices and decorative gingerbread should be retained and restored to original detail where possible.

Chimneys and vents:

Chimneys should be consistent with the period of the house. Chimneys important to the design of the house, such as Georgian double chimneys, must be restored. All chimneys and vents should be structurally safe, durable, smoke tight and capable of withstanding flue gases. Plumbing Vents should be located atop buildings and are never permitted where they are visible from the street.

Gutters and downspouts:

Every structure is required to have a gutter or downspouts sufficient to prevent building damage or collection of water on the property. Gutters and downspouts should be attached and painted to blend with the building. Cast iron downspout boots and fancy roof line scuppers atop a downspout should be retained where possible. Only round metal corrugated downspouts are permitted.

Stoops and porches:

Existing stoops and porches that are not in keeping with original design characteristics should be modified or replaced. Original porch and stoops of wood, stone, cast or formed brownstone and cast iron are permitted; poured or pre-cast concrete porches or stoops are not permitted. The Trenton Planning

Department and the Architectural Committee will permit brick porches and stoops when original materials specified above are not feasible.

Porch Railings:

Railings should be of original design and made of wood, wrought or cast iron-material in keeping with the construction material of the porch itself. Porch railings, porch roof supports and decorative gingerbread should be of original design and made of wood. Pipe railings are not permitted on stoops or porches.

Porches and doors require lighting fixtures of a design appropriate to the period of the house and in keeping with the design of the area.

Foundations:

Foundation walls should be restored to original material. Original raised wide pointing on stone foundations should be retained and restored. Original doors and windows in facade foundations should also be retained and restored.

Cellar windows:

Cellar windows visible from the street should be covered with wrought or cast iron window grills of a design appropriate to the period of the house.

Fences, walls and gates:

Fences and gates on the street should be constructed of wrought or cast iron, steel simulated iron, wooden picket, or Victorian pattern cut boards. Design should be compatible with the period of the building. Fences and gates of cyclone or other wire construction, stockade, basket weave and similar commercial fencing, and walls of concrete or cinder blocks are not permitted.

Replacing plaques of any kind (commemorative or informative) on the facade of the building requires approval from the Trenton Planning Department and the Architectural Committee.

Utility Services and antennas:

Telephone wires, electric service wires and meters, TV aerials, satellite disks, lead wires, and oil fill pipes are not permitted on the front of buildings or where they are visible from the street. Where there is no choice about location, every effort should be made to hide or obscure these elements.

Lights and signs:

Neon, flashing, or blinking signs are not permitted. Design and placement of lights and signs must enhance the architectural quality of the area.

Restoration Suppliers

Baths Etc.

514 Hamilton Ave., Trenton
394-3455 (showroom)
394-1151 (supply house)

plumbing supplies and fixtures
(Eljer)

Beebe, Inc.

2217 Nottingham Way,
Mercerville

plumbing products, fixtures
(Kohler)

587-2693

Blauth Millwork

Pleasant Valley Rd., Titusville
737-9502

custom moldings, raised panel
door's to match existing

Budny Fuel Oil Co.

839 S. Broad St.
396-8131

ductwork, vents

Finkle & Sons

7 Coryell St., Lambertville
397-0415

plumbing, heating, electrical
hardware

Grand Rental Station

1801 N. Olden Ave., Trenton
771-4334

drum sander and edger rentals for refinishing floors

Griffin Electrical Supply Co.

461 S. Broad St., Trenton
695-6121

electrical supplies

Heath Lumber

1580 N. Olden Ave., Trenton
392-1166

full line of building materials

J. B. Richardson & Sons

1603 N. Olden Ave., Trenton
695-7474

concrete, concrete block, sand

Kevin Kirwan

16 Grant Ave., Lambertville
397-8573

custom knewel posts, balustrades, custom lathe work

Rucker-Haney Paint Co.

2180 Nottingham Way, Trenton
890-1890

Benjamin Moore paints, McCloskey floor varnishes

Mercer Hardware & Roofing Supply

461 Brunswick Ave., Trenton
396-4545

hardware, tools, half-round gutters
and round leaders in galvanized steel and copper

Paint 'N Place

1356 Parkside Ave., Trenton
882-1018

Pittsburgh Paints, Olympic stains
and paints, Benjamin Moore paints

Perlstein & Son, Inc.

815 S. Broad St., Trenton
393-4877

hard-to-find plumbing items

Standard Roofing's, Inc.

57 N. Johnston Ave., Hamilton
890-1700

all types of roofing materials

Tattersall's

309 N. Willow, Trenton
393-4293

restoration cleaners, staging
rentals

The Tile Shop

1710 Kuser Rd., Trenton
585-5600

Wenczel (Trenton!!) tile, grout