

Colonial Terraces Design Guidelines

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SCHEDULE A: Map of Colonial Terraces Architectural Review District

SCHEDULE B: Early Photographs of the Colonial Terraces development illustrating original architectural character and details.

SCHEDULE C: Approved Items

Colonial Terraces Design Guidelines

I. PURPOSE

The purpose of these design guidelines and standards is to:

- Enhance the prospect of preserving the Colonial Terraces residential development (Schedule A, map of district) as an attractive, cohesive and viable neighborhood for the foreseeable future;
- Encourage preservation of the Colonial Terraces residential development based on its historic significance and architectural integrity as illustrated in photographs of the district (Schedule B);
- Provide for the preservation of design and materials that are extant and ensure that any replacement materials and exterior alterations retain the same design, materials and features original to the building and are complementary to the overall character of the immediate neighborhood and adjacent properties;
- Establish a model for other neighborhoods in the city which may have similar integral architecture and landscapes;
- Provide guidance to the property owners in Colonial Terraces as they execute improvements and/or alterations to their properties; and
- Provide a basis for decisions by the City of Newburgh Architectural Review Commission (ARC) in issuing Certificates of Appropriateness for proposed alterations to the buildings in the Colonial Terraces residential development.

II. AUTHORITY TO APPROVE CERTIFICATES OF APPROPRIATENESS AND WAIVERS

The ARC is the designated authority under Chapter 300, Article V of the City of Newburgh Code, responsible for reviewing proposed changes to Colonial Terraces and issuing Certificates of Appropriateness. In particular, these guidelines respond to § 300-29 D of Article V. To provide for expedited review of minor changes that are limited to the replacement of certain building components with those products and materials listed in Schedule C as “Approved Items,” a subcommittee of the ARC may review the application for proposed work and issue a COA on behalf of the full ARC.

Such subcommittee shall consist of the architect serving on the ARC and the member who represents the Colonial Terraces Architectural Design District on the ARC, if any. If there is no Colonial Terraces representative, the architect alone may constitute the subcommittee.

A COA may be issued by the aforementioned subcommittee if both members of the subcommittee are in agreement that the proposed work is in accordance with the general standards and specific requirements of Schedule C. The subcommittee shall record its actions in a memorandum, present it to the full ARC at its next regular meeting, and provide a copy of the memorandum and COA to the Code Enforcement Supervisor. If the two members of the subcommittee are in disagreement as to whether the general and specific provisions of this article have been met, the application for a COA shall be heard and acted upon by the full ARC at its next regular meeting.

The ARC or its subcommittee may issue a waiver, stating that a COA is not required based on the finding that the proposed improvement will not be visible from any public way and that it amounts to in-kind replacement.

III. ALTERATIONS REQUIRING A CERTIFICATE OF APPROPRIATENESS

No exterior work, for which a building permit under the Newburgh City Code is required, may be undertaken within the Colonial Terraces Architectural Review District without the required COA, or a waiver from the ARC. No building permit for such exterior work within Colonial Terraces shall be issued without a COA or a waiver from the ARC. In addition, changes to the exterior of buildings and property within the district that do not require a building permit, must also be issued a COA before such changes or work can be initiated. Proposed alterations, changes and additions to the exterior of all primary and accessory structures and landscapes shall be reviewed and approved by the Architectural Review Commission (ARC) for compliance with the specifications enumerated in Sections V – VII and Appendices A and B of these guidelines and issued a Certificate of Appropriateness (COA) prior to being issued a building permit or being implemented. This includes all new construction and alterations requiring a building permit. In addition, some activities shall not require a building permit, but shall require review and approval. Activities that require review and approval include but are not limited to:

- A. Building additions.
- B. Alterations to building foundations.
- C. Changes in wall cladding.
- D. Enlargement, reduction and/or replacement of windows.
- E. Creation of new wall and/or roof openings of any type.
- F. Installation of awnings
- G. Replacement of exterior doors.
- H. Changes to porches, including enclosing, reconstruction and restoration.
- I. Repainting exterior walls, trim, and /or shutters.
- J. Reroofing of primary or accessory buildings involving a change of material and/or color.
- K. Replacement of gutters and downspouts.
- L. New accessory structures located within side yards or which are visible from a public right-of-way.
- M. Regrading.
- N. Removal of mature trees from front and side yards.
- O. Erection of fences.

IV. ALTERATIONS NOT REQUIRING A CERTIFICATE OF APPROPRIATENESS

Regular and routine maintenance of buildings and property is in no way limited by or subject to these guidelines. In particular, the following improvements do not require review or approval.

- A. Repainting wood clad buildings and/or trim white;
- B. Repair of slate roofs with matching slate tiles;
- C. Repair of original copper gutters and downspouts/leaders.
- D. Replacement of storm doors with new storm doors that are listed as approved items in Schedule B;
- E. Erection of storage sheds that are placed in rear yards, are not visible from public rights-of-way, and do not exceed 80 square feet in area;
- F. Repairs that do not alter the original configuration or materials;
- G. Repairs or improvements to building and property exteriors, that are granted a waiver based on the provisions of § II of this Article.

V. GENERAL GUIDELINES AND STANDARDS FOR CHANGES TO PRIMARY BUILDINGS

The ARC's review, approval and issuance of Certificates of Appropriateness shall be in conformance with the following guidelines and standards. The primary areas under review are those portions of the buildings that are viewable from a public right-of-way. The ARC may reference early original photographs of Colonial Terraces buildings, in Schedule A, as may be necessary in any and all cases before making their final decisions.

- A. Demolition. Demolition will only be allowed on the basis of safety and as ordered and approved by the City Code Compliance Officer and/or Fire Chief.
- B. New Construction and Infill Development. Where a building has been lost due to fire or other accident, new construction shall conform to the Colonial Revival style established for the overall district and be clad in materials original to the district or that are listed as approved items in Schedule B. New construction shall match the height, scale, massing, setbacks, and location of existing residences and their accessory structures as may be reasonably possible.
- C. Additions
 - 1. No upward expansion of existing buildings shall be allowed.
 - 2. No changes to existing roof shapes and/or types shall be allowed
 - 3. Room additions to existing first and second floors may extend from the rear of a building, so long as they do not exceed the height of the existing building and the roof shape conforms to those found within the district and visually relates to the roof of the primary building.
- D. Roofs. The original roofing material on buildings in this district was slate shingles, which is still present on most of the buildings in the district, contributing greatly to the district's visual cohesiveness and aesthetic quality. Due to its durability and long life, slate is the most appropriate roofing material for the district.
 - 1. Original slate roofing shall be preserved through repair rather than replaced where reasonably possible.
 - 2. Reroofing of an individual unit shall result in unifying the roofing materials used on an entire building.
 - 3. Roofs that have been shingled with asphalt or other materials may be replaced with in-kind materials if they match the roof of the attached unit.
 - 4. Cementitious shingles or other synthetic materials that closely replicate the appearance of the original slate shingles are allowed.
 - 5. Wood shingles, copper, tin, galvanized iron, aluminum and clay tiles are not permitted, except for metal roofing on bay windows of commercial buildings.
- E. Chimneys and Fireplaces. Central brick chimneys are common to Colonial Revival style architecture and found on most buildings within the district.
 - 1. Existing chimneys shall be maintained.
 - 2. Rebuilding and repair of chimneys shall match the existing brick and mortar color to the greatest degree possible.
 - 3. Additions of fully exposed endwall chimneys in a matching or compatible brick may be allowed on duplexes and the end units of rowhouses.

4. Direct vent gas fireplaces with minimal visual disturbance of exterior surfaces may be allowed on rear or side facades and rear-facing roofs.
- F. Dormers, Skylights and Roof Vents. The use of dormers is complementary to the Colonial Revival style of the buildings in the district and were original to duplexes and rowhouses. Roof vents were designed to look like dormers. Dormers were pedimented, roof vents had shed and triangle gable roofs.
1. Original dormers and roof vents shall be preserved.
 2. New dormers may be allowed on the rear-facing side of roofs. Such dormers shall replicate the size, proportion and detailing of dormers found elsewhere in the district.
 3. Skylights may be introduced only on the rear facing sides of roofs.
- G. Wall Cladding. Changes to original wall cladding are not allowed unless the ARC finds that the cost of repairing or replacing the existing cladding in whole or in part, constitutes an unreasonable expense relative to the life of the product and scale of the project and property. The desire not to paint shall not be sufficient reason to cover or replace existing siding.
1. Exterior brick walls shall not be painted or encased with other siding materials.
 2. Brick walls that have been previously painted shall not be sandblasted to remove paint. Only approved chemical strippers shall be employed to remove paint from brick.
 3. Repainting of exterior brick walls previously painted shall be in a color which closely matches the original brick color as approved by the ARC.
 4. Wood shingles shall be replaced with wood shingles of the same dimension.
 5. Vinyl, steel and/or aluminum siding are prohibited.
 6. The addition of corner boards is prohibited.
- H. Windows. Double hung sash windows with 6-over-9 and 6-over-6 muntin patterns were the most prevalent type of windows original to the district. Four-light and 8-light casement windows are also original. The symmetrical placement of windows on the front facades of buildings throughout the district creates a distinctive pattern that contributes to the visual cohesiveness of the neighborhood.
1. Windows shall not be boarded or bricked up.
 2. Windows shall be repaired rather than replaced whenever feasible and storm windows used to increase energy efficiency.
 3. Where replacement of windows is absolutely necessary, they shall fill the existing window openings and not require any measurable reduction or expansion of the original window dimensions.
 4. Any replacement windows shall match the original multi-paned windows with simulated divided lights. Snap-in and/or removable muntin grids are not permitted.
 5. Window trim—sashes and sills—as well as window muntins shall be painted white on all building types.
- I. Shutters. Shutters are an important decorative feature which carries out the Colonial Revival style of buildings within the district and were originally green.
1. Original wood shutters shall be retained and repaired as necessary.
 2. All the shutters on a building shall be of the same color. When repainting, appropriate colors are forest green or black.
 3. Replacement shutters shall match originals in height and width (such as, for example the full height of the window opening by one-half the width of the window opening) and be either forest green or black.

4. Shutters on wood clad houses shall be installed with their inside edge even with the inside of the window frame.
- J. Awnings. Window awnings are not original to the district but have been added over the years to provide needed shade.
1. Awnings shall be of canvas in the traditional style with angled front and skirt.
 2. Balloon style awnings are prohibited.
 3. Awnings may be of a forest green color or a vertical stripe with green as its predominant color.
 4. Awnings shall be coordinated with any shutters present or proposed to be added.
- K. Doors. Exterior doors in the Colonial Revival Style are generally paneled and include multi-paned windows. Originally storm doors were wood, with a changeable glazed or screen panel. Individual color preference is acceptable, though excessively bright and/or fluorescent colors are inappropriate and shall be avoided.
1. Original wood paneled, multi-light, and Dutch doors shall be retained and repaired unless infeasible as determined by the ARC.
 2. Alternative materials for replacement doors are acceptable if the doors closely replicate doors original to the district or are otherwise consistent with the Colonial Revival style.
 3. Storm doors shall be coordinated with the design of entrance doors to the extent practicable.
 4. Hardware shall, as much as reasonably possible and available, be in the Colonial Revival style.
- L. Porches and Entrance Canopies. A variety of porches and entrance canopies are found throughout the district, including simple shed roof canopies with wall braces, gable and hipped roofs with post and lattice supports, and open arcades. Porches were originally open, but many have been enclosed over the years, resulting in a diminishment of spaciousness between buildings and loss of building symmetry.
1. Open porches shall be retained.
- M. Foundations. Building foundations were originally of stone or brick.
1. The above ground portion of stone and brick foundations shall be preserved, repaired with matching materials and repointed as necessary to maintain their integrity.
 2. Painting, patching and/or parging of stone foundations above grade is not allowed.
 3. Where serious deterioration threatens the viability of a structure, repairs or rebuilding of subsurface foundations and/or basements may be done with concrete block or other materials so long as the above-grade stone section is retained or replicated.
- N. Miscellaneous Architectural Features. Architectural details, particularly on the front and sides of buildings are critical to the expression of the original Colonial Revival style character of the neighborhood.
1. All architectural features original to the buildings shall be preserved and not obscured as much as reasonably possible.
 2. Original copper gutters and leader pipes shall be preserved.
 3. Replacement gutters shall replicate the profile of the original gutters and have a white finish.
 4. Vinyl gutters and leaders are prohibited.
 5. Attic vents shall not be removed, obscured or enclosed.

6. Replacement of attic vent units shall replicate the Colonial Revival style of the originals.

VI. GENERAL GUIDELINES AND STANDARDS FOR ACCESSORY BUILDINGS, STRUCTURES AND SIGNS

- A. Garages. Garage are the primary type of accessory structures found within the district. Few are original to the development
 1. New garages shall be detached and located only in rear yards.
 2. The size and massing of new garages shall be proportional to the buildings to which they belong and the roof style shall match that of the primary building.
 3. Oversized garage doors and 3-stall garages are prohibited.
 4. Cladding shall be complementary to that of the primary building and white in color.
 5. Asphalt shingle roofing is permitted where it is found to be complementary to the roofing on the primary structure by the ARC.
- B. Sheds.
 1. Sheds shall be constructed of wood; gable roofs are to be preferred.
 2. Sheds shall be placed in rear yards whenever possible, such that they are not visible from public rights-of-way.
 3. Where location of a shed in a side yard is unavoidable, it shall be sited as far back from the line of the front facade of the primary building as feasible and screened by vegetation.
- C. Play Equipment
 1. Permanently installed play equipment shall be located in rear yards only.
 2. Permanently installed play equipment shall cover no more than 50% of the rear yard.
 3. No permanently installed play equipment shall exceed 8 feet in height.
- D. Satellite Receivers/Antennae
 1. Satellite dish receivers/antennae structures shall be located in rear yards and screened from public view; or
 2. Small satellite receivers may be installed on chimney tops.
- E. Signs
 1. Signs for all residential properties shall not exceed 1 square foot in size and shall be limited to name and street address. The name may include any home business that is allowable under city codes.
 2. Signs for commercial properties within the district shall be limited to one on any side of the building fronting a public right-of-way and 8 square feet in area.
 3. No signs shall be internally lit.

VII. GENERAL GUIDELINES AND STANDARDS FOR LANDSCAPES

- A. Regrading. The naturally sloped lawns of Colonial Terraces with very limited use of stone retaining walls was a primary design element to creating the original park-like setting for the neighborhood.
 1. Regrading of front lawns is strongly discouraged.

2. Where regrading is deemed necessary by the ARC, it shall not result in drainage of stormwater runoff onto neighboring properties and shall be stabilized with retaining walls.
- B. Retaining Walls.
1. Original stone retaining walls shall be preserved.
 2. Where new retaining walls are required, uncut stone retaining walls in the style of the original are preferred if reasonably feasible.
 3. Brick retaining walls may be allowed at the ARC's discretion.
 4. Concrete block retaining walls, including types such as "Keystone Walls," are prohibited.
- C. Fences.
1. Fences shall be limited to rear yards and to 4 feet in height. Fences up to 6 feet in height may only be approved by the ARC where it finds that privacy fencing is desirable, such as on corner lots, and not significantly detract from the design character of the neighborhood.
 2. New fences shall be constructed of black cast iron, wrought iron or vertical wood slats. Wood fences shall either be left natural wood (with sealer) or painted white where appropriate, as in traditional picket fences.
 3. New chain-link fences are prohibited except where completely hidden by established shrubs.
 4. Vinyl fences are prohibited.
- D. Walkways, Steps and Railings.
1. Front walkways and steps shall be constructed of poured concrete.
 2. Brick finishes on front steps and walkways are permitted where the ARC finds the brick to be complementary to the cladding of the building to which it extends.
 3. Black cast iron or wrought iron railings are preferred.
 4. New pipe fencing is prohibited along front yard steps.
- E. Driveways. Early driveways and parking areas in the district were limited to parallel strips of pavement which reduced the hard surface area and enhanced the park-like ambiance of the neighborhood.
1. Replication of the early "strip" driveways is strongly encouraged.
 2. Driveways shall be hard surfaced with asphalt, concrete or brick.
 2. Driveways shall be limited to 8 feet in width, and accessed from common alleys or public rights-of-way so as to minimize the size and number of curb-cuts.
- F. Trees
1. Mature coniferous and deciduous trees of 6" diameter at a height of 5 foot above grade that are located in front yards and side yards fronting rights-of-way shall be preserved whenever possible.
 2. Mature ornamental trees, such as dogwoods, of 4 inches in diameter at a height of 5 foot above grade, shall be preserved whenever possible.
 3. A certificate from a licensed arborist or an expert or authority similarly qualified stating the reasons for needed removal shall be presented to the ARC before removing any of the protected trees in Sections VI. F.1 and 2, above.

- G. Hedges. Privet or barberry hedges originally defined every residential block in the district.
1. Where original hedges still exist, they shall be preserved whenever possible.
 2. Hedges in front yards shall be trimmed to no more than 4 feet in height, and 3 foot is preferred.

H. Drainage Swales and Curbs. Any disturbance of the original stone curbs and swales for utility work or regrading shall be repaired to its original condition.

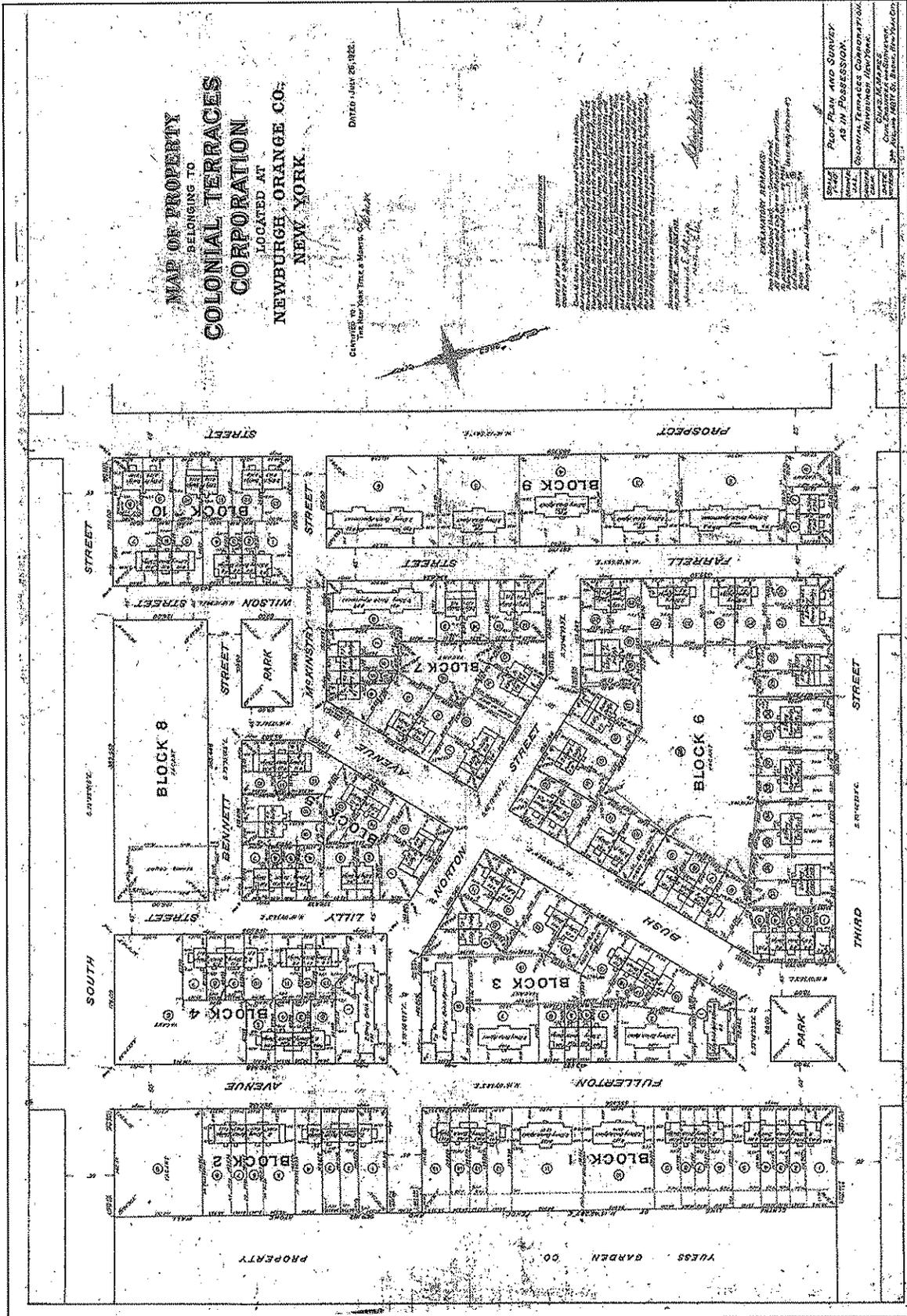
SCHEDULE A: Map of Colonial Terraces Architectural Review District

SCHEDULE B: Early Photographs of the Colonial Terraces development illustrating original architectural character and details.

SCHEDULE C: List of "Approved Items." A Certificate of Appropriateness may be issued by a unanimous determination by a subcommittee, subject to § II. of this Article, if it finds that the proposed changes to exteriors of buildings within Colonial Terraces are limited to installing the "Approved Items" specified herein. The list of "Approved Items" shall be periodically reviewed and updated by the ARC in consultation with the Colonial Terraces Neighborhood Association to ensure the availability of products and to include newly developed products that are appropriate to the neighborhood.

Schedule A

A full scale original plat map of Colonial Terraces can be viewed at the City of Newburgh's Records Department by appointment. Call 845-569-8092.



Photographs & drawings of Colonial Terraces taken in 1919 showing original architectural character of dwellings.



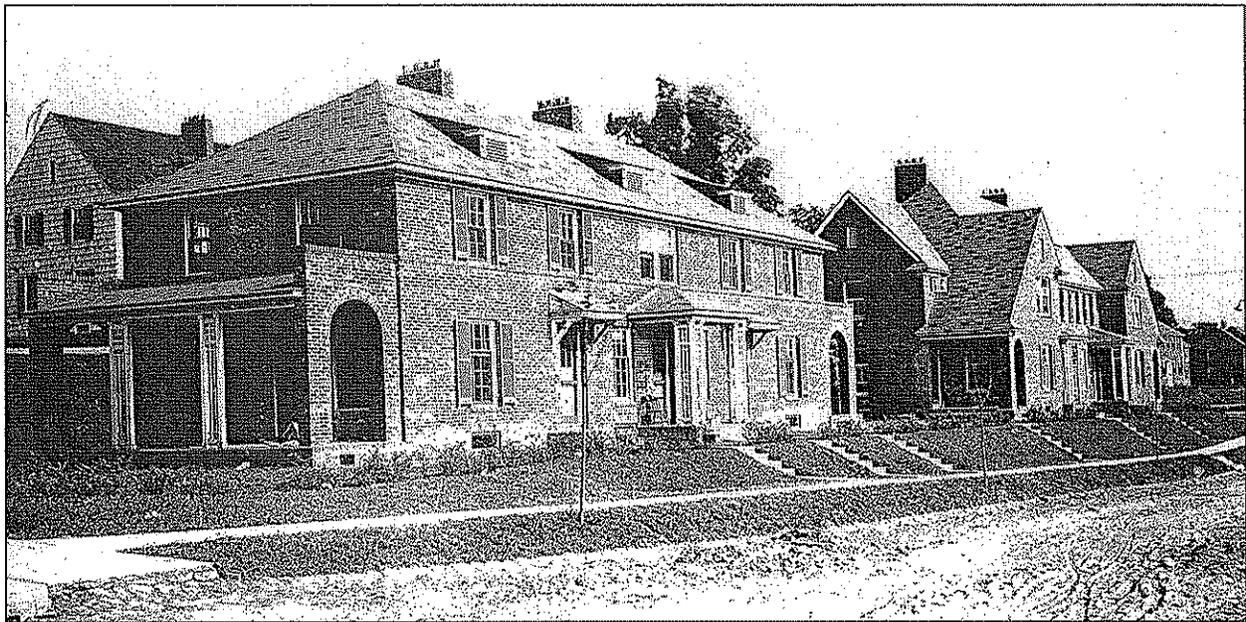
Fullerton looking north from park. Stores with apartments above, at right.



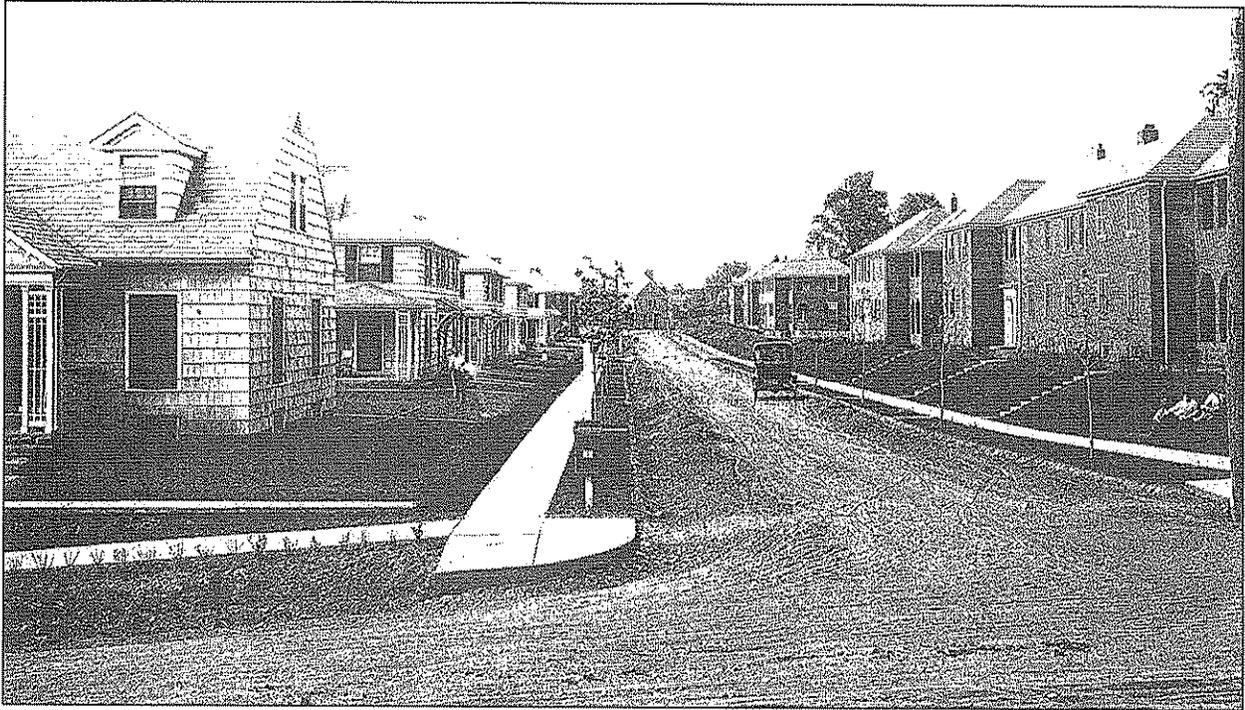
Third Street looking east from Bush Avenue.



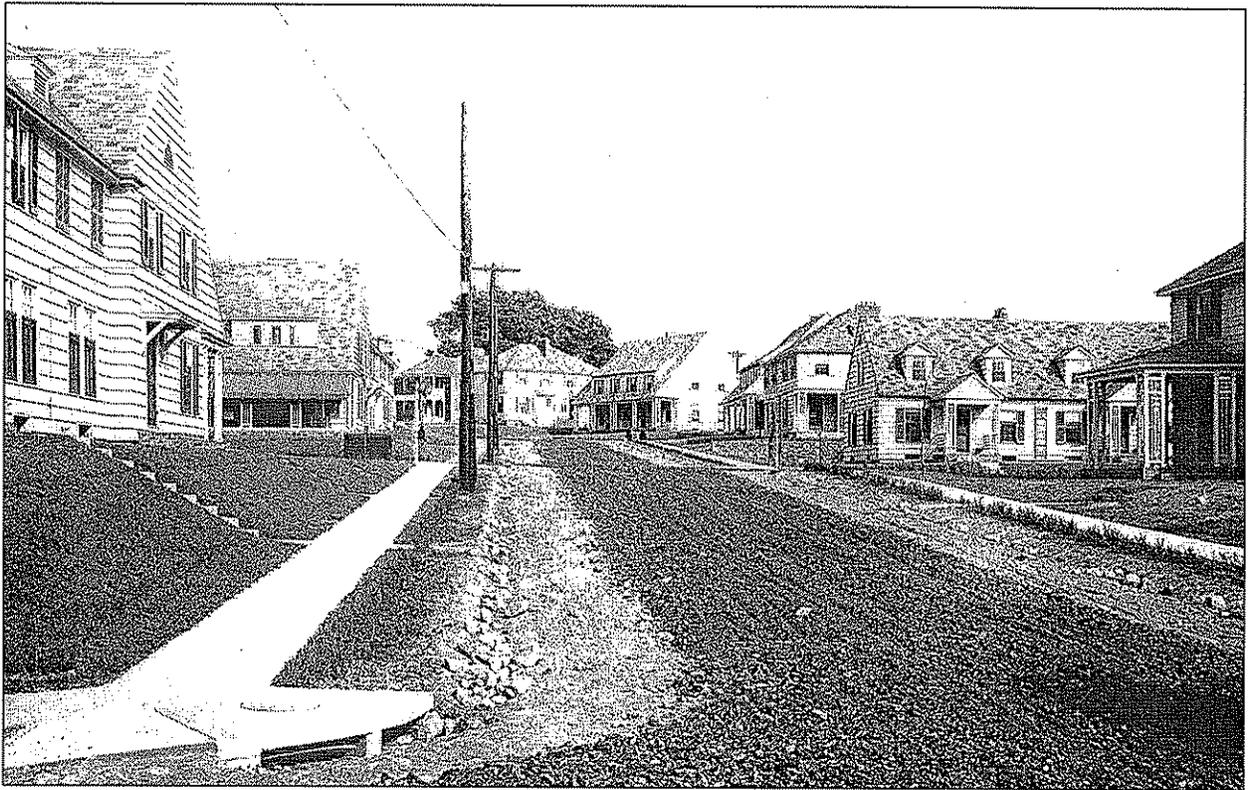
Prospect Street looking south from South Street.



Corner of South Street and Wilson, looking south along Wilson.



Looking north along Farrell Street from Third Street.

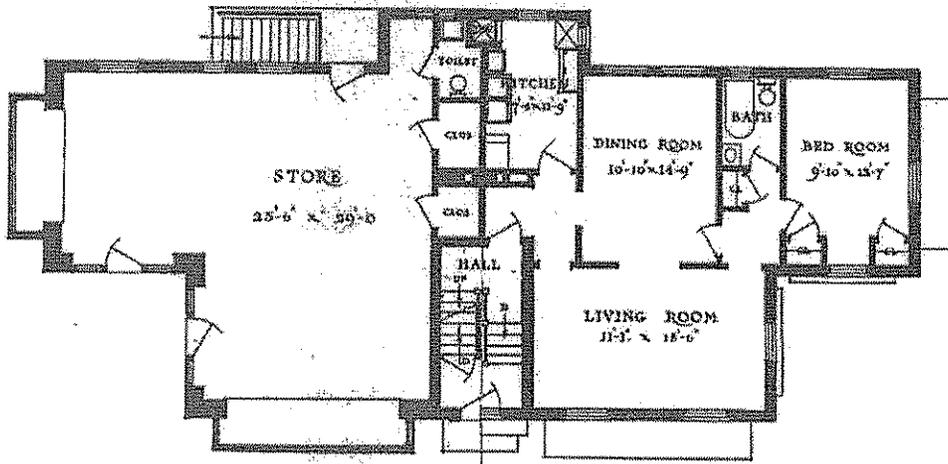


Corner of Lilly Street and Norton Street looking southeast along Norton (cross street is Bush Avenue).



STORES AND APARTMENT HOUSE

Scale 0 5 10 15 20 25 Feet



FIRST FLOOR PLAN

SECOND FLOOR PLAN

NEWBURGH NEW YORK
 UNITED STATES SHIPPING BOARD
 EMERGENCY FLEET CORPORATION
 LUDLOW & PEABODY C.H. SPARRY RETAINED ARCHITECTS NEW YORK

SCHEDULE C “Approved Items” - DRAFT 2

Exterior Doors



Original Dutch Door - Note that the window in the upper portion allows light into the entry halls of the Colonial Terraces dwelling units.

Products that approximate this door:

Door with 6-light window and 2 vertical panels below by Jeld-Wen or equivalent.

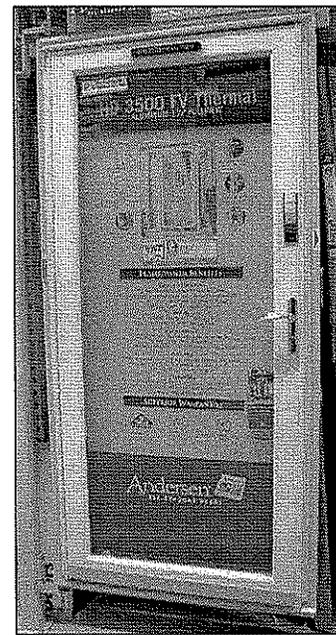
Storm Doors



Divided light storm door

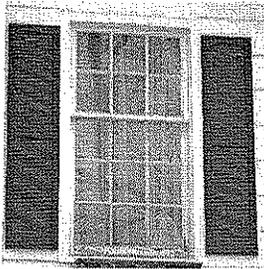


Single light door with vertical panels below

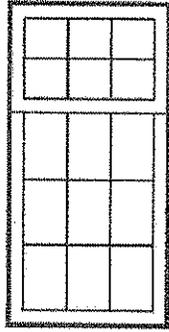


“Anderson” full view storm door Model #HD3500 FV Thermal or Larson “SecureElegance” or equivalent

Windows



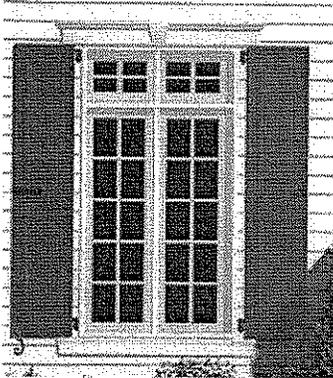
with simulated



Aluminum Clad wood double hung windows “Zap Pack” by Jeld-Wen (2 replacement sashes and sash liners within existing window frames) with Simulated Divided Lights in “Cottage Style” Exterior grille in white.

Pella Proline; 6-over-9 double hung wood windows divided lights available by special order Model #2959

Shutters



Hardware Kit

Optional optional hardware gives the appearance of authentic functional shutters



Pintel

- Pintel plate size - 11" x 3 1/2" x 1/4"
- Pin diameter - 3/8"
- Stainless Steel with a matte black powder coat finish
- 1/2" Offset



S Holdback

- with leg, ball, washer, center pin
- Stainless Steel with a matte black powder coat finish



6" L-Hinge

- Stainless Steel with a matte black powder coat finish
- 1/2" Offset



Acorn Holdback

- optional, sold separately



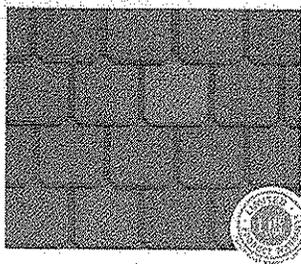
12" Slide Bolt

- optional, sold separately

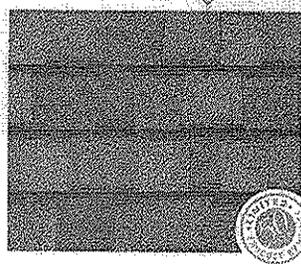
“Encore by Vantage” Exterior Shutters; wood composite construction; louvered shutters with Optional hardware; #032 Black, #033 Forest Green or #038 Evergreen or equivalent.

Also: “Builder’s Edge” in Black or Forest Green

Shingles



- BERKSHIRE® COLLECTION SHINGLES**
- Offer a natural slate appearance in 12 traditional colors
 - Limited Lifetime Warranty* with 110-MPH Wind Resistance

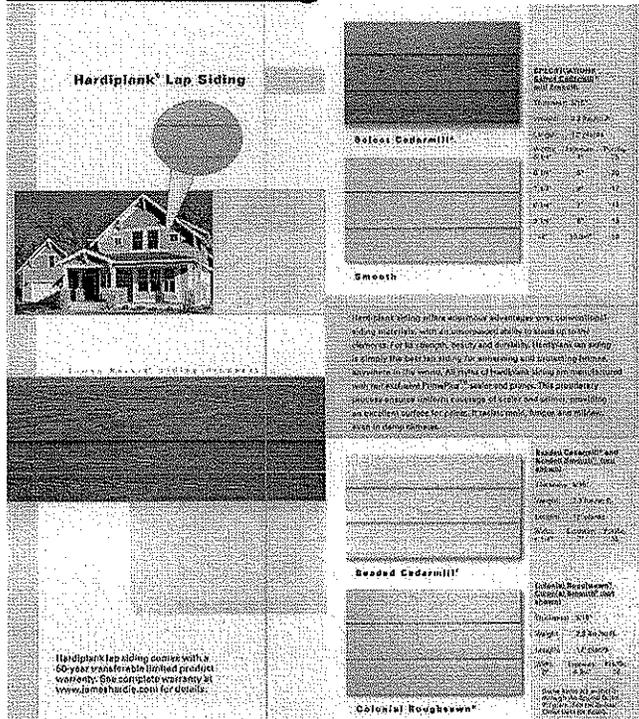


- OAKRIDGE® PRO 50™**
Deep Shadow SHINGLES
- Distinct, rich appearance adds appeal to your roof
 - 50-Year Limited Warranty* with 90-MPH Wind Resistance**

Owings Corning Asphalt Shingles, from Berkshire Collection or Oakridge Pro 50 in “Colonial” colorway (gray, green, & red) or equivalent.

Cementitious Siding

Hardiplank® Lap Siding



Hardiplank® Lap Siding

Beaded Cedar Mill

Smooth

Beaded Cedar Mill

Colonial Roughsawn

Hardiplank siding offers numerous advantages over conventional siding materials, with all cement-based siding to stand up to the elements. For its strength, beauty and durability, Hardiplank siding is simply the best lap siding for protecting and beautifying homes. Available in the variety of Hardiplank siding finishes discussed here, you will find the perfect siding for your home. The proprietary process produces a smooth, long-lasting finish that is available in a wide variety of colors. It is the most durable and longest-lasting of any siding.

Hardiplank lap siding comes with a 60-year transferable limited product warranty. See complete warranty at www.jameshardie.com for details.

Specifications (Hardiplank®) will finish:

Thickness	3/8"
Weight	2.2 lbs./sq. ft.
Length	12 ft.
Width	48" (48" x 12 ft.)
Weight	104 lbs.
Length	12 ft.
Width	48" (48" x 12 ft.)
Weight	104 lbs.
Length	12 ft.
Width	48" (48" x 12 ft.)
Weight	104 lbs.

Beaded Cedar Mill and Smooth (Hardiplank®) will finish:

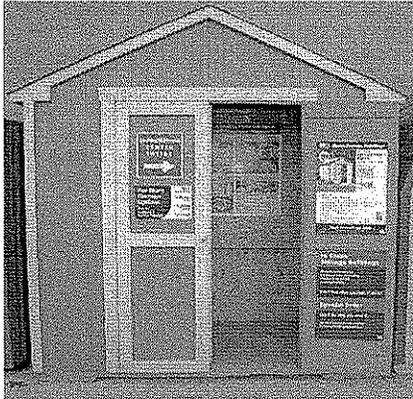
Thickness	3/8"
Weight	2.2 lbs./sq. ft.
Length	12 ft.
Width	48" (48" x 12 ft.)
Weight	104 lbs.
Length	12 ft.
Width	48" (48" x 12 ft.)
Weight	104 lbs.

Colonial Roughsawn (Hardiplank®) will finish:

Thickness	3/8"
Weight	2.2 lbs./sq. ft.
Length	12 ft.
Width	48" (48" x 12 ft.)
Weight	104 lbs.
Length	12 ft.
Width	48" (48" x 12 ft.)
Weight	104 lbs.

James Hardel "Hardiplank" Lap Siding and "Hardishingle" Siding or equivalent

Prebuilt Sheds



Gable roof; Maximum size: 8 feet x 10 feet (80 square feet in area)

Exterior Railings



Exterior stair railings – black wrought iron and light in feeling so as to reduce visual division between yards.

Light Fixtures - Recommended Types - all in black or dark finishes

