
REHABILITATION *ROOFS* *SHAPE &* *DORMERS*

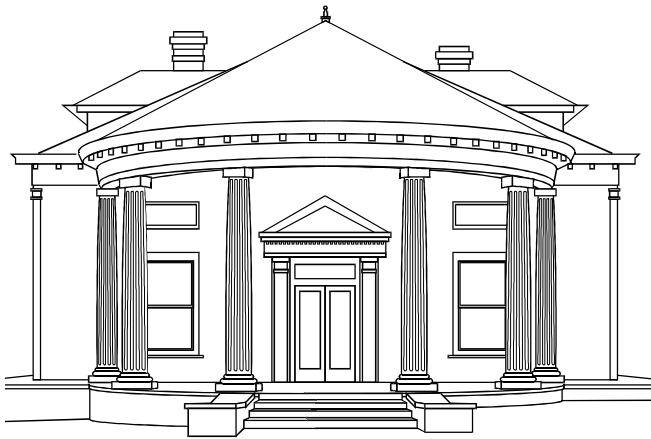
Roof shape refers to the overall roof type, its pitch, as well as any secondary roof forms. Dormers are roofed windows projecting from the slope of the main roof.

GOAL:

The primary goal is to maintain the original form of the house, especially as seen from the public view.

Actions to achieve the goal:

- Maintain the existing pitch and shape of the roof.
- Maintain the shape and style of historic dormers.
- Place new dormers on the rear roof slope out of the public view.



Glossary terms:

Facade: p. 20

Pitch: p. 21

Public view: p. 21

Routine maintenance: p. 21

Examples: Changes requiring a COA

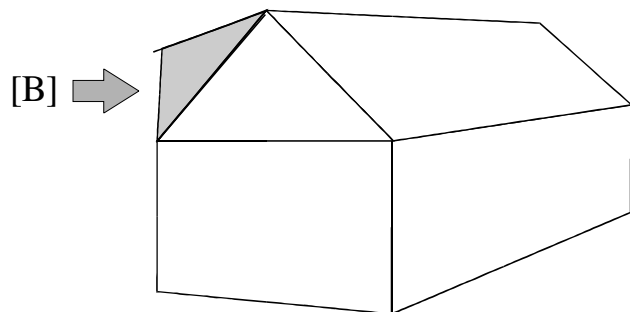
- * Changing the pitch or shape of a roof.
- * Altering the shape of a dormer.
- * Addition of a dormer.
- * Removal of a dormer.

Examples: Changes not requiring a COA

- * Routine maintenance to dormers.

Common Mistakes

- ▶ *Placing a new dormer on the facade of a house where none has existed before. [A]*
- ▶ *Changing the shape of a roof in order to gain upstairs space. [B]*
- ▶ *Change an existing front dormer's shape.*



REHABILITATION *ROOFS* MATERIALS & FEATURES

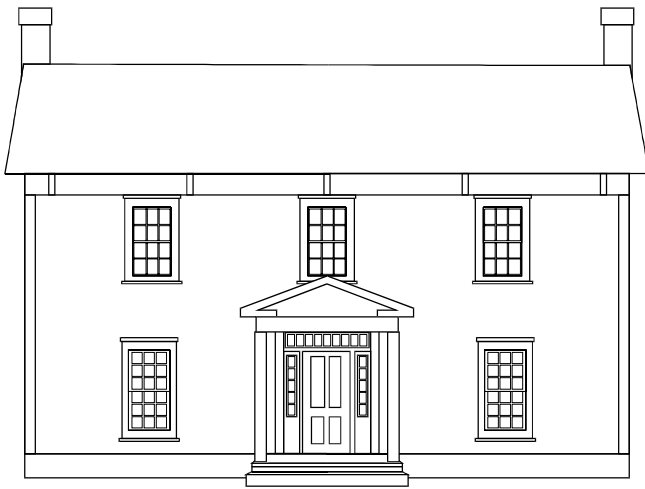
Roof materials refers to the material with which the roof is sheathed. Roof features are any items attached to the roof whether functional or ornamental.

GOAL:

The primary goal is to maintain the texture and silhouette created by historic roofing materials and features.

Actions to achieve the goal:

- Replace existing roofing materials with the same type or with materials originally on the house or that more closely match the original.
- Maintain hidden gutters or eaves designed without gutters whenever possible.
- Maintain historic chimneys.
- Rebuild documented missing chimneys whenever possible.
- New chimneys (including chimneys on additions) should:
 - a) be placed on the rear or toward the rear on side elevations,
 - b) use traditional design, and
 - c) should be brick.



Glossary terms:

Character defining: p. 20

Flashing: p. 20

Examples: Changes requiring a COA

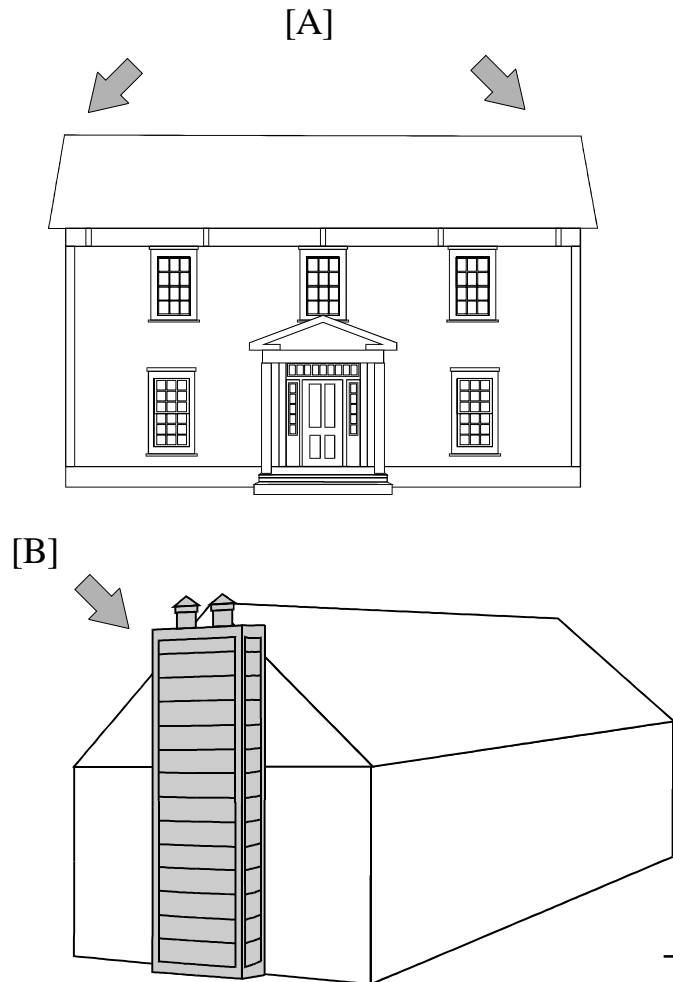
- * Reroofing a roof with a material which is different than the existing material.
- * Removing or adding chimneys.
- * Stuccoing brick chimneys.
- * Adding roof vents.
- * Adding gutters where none exist.

Examples: Changes not requiring a COA

- * Reroofing a roof with the same material.
- * Repointing chimneys.
- * Repairing flashing.
- * Repairing existing gutters.

Common Mistakes

- ▶ *Replacing character defining roofing materials (e.g. pressed metal shingles) with another material.*
- ▶ *Removing chimneys. [A]*
- ▶ *Adding modern-looking, false chimneys. [B]*



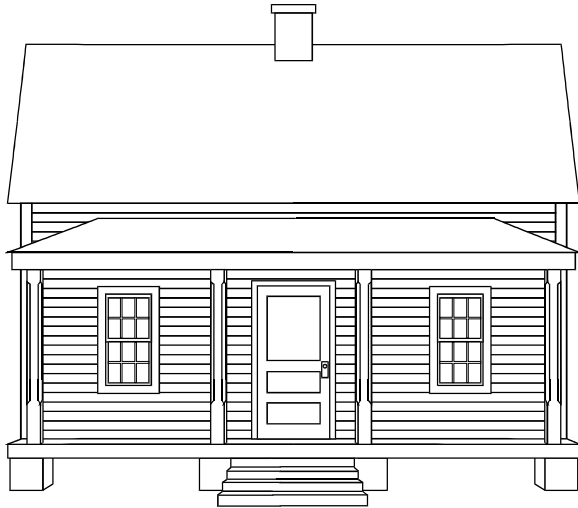
REHABILITATION *MATERIALS*

Materials, in this instance, refers to the material with which the exterior walls of the house are covered.

GOAL:

The primary goal is to maintain the texture created by historic exterior materials.

Actions to achieve the goal:



- Maintain historic siding.
- Leave unpainted masonry unpainted and uncoated.
- Repair damaged siding in-kind and only in the area of damage rather than completely replacing the siding.
- Use a historic mortar mix and match the original mortar joints when repointing brick. Use a qualified professional mason.
- Use the gentlest means possible to clean exterior materials.

Glossary terms:

Gentlest means possible: p. 20

In-kind: p. 20

Examples: Changes requiring a COA

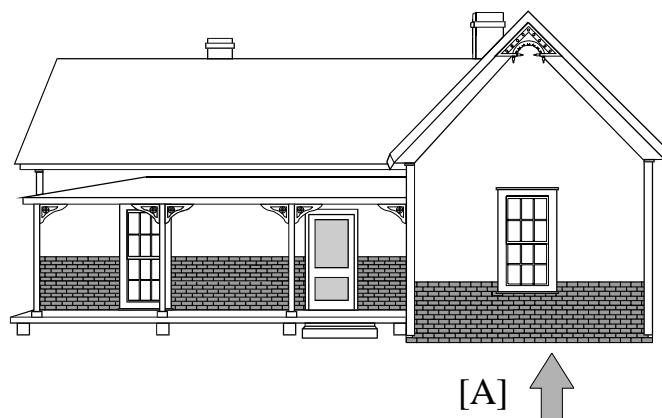
- * Removing siding material.
- * Residing a building.
- * Painting unpainted masonry.
- * Entirely removing paint from a building.
- * Repointing of brick.

Examples: Changes not requiring a COA

- * Repainting a building.
 - * Preparing surfaces for repainting.
-

Common Mistakes

- ▶ *Placing vinyl siding, aluminum, EIFS (synthetic stucco), or another type of synthetic siding on a historic house.*
- ▶ *Adding brick veneer to a house. [A]*
- ▶ *Sandblasting exterior surfaces.*
- ▶ *Painting or “waterproof” coating unpainted masonry.*



REHABILITATION

FOUNDATION

Foundation refers to the structure on which the house rests and which anchors the house to the ground.

GOAL:

The primary goal is to maintain the original design of the foundation.

Actions to achieve the goal:



- Maintain the original design and materials of the foundation.
 - Maintain open pier foundations of the main structure whenever possible.
 - Always leave porch pier foundations open or infill with wood lattice or vertical wood slats.
 - Should pier foundations be infilled:
 - a) recess the infill material from the piers,
 - b) skim coat the infill with stucco,
 - c) paint the infill a dark color, and
 - d) install vents at regular intervals.
 - Leave unpainted historic masonry foundation materials unpainted.
-

Examples: Changes requiring a COA

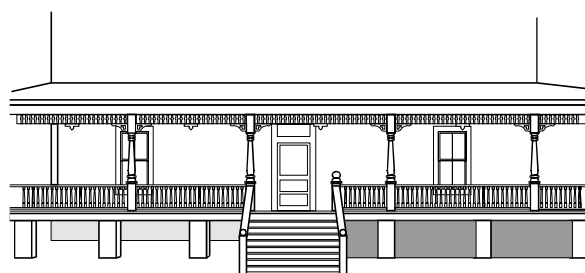
- * Rebuilding foundations.
- * Placing material between pier foundations.
- * Painting unpainted foundations.
- * Stuccoing foundations.

Examples: Changes not requiring a COA

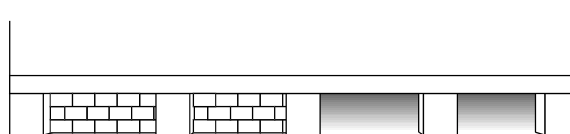
- * Repainting foundations.
- * Repointing brick foundations.
- * Repairing infill material between pier foundations.

Common Mistakes

- ▶ *Infilling porch foundations with solid fill.* [A]
- ▶ *Using concrete block between piers without a skim coat of stucco or painting it a dark color.* [B]
- ▶ *Not recessing infill between piers.* [C]
- ▶ *Painting unpainted, historic, masonry foundations.*



[A]



[B]



[C]

REHABILITATION *DETAILS*

Details refers to those components on the exterior of the house which serve to embellish the structure often related to a specific architectural style.

GOAL:

The primary goal is to maintain detail elements typical to historic houses many of which impart a specific architectural style.

Actions to achieve the goal:

- Maintain and preserve historic details.
- Replace damaged details with details of matching material and matching design.
- Restore missing details when documentation of those elements are available.



Glossary terms:

Documentation: p. 20

Examples: Changes requiring a COA

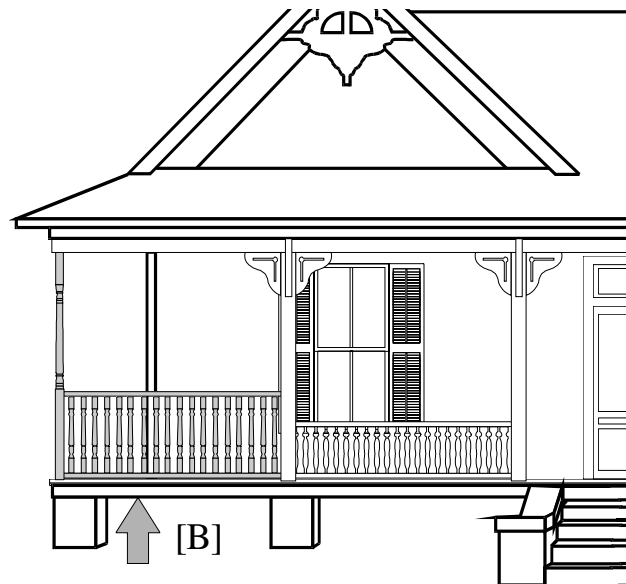
- * Removing architectural details.
- * Adding architectural details.

Examples: Changes not requiring a COA

- * Repairing architectural details.
- * Repainting architectural details.

Common Mistakes

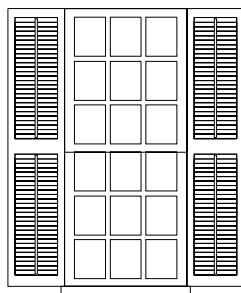
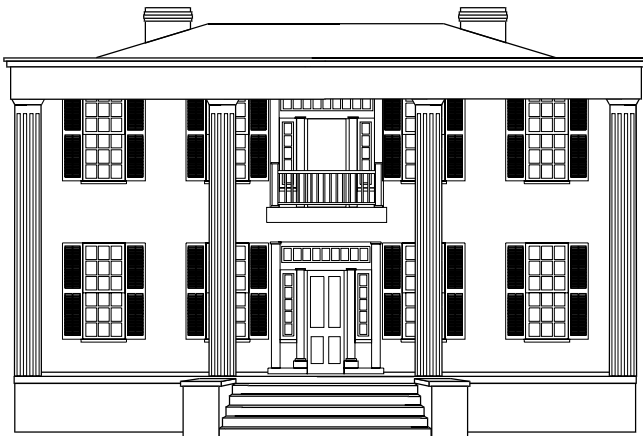
- ▶ *Adding architectural details where none existed before.*
- ▶ *Removing details from a house. [A]*
- ▶ *Using stock, out of scale, details rather than matching the original details. [B]*



REHABILITATION WINDOWS

Windows refers to glazed openings in the exterior walls of the building.

GOAL:



The primary goal is to maintain the historic windows, their design, and placement.

Actions to achieve the goal:

- Maintain and preserve historic windows.
- Repair damaged portions of windows rather than replacing them in total.
- Windows damaged beyond repair should be replaced with windows of matching materials and design.
- Maintain the window configuration on the facade.
- New windows on side and rear elevations should relate to historic windows in the following ways:
 - a) use matching materials,
 - b) be of matching or similar size, and
 - c) use matching or similar design.
- Use storm windows which match the color of the window frame and hide the window as little as possible.

Glossary terms:

Beyond repair: p. 20

Muntin: p. 21

Examples: Changes requiring a COA

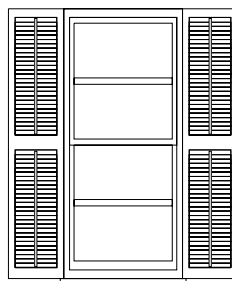
- * Removing and replacing windows.
- * Closing existing window openings.
- * Adding new window opening.
- * Adding new storm windows.

Examples: Changes not requiring a COA

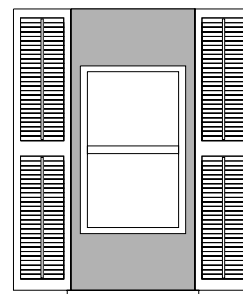
- * Replacing broken window glass.
- * Repairing damaged portions of existing window sashes.
- * Weatherstripping, caulking, painting and other general maintenance.

Common Mistakes

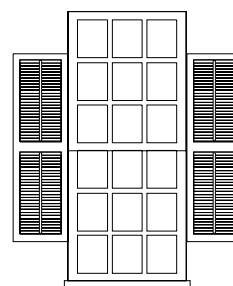
- ▶ *Replacing viable historic windows with new windows, even similar looking windows.*
- ▶ *Replacing damaged windows with stock windows of a different size, design, or with flat snap-in muntins. [A], [B]*
- ▶ *Adding or removing windows on the facade.*
- ▶ *Adding shutters which do not fit the window or adding shutters to paired windows. [C]*
- ▶ *Adding storm windows of “raw” aluminum or which hide the historic window. [D]*



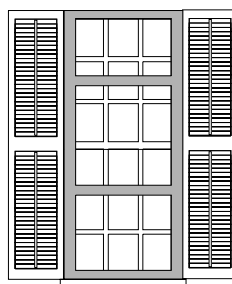
[B]



[A]



[C]



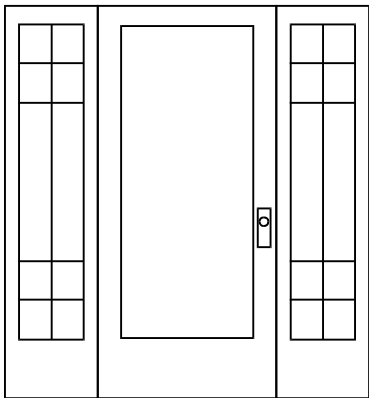
[D]

REHABILITATION DOORS

Doors refers to entrances into the building including the doorway and surrounding features such as sidelights and transoms.

GOAL:

The primary goal is to maintain historic doors, their design, and their placement.



Actions to achieve the goal:

- Maintain and preserve historic doors.
- Repair damaged portions of doors rather than replacing them in total.
- Doors damaged beyond repair should be replaced with doors of matching materials and design.
- Maintain the door arrangement on the facade.
- New doors on side and rear elevations should relate to historic doors in the following ways:
 - a) use matching materials,
 - b) be of matching or similar size, and
 - c) use matching or similar design.
- Use storm doors which match the color of the door frame and hide the door as little as possible.

Glossary terms:

Beyond repair: p. 20

Facade: p. 20

Muntin: p. 21

Examples: Changes requiring a COA

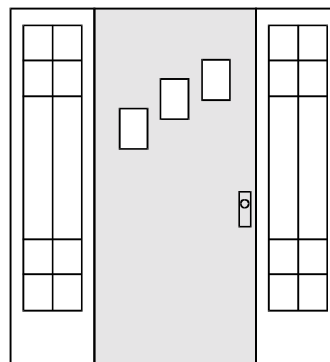
- * Removing and replacing doors.
- * Closing existing door openings.
- * Adding new door openings.
- * Adding new storm or screen doors.

Examples: Changes not requiring a COA

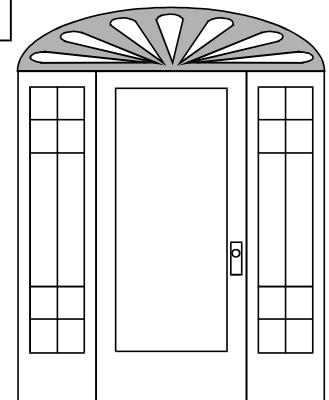
- * Repairing damaged portions of existing doors.
- * Weatherstripping, caulking, painting and other general maintenance.

Common Mistakes

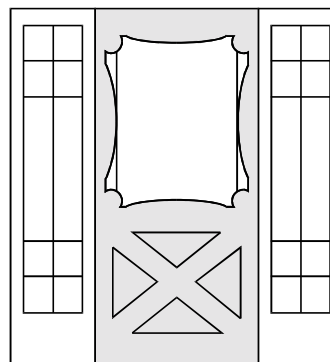
- ▶ *Replacing viable historic doors with new doors, even if similar looking.*
- ▶ *Replacing damaged doors with stock doors of a different size or design.* [A]
- ▶ *Adding or removing doors on the facade.*
- ▶ *Adding sidelights, transoms, fanlights, or other features where none existed before.* [B]
- ▶ *Adding storm doors which hide the historic door.* [C]



[A]



[B]



[C]

REHABILITATION PORCHES

Porches refers open transitional spaces outside the envelope of the house, generally roofed, located on the front, rear, or sides of a house.

GOAL:

The primary goal is to maintain the form, design, and materials of historic porches.

Actions to achieve the goal:



- ◆ Maintain and preserve the following aspects of historic porches:
 - a) the open design,
 - b) the historic materials
 - c) the roof supports and balustrades, and
 - d) the roof shape.
- ◆ Add only elements which are documented to have existed historically.
- ◆ Screen only rear and side porches or, in very few instances, the front porches of vernacular houses.
- ◆ Set screening behind architectural details.

Glossary terms:

Routine maintenance: p. 21

Vernacular: p. 21

Examples: Changes requiring a COA

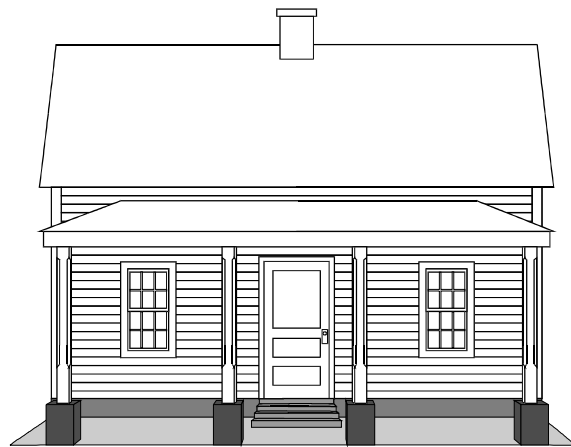
- * Removing porches or portions of porches.
- * Adding a new porch. (For new decks see p. 88)
- * Enclosing, glazing, or screening a porch.
- * Adding, removing, or replacing porch posts, railings, or other porch features.
- * Reroofing a porch with a different material.

Examples: Changes not requiring a COA

- * Repainting a porch.
- * Replacing a damaged porch floor with the same material.
- * Reroofing a porch with the same material.
- * Routine maintenance.

Common Mistakes

- ▶ *Replacing porch floor and foundation with slab concrete or brick. [A]*
- ▶ *Enclosing or glazing front porches or enclosing side porches. [B]*
- ▶ *Adding front porches to historic homes where none existed before.*
- ▶ *Screening architecturally significant front porches.*
- ▶ *Using stock “Victorian” replacement porch features that are out of scale with historic examples.*



↑ [A]



[B]

REHABILITATION *ADDITIONS*

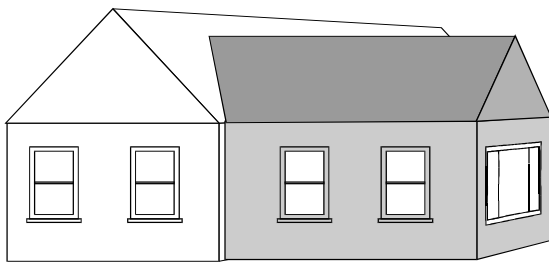
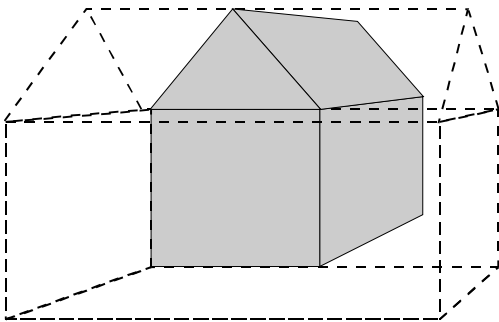
Additions refers to any increase in the square footage of a house.

GOAL:

The primary goal is to allow for the expansion of a house while maintaining its historic character.

Actions to achieve the goal:

- ◆ Additions should respect the original portion of the house by:
 - a) being placed away from the public view on the rear elevation or on a side elevation well behind the facade,
 - b) not obscuring the form, orientation, or symmetry of the original structure,
 - c) creating a discernible break at the juncture with the original structure,
 - d) using matching or similar materials for roofing and siding,
 - e) using matching or similar elements, such as windows, on side elevations and reserving more modern elements for the rear elevation,
 - f) not exceeding the degree of ornamentation on the original structure, and
 - g) being reversible with a limited loss of historic materials and elements.



Glossary terms:

Elevation: p. 20

Facade: p. 20

Public view: p. 21

Reversible: p. 21

Examples: Changes requiring a COA

- * Adding an addition to a house.
- * Removing an addition from a house.

Examples: Changes not requiring a COA

- * Routine maintenance to existing additions.

Common Mistakes

- ▶ *Placing a side addition flush with the facade of the house. [A]*
- ▶ *Constructing an addition out of scale which greatly alters the original form or roof of the house. [B]*
- ▶ *Using incompatible materials or details on an addition.*
- ▶ *Removing a large amount of original material to add an addition.*

