

Chapter 2: Design Standards for Architectural Features

Architectural details, including doors, windows, molding and porches, contribute significantly to the historic character of a structure by adding visual interest and distinguishing certain building styles and types. Consequently, it is important to preserve original architectural details in place whenever possible. When preservation is not an option, guidelines should be observed for repair and replacement of the original details.



Preservation of Architectural Details

When possible, original architectural details should be preserved in place through proper routine maintenance and cleaning. All historic features should be cleaned using non-abrasive cleaning methods. No harmful chemicals should be used.



Some architectural features clearly define the period in which a structure was built.

2.1 Minimize the alteration of historically significant features.

- First, maintain historically significant features that are intact. Then, repair those features that are deteriorated. Finally, match and replace only those features that are beyond repair.

2.2 Do not apply inappropriate architectural details.

- Do not try to change the style of a structure or make it look older than it is really is by applying details that are not a part of its history.

2.3 Use approved technical procedures for cleaning and refinishing architectural details.

- Use the gentlest means possible that will achieve the desired results.
- Before cleaning or refinishing a detail, always perform a test on an unseen portion.
- Rust removal, limited paint removal and reapplication of paint are appropriate treatments.

Repair of Architectural Details

Some deterioration of architectural details is inevitable over time, and preservation or restoration of such features is preferred over repair or replacement. However, if significant deterioration has occurred, it is important to repair affected features.

2.4 Repair features that are deteriorated, rather than replacing them.

- Protect features that are adjacent to materials being repaired.
- Use appropriate preservation methods, such as patching and consolidation, when repairing materials.

2.5 When disassembly is required, use methods that minimize damage to the historic element.

- Document the location of the element so it may be re-positioned accurately and in its original configuration.

Replacement of Architectural Details

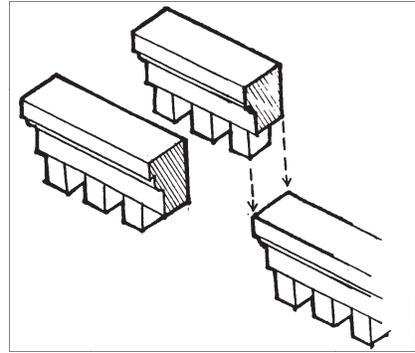
In some situations a portion of the original building material may be beyond repair. Replacement should occur only if the existing historic material cannot be reasonably repaired.

It is important that the use of replacement materials be minimized, because original materials contribute to the authenticity of the property as a historic resource. Even when the replacement matches the original exactly, the integrity of the historic building is compromised.

2.6 Remove only that which is deteriorated and must be replaced.

2.7 When replacing a historic material, the new material should match the existing in color, texture, scale and design.

- Where historic documentation exists, replace architectural details with a material and design that is the same as the missing original.



Replace only those portions of architectural details that are beyond repair.