

II. BUILDING GUIDELINES - MATERIALS/MASONRY

#1) ORIGINAL MASONRY SHOULD BE PRESERVED AND MAINTAINED

Normally Required

- a. Original exterior masonry walls and details should be preserved and maintained.
- b. Masonry which requires repair or replacement should be repaired or replaced with new masonry which matches as close as possible in color, texture and profile.
- c. The painting of masonry walls that have not been previously painted should not take place except for walls which have had extensive patching or repointing resulting in a patchwork of masonry surfaces.

#2) ABRASIVE CLEANING OF EXTERIOR MASONRY SHALL NOT OCCUR

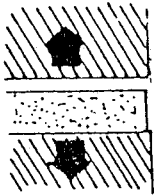
- a. Sandblasting can cause severe deterioration of masonry. This can be especially pronounced in bricks as sandblasting removes the exterior hard patina and exposes the soft inner core. Exterior masonry shall be cleaned using the least abrasive methods possible. Detergent cleaning or steam cleaning is preferred over the use of chemicals. Sandblasting and other abrasive cleaning methods are prohibited.
- b. Low pressure water cleaning and rinsing is acceptable as long as the pressure is kept below 500 to 600 pounds per square inch.

Sandblasting erodes exterior masonry surfaces.

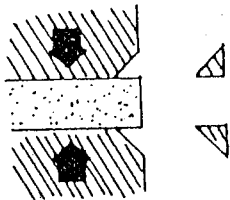
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#3) MASONRY REPOINTING SHOULD MATCH THE ORIGINAL

Incompatible
Mortar

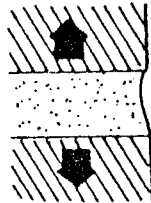


Cannot expand--
cracking results



Cannot contract--
spalling & breaking
results.

Compatible
Mortar



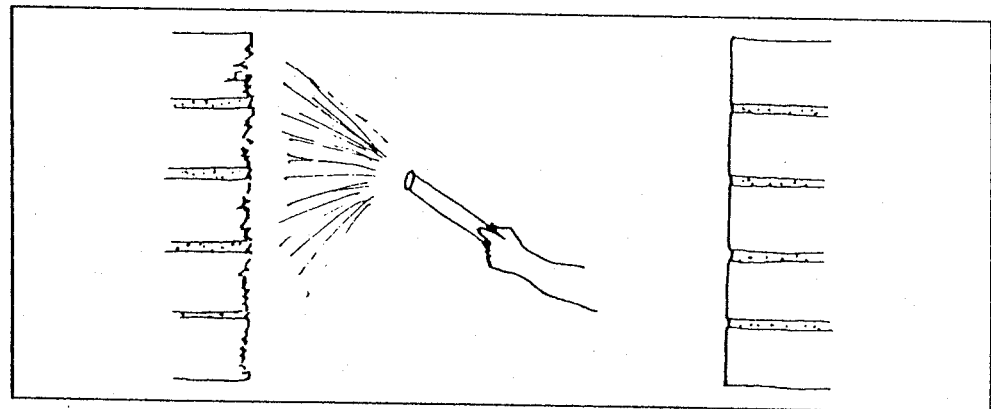
Proper expansion



Proper
contraction

Normally Required

- a. Masonry repointing should be with mortar to match the original in composition and appearance.
- b. Mortar joints should be raked to match the original profile.



Sandblasting erodes exterior masonry surfaces.

BUILDING GUIDELINES - MATERIALS/WOOD

#4) EXTERIOR WOOD SIDING SHOULD BE PRESERVED AND MAINTAINED

Normally Required

- a. Original exterior wood siding and shingles should be maintained and preserved.
- b. Regular maintenance such as painting and repair should occur on frame residences.

#5) EXTERIOR WOOD SIDING SHOULD NOT BE CONCEALED OR OBSCURED

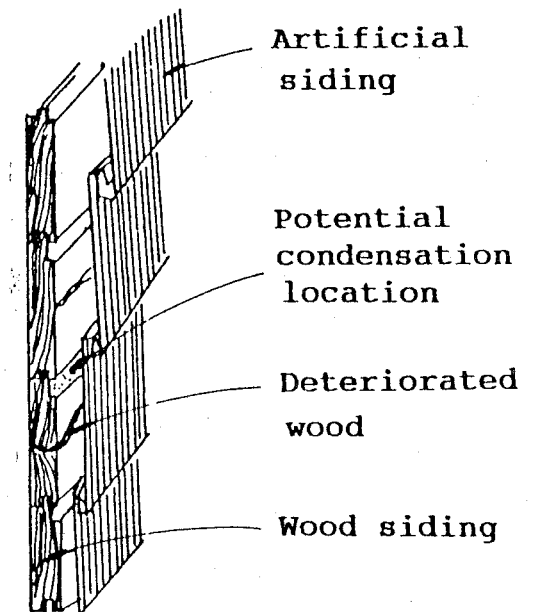
Normally Required

- a. Original wood siding materials should be preserved and maintained. The application of artificial sidings that conceal or obscure original exterior materials shall not occur, however, the board may waive this requirement if the structure's exterior siding is beyond repair or other reasonable materials are not available or are not economically feasible for the project. Artificial siding materials which should not be installed include aluminum, steel, vinyl, asbestos, brick, stucco, and stone veneers.
- b. Soffits and eaves should not be enclosed or concealed with artificial sidings.

The concealment of original wood siding with materials such as vinyl or aluminum siding has a negative effect on both the appearance and life expectancy of historic structures. Historic wood siding weathers and ages to add character to a building. Artificial sidings conceal this character and compromise an historic building's overall appearance. The major problem with the addition of artificial sidings is the interference of the building to "breath." Wood expands and contracts with the heating

and cooling process. Artificial sidings prevent this natural process from occurring by creating a sealed barrier between the

original siding and outside air. Moisture is trapped between the original and added artificial sidings resulting in deterioration to the wood siding and building structure.



Condensation occurs when moisture is trapped between original wood siding and synthetic siding.

BUILDING GUIDELINES - MATERIALS/WOOD

A growing body of evidence also suggests that the application of artificial sidings may not be cost effective. Artificial sidings weather like other materials and the life span of some types of artificial sidings appear to be around 20 to 25 years. After this period of times the exterior finish may fade, mottle, or peel. So many buildings with artificial siding now require updating that several major paint companies now market paints specifically for aluminum or vinyl siding. The expense of installation and potential for later maintenance and painting is often not economical in comparison with continued maintenance and painting of the original wood siding.

#6) EXTERIOR WOOD SIDING REPAIR AND REPLACEMENT SHOULD MATCH THE ORIGINAL

Normally Required

- a. Original exterior wood siding should be repaired and replaced with materials, profiles, and designs to match.

Recommended

- b. Replacement of wood siding should be kept as minimal as possible. If only a small area of siding or ornamentation is deteriorated this section should be repaired or replaced rather than an entire board or entire architectural detail. Overall replacement on primary facades and secondary facades should not exceed 25% of the facade's total square footage of siding unless significant deterioration can be demonstrated.