

IV. DESIGN GUIDELINES FOR REHABILITATION

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(Secretary of the Interior's Standard #2)

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(Secretary of the Interior's Standard #5)

The primary goals for rehabilitation of buildings within an historic district should be the following:

- to preserve all important “character-defining” architectural materials and features of the building and its environment (historically significant elements include porches, window and door trim, chimneys, the overall building form, the roof shape, and the finish materials);
- to provide for a safe and efficient contemporary use.

Buildings, which are designated as “contributing” to a National Register Historic District, or “significant” as a National Register Historic Place will be held to a higher standard than “non-contributing” structures. The HDC will consider the designation when it evaluates rehabilitation proposals. A “Contributing” structure is a good example of a recognized architectural style, and which retains unaltered the major architectural details of that style. A “Non-contributing” structure is either an historic structure which has been altered so much that the character-defining elements of its architectural style have been eliminated, or a structure is less than 50 years old, the basic age for National Register consideration.



Rehabilitation may include the following types of work:

- Protection and maintenance of historic features that survive in generally good condition
- Repair of historic materials and features that are deteriorated; patch, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible
- Replacement of historic materials and features with new materials because deterioration is so extensive that repair is not possible. New materials shall match the old in design, texture, and other visual qualities. Replacement of missing features should have historic documentation; if not available, interpretations of similar elements in the area may be considered.

Rehabilitation plan may include strategies for

- alterations to the exterior of the historic building
- additions of new rooms or spaces to the exterior of the building.

The original design character of the building should be respected, including the character-defining architectural details and features (gingerbread, vergeboards, eaves, brackets, dentils, cornices, moldings, trim work, shingles, columns, pilasters, balusters, or any other decorative or character-defining features.) Architectural details and features should be treated in the following ways:

- retained and preserved if they are original to the structure

- repaired rather than replaced
- should be added only if they are accurately based on physical, pictorial, or historical evidence (not conjecture) in materials, scale, location, proportions, form, and detailing
- should not be removed, changed, or covered

A. TREATMENT OF ORIGINAL MATERIALS

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. (Secretary of the Interior's Standard #5)

Objective: Original materials should be preserved, whenever possible. They should be visible from the street, not covered with artificial materials. Original materials include walls of brick, stone, stucco, weatherboard, or wood shingles; roofs of slate, shingles, tile with cresting, finials or other decorative elements; doors of wood and glass; and wood-framed or metal casement windows, perhaps with beveled, colored or leaded glass.

1. Preserve, Repair or Replace Original Materials:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. (Secretary of the Interior's Standard #6)

Historic siding materials, such as weatherboard, wood shingles, and stucco, should be preserved. If original siding materials must be replaced, the new siding should match the original as closely as possible, especially with respect to board size. Original corner boards should be duplicated in their full original dimensions.

Wall shingles original to the building should be preserved if possible. If they must be replaced, the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of bungalow houses.)

Stucco should be repaired with the original texture. (It is inappropriate to remove stucco from any originally stuccoed surface or to add stucco as a major wall material to any building which did not originally use stucco as the dominant exterior wall material.)

Note: The saving of deteriorated parts, which must be replaced, may later assist in matching reconstructed features. Items, such as wood siding, soffits, fascias, brackets, ornamental shingles, wooden sash windows and doors, can often be restored or duplicated.

Masonry walls of brick or stone, original to the house, should be repaired. If cleaning is necessary, use the gentlest means possible. Repairs should match the original brick or stone. Mortar should match the original in composition, color, depth, profile, raking, texture, and width.

2. Retain the Visibility of Original Materials

The historic character of a property shall be retained and preserved. The removal of historic materials or the alteration of features and spaces that characterize a property shall be avoided. (Secretary of the Interior's Standard #2)

The application of synthetic wall materials, such as metal and vinyl siding, has long been discouraged by preservationists because the placement of these materials may seal the wall and cause underlying wood to rot. If existing rotted wood is not removed, the structural integrity of the house is at risk due to unseen progressive decay. Even the claim that artificial siding never needs painting is questionable, as paint companies now sell paint specifically developed for aluminum siding.

The application of artificial materials also covers up character-defining details of a building. Sometimes ornamentation is even removed to facilitate the new application.

2a. Artificial Siding Policy

As stated above, the use of artificial siding on historic structures within the Historic District is discouraged, as it is not an original building material. Each individual case will be determined on its merits but with certain considerations:

- the historical and architectural significance of the structure;
- the visibility from the street;
- the significance of neighboring structures; and
- the treatment of architectural details and fenestration.

For more information, refer to the Artificial Siding Policy, Appendix I, and section for suggestions of acceptable new building materials on additions.

3. Maintain Original Materials

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible. (Secretary of the Interior's Standard #7)

Exterior wood surfaces should be maintained through regular painting (or staining, if original.) When paint removal becomes necessary, it should be done by scraping, heat (heat guns or plates), or chemical methods, never through sandblasting, high-pressure water, or other abrasive methods. Exterior masonry surfaces, bricks or stone, should be maintained by proper cleaning and repointing.

B. INDIVIDUAL BUILDING ELEMENTS

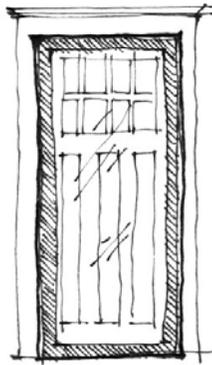
Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved. (Secretary of the Interior's Standard #5)

Original building elements that contribute to the historic significance of the structure are qualities that should be preserved whenever feasible. Doors, windows, porches, and roofs have distinctive placements, sizes and shapes, depending on the style of the building. Rehabilitation work should not destroy the distinguishing character of the property or its environment. Replacement of missing architectural elements should be based on accurate duplications of original features. New materials should match those being replaced in design, color, texture, and other visual qualities. The design should be substantiated by physical and/or pictorial evidence.

Replacing original wood windows with vinyl or other replacement windows is not recommended by these guidelines. A similar efficiency rating (U-factor) will be achieved by adding storm windows over your existing wood windows that are in good working order.



Examples of historic doors found in district.



Top: Appropriate Security and Storm Door Design. Designs should not obscure or conceal the entrance to a building.

Bottom: Two inappropriate storm and Security Door designs.

1. Doors:

Original doors and/or their entranceway surrounds, sidelights, transoms, and detailing should not be removed or changed. Replacement of missing original doors should be like or very similar to the original in style, materials, glazing (glass area), and lights (glass pane configuration.) Doors should not be added to the primary façade or to a secondary façade where readily visible from the street. If doors are added to an inconspicuous secondary or rear wall, they should be similar to the original doors.

Screen Doors:

Screen doors should be preserved and maintained if original. New screen doors should be wood, full-view, and with structural members aligned with those of the original door.

Storm and Security Doors:

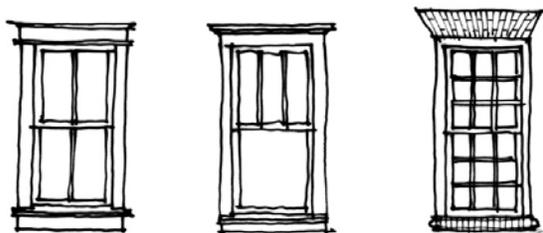
Storm and Security doors should not be located on a primary façade. Where used, they should be full-view, baked-on enamel or anodized aluminum in a color to match the door paint color, without excessively ornate or decorative grillwork.

2. Windows:

Windows should be preserved in their original location, size, and design with their original materials and number of panes. Stained, leaded, beveled, or patterned glass, which is a character-defining feature of a building, should not be removed. Windows should not be added to the primary façade or to a secondary façade if easily visible. Windows should be repaired rather than replaced. However, if replacement is necessary due to severe deterioration, the replacement should match, as closely as possible, the original in materials and design. Replacement windows should not have snap-on or flush muntins. Wood clad windows may be appropriate if the structure originally had wood windows. Wood clad windows are wood construction windows with an outer coating of vinyl or metal that facilitates easier maintenance. Windows of 100% vinyl are not appropriate in the historic district since they were not historically installed in the structures. Unless they originally existed, jalousie, awning, and picture windows and glass brick are inappropriate on an historic building.

Screen and Storm Windows:

Interior storm windows are encouraged and preferred. Interior storm windows do not require a COA nor the associated costs of the COA. Screen and storm windows

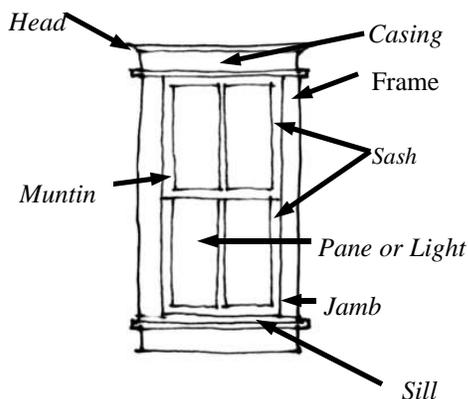


Various styles of windows from left to right: a two over two (2/2), a three over one (3/1) and a nine over nine (9/9).



Above: Historic window Sash and decorative stained glass windows should be preserved and maintained.

PARTS OF A WINDOW



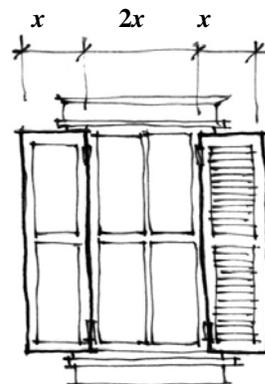
should be wood or baked-on enamel or anodized aluminum in a color to match the window sash paint color and fit within the window frames, not overlap the frames. Screens should be full-view. Storm windows may also be mounted on the inside of windows. Half screen and screen or storm windows smaller than original window, are not recommended.

Shutters:

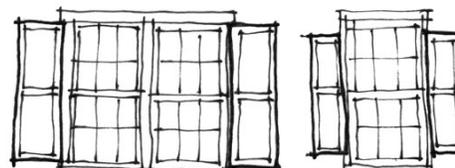
Shutters should be retained, if original to the building. They should be of louvered wood and should fill the window opening, if closed. Shutters should not be added if no historic evidence exists. Shutters that are too large, too small or of the wrong design are not recommended

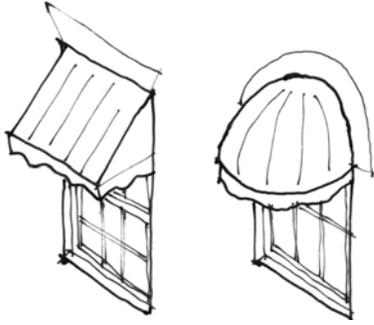
Security bars:

Security Bars should be painted white or a color to match the trim and window paint color.



Above: Shutters should cover the window opening. Below Left: Shutters are not wide enough to cover the opening. Below Right: Shutters too short.





Rectangular windows should have shed awnings; arched awnings are appropriate for arched windows.

3. Awnings:

Awnings should be placed on buildings where physical or pictorial evidence indicates they existed. Awnings should not cover architectural features but should be individually located within major bays. The style should be appropriate to the building; colors should blend with the building.

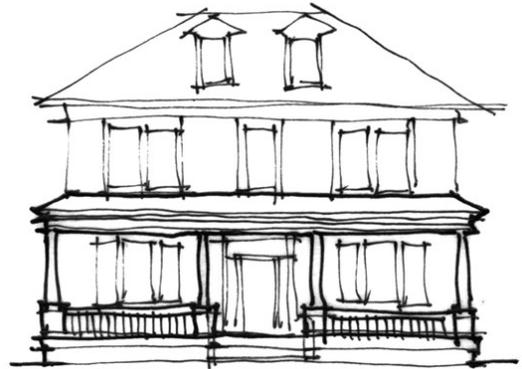
Note: Awnings have traditionally been used more for function (shade) than for decoration. In terms of decoration, awnings have fallen in and out of favor over the years. If too many awnings are used on a structure, or if awnings are used on too many dwellings in an area, the result can be visual clutter. To avoid this, consider using interior blinds or shutters.

4. Porches:

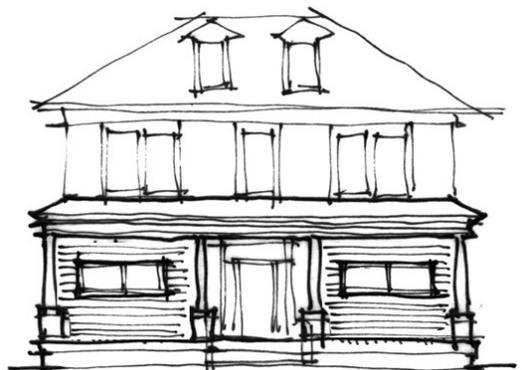
Porches on the front and side façades should be maintained in their original configuration and with original materials and detailing. The porch in its original design was intended as a focal point for the entrance to the house. If original, front and side porches should neither be removed nor filled in, as either would change the overall character. If a side or rear porch is not easily visible from the street, it may be enclosed, if the height and shape of the roof are retained and if the size of openings and materials match those of the main building. Filled in porches on the first or second story are not recommended.



Above: Appropriate porch style.
Below: Inappropriate example of filled in porch



Above: Appropriate porch style.
Below: Inappropriate example of filled in porch



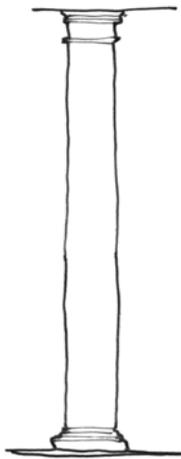
Porch details and steps:

Porch details should be retained intact, with repair or replacement of missing parts (columns, posts, railings, balusters, decorative molding and trimwork) to match the original in design, materials, scale, and placement. Porch columns and rails should not be replaced with decorative iron work. Porch floors should have wood tongue and groove flooring running perpendicular to the façade, unless the original floor was concrete. Porches may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Ceiling fans should be mounted high enough to minimize view from the street. Porch steps, which are original to a property, should be retained and maintained. Brick and concrete steps are rarely original.

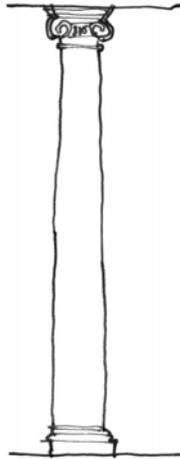
Stair railings:

Stair railings may be required to meet city building codes. If historical evidence of style and placement exists, duplicate the original hand rails. Many times, however, none existed or wooden rails deteriorated and were removed early in the history of the house. If no historical evidence exists, railings may be constructed of simple metal pipe or flat bars and painted to match the trim color. In essence, the least obtrusive yet functional option may be used.

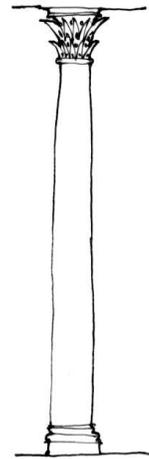
Column Styles:



Doric



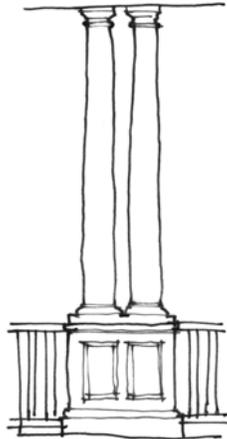
Ionic



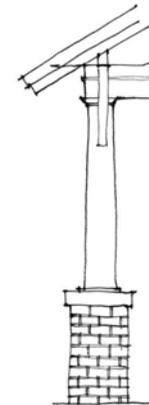
Corinthian



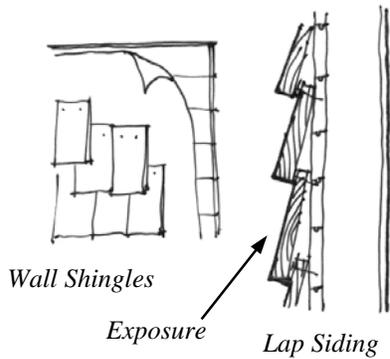
Square



Paired



Craftsman



Wall siding details

5. Walls:

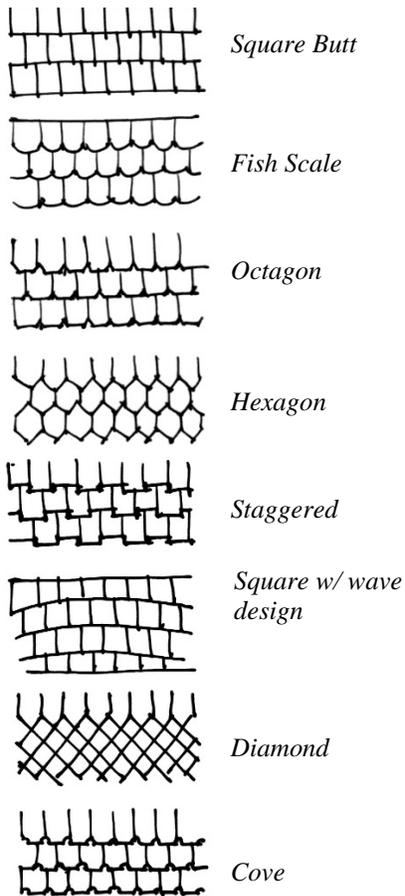
Masonry walls of brick or stone, original to the house, should be repaired. If cleaning is necessary, use the gentlest means possible. Repairs should match the original brick or stone. Mortar should match the original in composition, color, depth, profile, raking, texture, and width.

Siding:

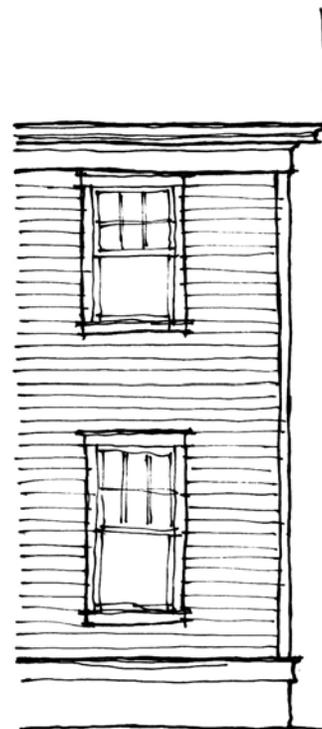
Historic siding materials, such as weatherboard, wood shingles, and stucco, should be preserved. If original siding materials must be replaced, the new siding should match the original as closely as possible, especially with respect to board size. Original corner boards should be duplicated in their full original dimensions.

Wall Shingles:

Wall shingles original to the building should be preserved if possible. If they must be replaced, the new shingles should match the original in size, placement, and design (this includes decorative wood shingles of Victorian buildings as well as wood or asphalt shingles of bungalow houses).



Wall Shingle Styles



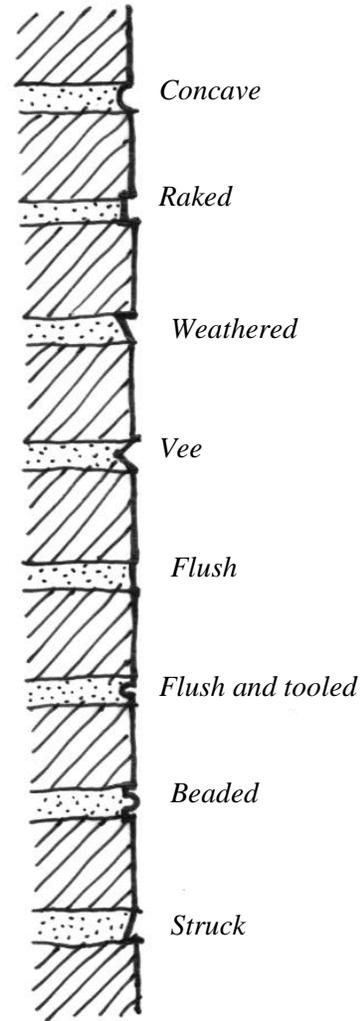
Detail of siding showing all appropriate trim pieces.

Stucco:

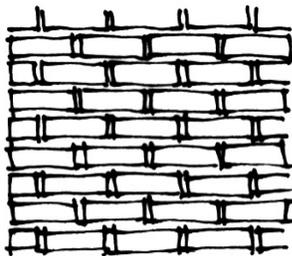
Stucco should be repaired with the original texture. (It is inappropriate to remove stucco from any originally stuccoed surface or to add stucco as a major wall material to any building which did not originally use stucco as the dominant exterior wall material.)

Masonry:

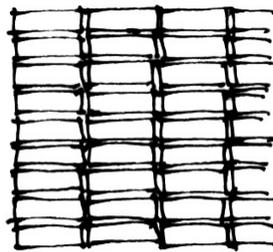
Masonry walls of brick or stone should be cleaned only when necessary to halt deterioration or to remove heavy soiling. Professionals should perform the cleaning, using detergent cleansers or chemical agents. Care must be taken not to introduce moisture or chemicals into the building. Paint should not be removed if it is firmly attached to, and therefore protecting, the masonry surface. Brick should not be painted unless it is extremely mismatched from earlier alterations or cannot withstand weather. Repointing should be done with an original or historic compound, such as one part lime and two parts sand, which allows bricks to expand and contract. Portland cement or other hard mortar is not appropriate, because it can cause cracking or spalling. The appropriate mortar should also match in color, depth, profile, raking, texture, and width.



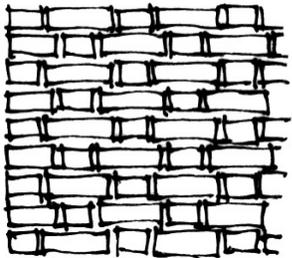
Types of mortar joints.



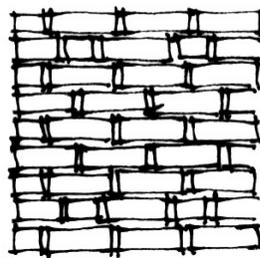
Running Bond



Stacked Bond



Flemish Bond

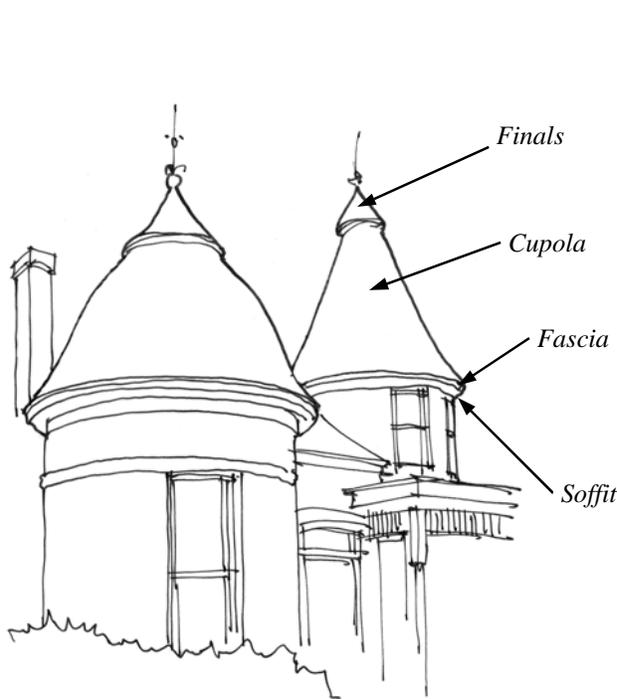


English Bond

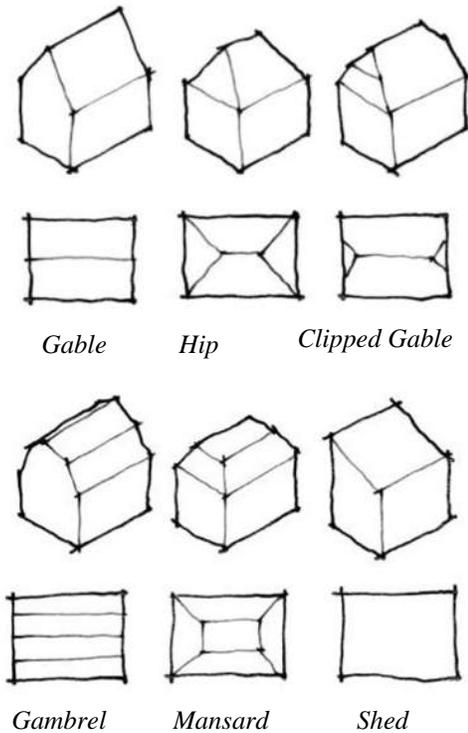
Types of brick bonds

6. Roofs:

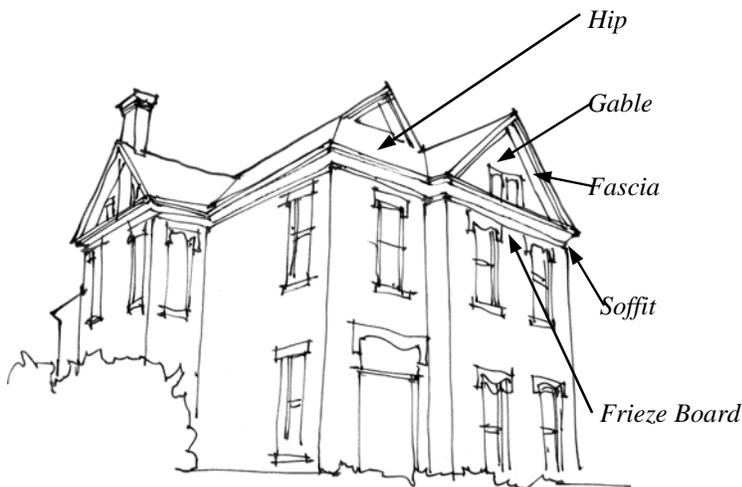
Roofs should be preserved in their original size, shape, and pitch, with original features (cresting, chimneys, finials, cupolas, etc.) and, if possible, with original roofing material (slate, tile, metal.) Composition shingles may be used if the original material is not economically feasible. Dark colors are best for historic buildings. Dormers should not be introduced on primary façades but may be added to side and rear facades if appropriate with the character and scale of the structure. Balconies, skylights, or decks should not be added to a roof where visible from the street. Roof pitch is expressed as a ratio of the vertical rise to it's horizontal run. A 6:12 pitch rises 6' for every 12' of horizontal run.



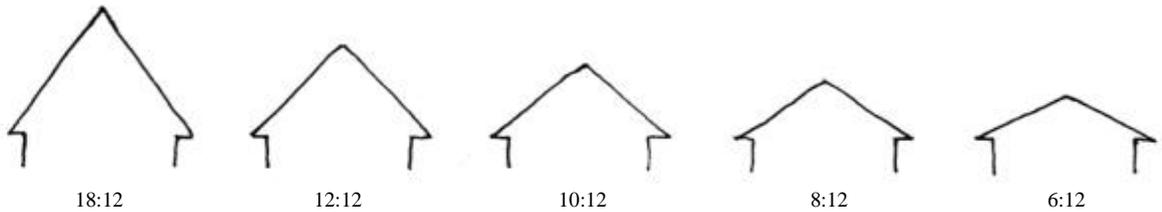
Parts of a Roof Illustrated



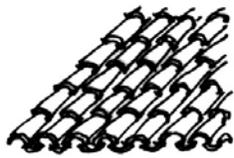
Roof Styles (in plan and perspective)



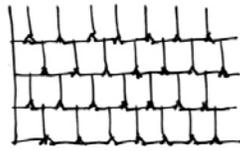
Parts of a Roof Illustrated



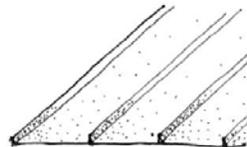
Roof Pitches



Clay tile



Slate or Asphalt Shingles

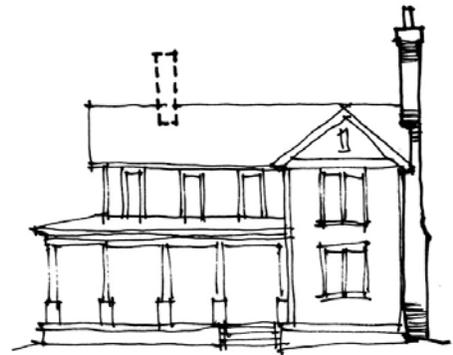


Standing Seam Metal

Roofing Materials

Gutters:

Boxed or built-in gutters should be repaired rather than replaced if possible. For hang-on application, half-round gutters are recommended. Downspouts should be located away from significant architectural features on the front of the house. The use of gutters, flashing, and downspouts should provide enough drainage to avoid water damage to the structure.



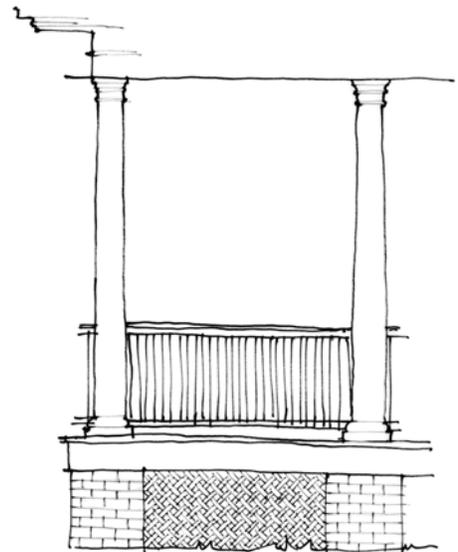
Examples of primary chimneys on right and secondary chimneys on left.

7. Chimneys:

Chimneys, which are prominent features of a structure, should be retained, unchanged. A non-functioning chimney, visible from the street, should be maintained and not removed above the roofline. (A non-functional secondary chimney may be removed.) Chimneys should be repointed and cleaned according to masonry guidelines (see above). If rebuilding is necessary because of deterioration or structural instability, it should match the original configuration. Chimneys may have appropriate, professionally installed caps.

8. Foundations:

Foundations should be preserved in their original design with original materials and detailing. Spaces between piers should be filled according to the type and style of the house, generally with wood-framed lattice panels; with brick appropriate to the period of the house; or with decorative vertical wood boards. Foundations should not be constructed of concrete, plywood, corrugated metal, or shingles. Masonry foundations should be cleaned, repaired, or repainted according to masonry guidelines. (See Appendix J.)



Foundation shown with brick piers with lattice inserts.

9. Decks:

Decks should be located on the rear and be screened from street view with fencing and/or evergreen shrubs or trees. They

should be subordinate to the house, in size and scale, and should be stained or painted to match or blend with the house. Balusters and railings should match the style of the house.

10. Staircases and Fire Escapes:

Staircases should not be added to the exterior of a building where visible from the street. If building codes require an external fire escape, it should be located where not easily seen from the street.

11. Handicap Access Ramps:

Handicap access ramps should be located on secondary or rear walls, constructed of wood in a style appropriate to the building. They should be stained or painted and should be screened with landscaping of low shrubbery to soften their appearance.

12. Paint Colors:

Choice of paint color on wood or wood trim is **not** subject to review by the Historic District Commission. However, some general ideas may be offered. Select the places to highlight architectural details based on historic tradition for the building's type and style. Color determination should be based on historic schemes appropriate for the style of the building. Reference materials and assistance are available from the LRHDC and the Arkansas Historic Preservation Program. In general architectural styles usually exhibited certain color schemes.

Greek Revival buildings were generally off-white with trim a slightly darker tone. Shutters usually were green.

Victorian houses accentuated the architectural variety with several paint colors, usually natural, earth-tones. The second story of a home might use the reverse of the body-trim color scheme of the first story. Shingles of different patterns might be painted different colors. Turned columns, balusters, and other decorative trim would show alternating colors to highlight the ornamentation.

Colonial Revival buildings were generally pale tones with one or two accent colors.

Craftsman or Bungalow homes generally were painted or stained in deep, rich tones with lighter trim.

Tudor Revival houses used contrasting colors on the stucco and half-timber wood trim, complimenting the brick walls, tile roofs, and/or stone trim.

Choice of paint color on wood surfaces does not require approval of the LRHDC. However, a COA is required if painting stucco, brick, concrete, metal, etc..