

Chapter 3

Maintenance, Repair, Preservation and Restoration of Existing Historic Buildings

Introduction

These design guidelines are intended to provide standards for a range of treatments to existing historic buildings within the Dover Historic District zone. It is hoped that while these guidelines will both suggest and require certain historic preservation practices, they will also educate the property owners of Dover as to the proper maintenance and care of their historic buildings.

These guidelines are a part of the process of raising the preservation 'consciousness' of Dover, a City with a very strong sense of its own history and a very strong desire to preserve its history. These guidelines are merely a tool by which Dover may preserve itself. Just as a city changes, so do ideas through which the citizens and government of Dover approach preservation. These guidelines will promote a certain sophistication to the level of discourse within the City regarding historic preservation, and that discourse will soon outreach these guidelines, requiring their revision. This is all a part of the process of preservation.

Because of the diversity of architectural periods, styles, building types and neighborhoods found in Dover, and because it

is not possible to write a recipe for good design, these guidelines are intended to be as flexible as possible. The flexibility of these guidelines recognizes that there are several solutions to most problems. Further, it is a fact that while one solution may be favorable over another, there may be circumstances, financial or otherwise, that make a particular treatment difficult or impossible to undertake. These guidelines thus recognize the financial constraints on any homeowner and that the favored preservation practice may be beyond the means of some homeowners.

The flexibility of the guidelines is linked to the building permit process. For most types of treatments, guidelines are grouped under the categories of "Recommended," "Not Recommended," and "Inappropriate." Guidelines that are "Recommended" represent the best preservation practice, that is, those treatments that are most respectful of existing historic fabric. Projects that follow the "Recommended" guidelines should receive an Architectural Review Certificate with little or no comment. Projects that employ treatments that are "Not Recommended" may or may not receive an Architectural Review Certificate, depending upon the evaluation and

determination by the Historic District Commission of the overall impact of those treatments on the character of the structure and the Dover Historic District zone as a whole. Projects that employ "Inappropriate" treatments should not receive an Architectural Review Certificate, unless there are extenuating circumstances that warrant approval.

The diversity of neighborhoods and building types within Dover has determined that another kind of flexibility be written into the guidelines. As discussed in Chapter 2, four historic contexts have been identified, each with its own preservation recommendations. There is a certain amount of overlap in the design guidelines to be followed within each district; mortar for repointing should always be as soft as existing historic mortar, for instance. There are also guidelines that are specific to individual historic contexts; vinyl siding is "Not Recommended" in the Victorian Context, but it is 'Inappropriate' within the Green, Loockerman and Capitol Square Contexts. These context-specific guidelines recognize that there are different preservation objectives for different parts of the Dover Historic District zone. They also recognize that more flexibility may be required in areas that contain low and middle income homeowners.

These guidelines recognize that healthy cities grow and change, that Dover will continue to grow into the 21st century, and that it is not, nor should it be, the intention of the City to restore Dover to an earlier period of time. These guidelines are based in the commitment that growth and change must be complementary to historic preservation, and vice versa. While preservation sometimes conflicts with growth and change, it has been the widespread experience in towns, small

cities and large cities around the United States that a downtown with a unique historic character will attract new development. Conversely, the financial resources that new development bring to a city or town can support the goals of historic preservation by providing jobs that make home ownership possible, attracting shoppers to local businesses, and contributing to the tax base.

These guidelines attempt to establish a balance between the mandate to preserve the historic character of Dover and the compelling forces of new development. A successful balance will be mutually beneficial to both preservation and new development.

The Design Guidelines for maintenance, repair, preservation and restoration of historic buildings presented here are intended to preserve the distinct historic character of the Dover Historic District zone. The preservation of the historic character of the District is largely a function of the preservation of the existing historic building fabric. Therefore, these guidelines stress the retention, repair and proper maintenance of existing historic architectural fabric.

The preservation philosophy underlying these guidelines is based on the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* that are discussed in detail in Chapter 2 of this document. Those standards may be summarized as follows:

- The proper maintenance of historic building fabric underlies any recommendations with regard to historic preservation.
- It is always preferable to retain and repair existing historic building fabric, rather than replace it with new materials.

- When replacing historic building materials that are irreparably deteriorated, replacement should be in-kind, using materials and craftsmanship that match as closely as possible the existing historic fabric that is being removed.
- Restoration (returning a building to a specific, previous condition or appearance) should be undertaken only when sufficient documentation or evidence exists to determine historic conditions at a specific, significant period of a building's history. Because history accrues to buildings over time, it is recommended that later historic fabric should not be removed in order to restore a building to an earlier appearance.
- When adequate documentation is not available to restore a building accurately to a previous appearance, and the building has lost its historic integrity, speculative restoration should not be attempted. Rather, it is recommended that a contemporary design be developed that will be sympathetic and complementary to the existing building or adjacent structures.

Doors, Windows, and Shutters

Introduction

Doors, windows and shutters are the moving parts of building exteriors. As such, they are subject to hard and frequent use. They are also critical elements in regulating the passage of light, air, rain and people into the interior of the building.

These elements are also critical in determining the architectural character of individual

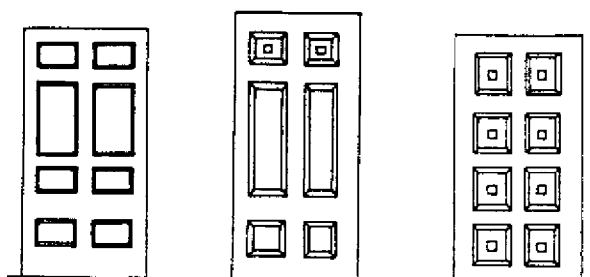
buildings. The correct preservation of existing historic doors, windows and shutters as well as the appropriate design of their replacements is absolutely essential to the maintenance of the character of individual buildings and their context within a historic district.

The repair and replacement of existing original or historic doors, windows and shutters should be in-kind, that is, to match existing conditions as close as possible. Attention should be paid to the size, species and profile of the piece or element requiring repair or replacement. Custom millwork may be required if stock millwork matching existing conditions is unavailable. Replacement of existing non-historic doors should be appropriate to the age and character of the building.

Doors

Paneled doors have been used during every period of Dover architecture, and in every building type found in the four historic contexts. The technology to produce flush doors is a very recent phenomenon, having mostly to do with the development of inexpensive glues. Panel trim and moldings have varied over time as have the configuration of the panels and the use of glazing in the panels.

Typically, Federal style residential doors were divided simply into several rectangular panels in two sizes. The molding profiles on Federal style doors were usually limited to simple beads. Greek Revival doors tend to be highly stylized with the repetitive use of one panel size, often a square. Panel moldings are flat and a vertical center bead used occasionally to simulate two doors. Opening surrounds often had splayed trim.



Federal
1780-1820

Greek Revival
1820-60

Italianate and Second Empire style residential doors were more ornate with elongated vertical panel shapes, glazed upper panels and deeper and more complex molding profiles.



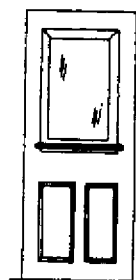
Italianate/Second Empire
1840-80

The Queen Anne and Eastlake styles of residential architecture introduced further levels of ornament, including gouged, carved and incised profiles, sometimes with arched and curved panel shapes.



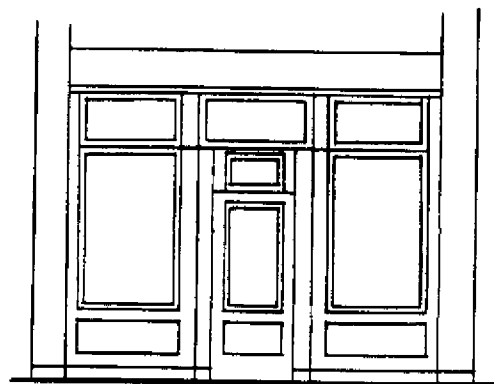
Queen Anne/Eastlake
1865-1900

The overall simplicity of the Bungalow style is evident in the design of doors. Bungalow doors were often single glazed doors with simple raised panels. Paneled doors also continued to be prevalent and had 4, 5, 6, or even 8 panels.



Bungalow
1900-1930

The design of doors for commercial establishments, such as those that are on Loockerman Street, typically remained consistent during the late 19th and early 20th centuries. Shop doors were either single or double doors, often with a transom above. The doors themselves were usually paneled below with a glass pane inset above. Steel and bronze frame storefront 'systems' began to appear after 1920. For a further discussion of doors for commercial buildings, see the discussion of storefronts and signage in Chapter 5.



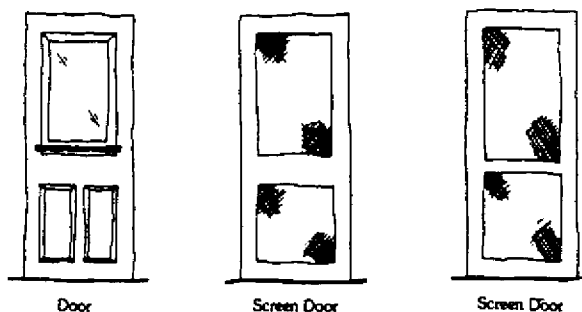
Typical design for late-19th/early-20th century storefront

Doors in the Capitol Square context have been and should remain wood panel doors.

Design Guidelines for doors are as follows:

Recommended

- Retain and repair as much historic door fabric as possible. Repair should be in-kind, to match existing size, species, profile and configuration.
- If existing historic doors or screen doors are deteriorated irreparably, replace in-kind, to match existing size, species, profile, and configuration.
- Replace inappropriate doors with doors appropriate to the period and style of the building.
- Screen and storm doors should be wood and kept as simple as possible, except in the cases of Queen Anne and Eastlake styles, which may be more elaborately composed and detailed. Except for screen doors that are a part of a screened porch enclosure, horizontal and vertical rails of screen doors should align and coincide with those of the door behind.

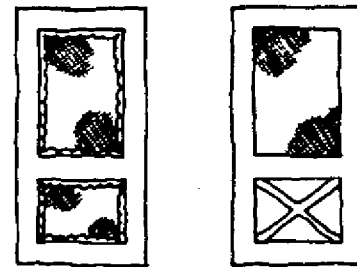


Screen Doors To Align With Doors

- Storm doors that are designed to have one large opening and that allow the door behind to be visible are recommended.

Not Recommended

- Aluminum doors and aluminum screen doors are not recommended in the Victorian and Loockerman historic contexts and in the Capitol Square context.



Not Recommended

Inappropriate

- Modern flush doors are inappropriate on the exterior of buildings within the Dover Historic District zone.



Inappropriate

- Doors of an earlier (or otherwise inappropriate) style than the building are inappropriate.
- Glazed doors containing windows with snap-in muntins or masking tape to simulate divided lights are

inappropriate in the Dover Historic District zone.

- Enclosure of existing transoms and sidelights is inappropriate.
- Aluminum doors and screen doors are inappropriate in the Green historic context.

Windows

The history of window design, until recently, can be seen as a continuous attempt to increase the size of glazed openings. Thus throughout the 19th century (especially in commercial design), opening sizes increased, glass panes got larger, and muntins got thinner. Only the Colonial Revival represents a significant departure from this trend, in which a compromise was struck between the large sheets of available plate glass and the 6-light sash with thick muntins common in Colonial buildings. The compromise was reached in the 6-over-1 window.

Although dimensional tendencies vary, the following is a rough guide to the increase in size of individual glass panes through the first half of the 19th century:

- Colonial 6" x 8" (1600-1700)
- Georgian 8" x 10" (1700-1800)
- Federal 8" x 10", 11" x 14", 11" x 16" (1780-1820)
- Greek Revival 11" x 16", 11" x 18", 12" x 20" (1820-1860)

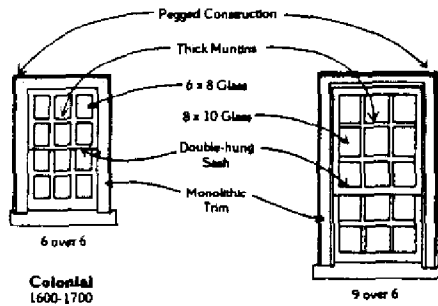
Early window casing was usually planed out of one piece; built-up moldings became commonplace in the Federal period and were virtually standardized by the end of the 19th century.

Typically, there was a wider range of sizes available in any given period, so the above summary should not be considered to be without exception. It is generally the case, however, that windows in any given period were proportioned so that the width was roughly 3/4 that of the height.

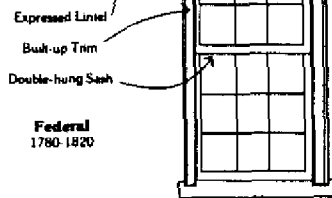
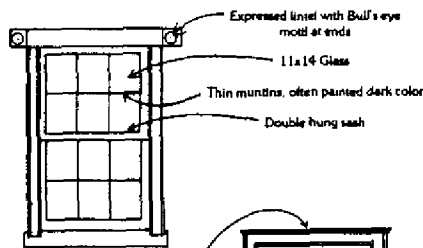
The following Design Guidelines should provide information relevant to deliberations of the Historic District Commission when considering applications for Architectural Review Certification in the Dover Historic District zone in which existing windows are affected.

Recommended

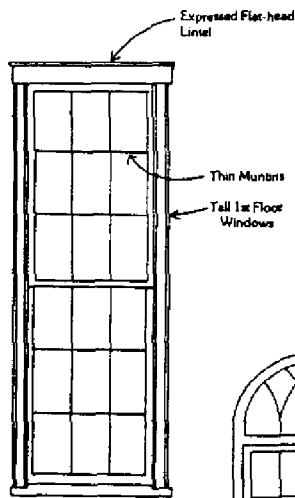
- Repairing existing historic windows with in-kind materials is always preferable to replacing windows.
- When existing historic windows are irreparable, replacement windows should replicate as closely as possible existing historic window details, including pane configuration and muntin, mullion, casing and trim profiles.
- Replacement windows should have the same operating characteristics as the original windows (i.e., double-hung windows should replace double-hung windows, casement windows should replace casement windows, etc.).
- Use only clear glass in existing historic or replacement windows.
- Window opening sizes and shapes should not be changed to accommodate replacement windows.



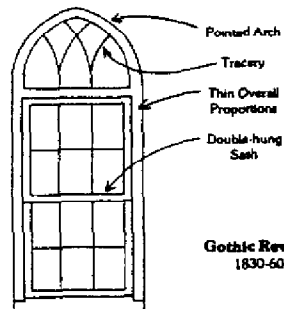
Colonial
1600-1700



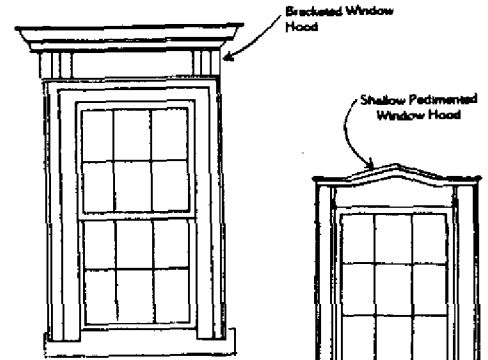
Federal
1780-1820



Greek Revival
1820-60

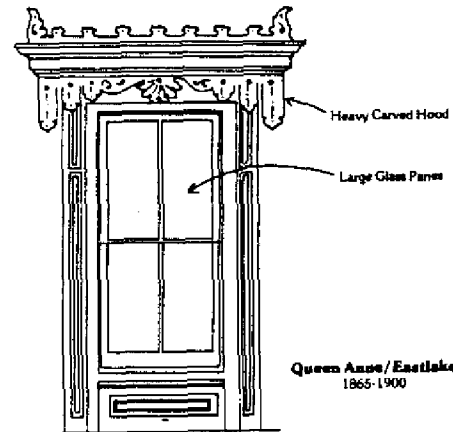
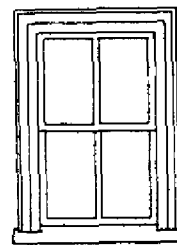


Gothic Revival
1830-60

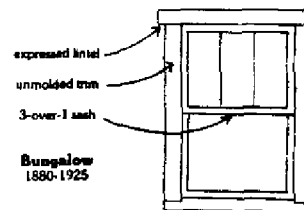
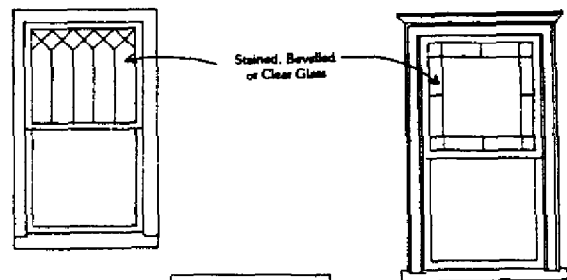


Tall, Thin 1st Floor Windows

Italianate
1840-90

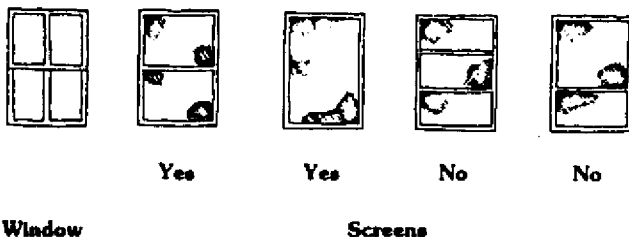


Queen Anne/Eastlake
1865-1900



Bungalow
1880-1925

- Historic stained or leaded glass should be repaired or restored. This work should be accomplished by a trained leaded glass artisan, using the gentlest means possible. If leaded glass panels are irreparable, and if restoration is not possible, they should be removed and stored in a manner that will allow future restoration.
- The rails of window screens and storm windows should match the rails of windows behind.



Window

Screens

- New awnings should be attached in a manner that does not harm the existing building and should be of fabric and not of rigid material.

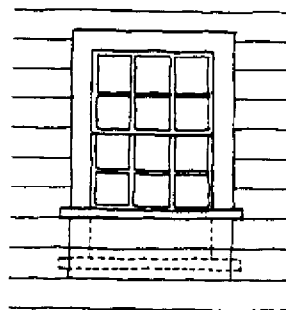
Not Recommended

- Replacing windows that are restorable is not recommended.
- Air conditioners should not be inserted in windows on the primary facade of buildings in the Dover Historic District zone.

Inappropriate

- Window opening sizes and shapes should not be changed to accommodate replacement windows or

to accommodate new interior furnishings or cabinetry.



Inappropriate Altering of Window Opening

- Contemporary picture windows are inappropriate in the Dover Historic District zone on buildings built before 1940.
- False muntins for divided lite wood windows are inappropriate. They are easily detectable from a distance.
- Smoked, tinted or reflective glass is inappropriate in existing historic or replacement windows.
- Slider windows are inappropriate.

Shutters

Wood shutters are quite common on houses in the Victorian and Green historic contexts. Although few people presently put them to their intended use, their original purpose was to provide security and privacy, to permit ventilation while keeping rain and sunlight out, and acting as storm sash during heavy rains. Presently, shutters are most often fixed in place and serve as attractive elements in the designs of the facades of the residences of the Dover Historic District zone.