

4.8 RESTORATION / REHABILITATION / RECONSTRUCTION

*The **restoration** of a historic resource involves the return of a structure to its original form and appearance by means of the removal of features from other periods in its history and the reconstruction of missing features from the original design.*

*The **rehabilitation** of a historic resource involves repairs, alterations, and additions to the original structure while preserving those portions or features that convey its historic, cultural, or architectural values. For additions to a historic resource, applicants should also refer to Section 4.9: Additions to Structures below.*

*The **reconstruction** of a historic resource is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.*

4.8.1 General Guidelines

- The mass and scale of building expansions of contributing structures should be subordinate to the historically significant elements of the original structure.
- The Neighborhood Pattern standards contained in Section 2 and the Building Design standards in Section 3 apply to historically significant structures unless in conflict with more restrictive standards contained in this Historic Resources section.
- All protected elements of the existing exterior facade should be retained and, if necessary, repaired.
- When a remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and should utilize the same materials as the existing protected exterior elements.
- Any alteration of an existing structure should incorporate and continue the form, architectural style, materials, and details of the existing structure.
- All exterior elements including, but not limited to, roof lines, porches, doorways, windows, trim and siding should be consistent with and continue the architectural style and design of the original structure.

4.8.2 Building Materials

- Use natural/original construction materials (e.g., real wood siding, rock, brick, shingles, plaster) which match and are consistent with the existing materials of the structure. The use of faux rocks or stone is prohibited.

GUIDELINES OVERVIEW

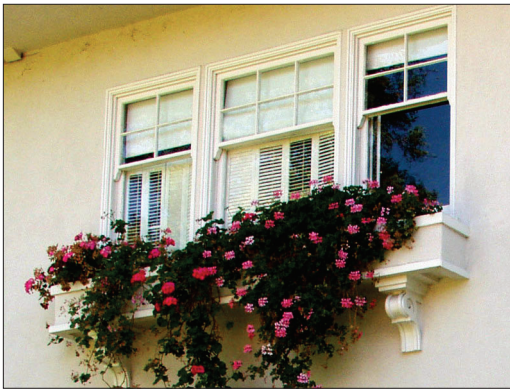
- The design guidelines do not prescribe specific architectural styles. Rather they encourage property owners to determine the special character and features which are inherent in their particular residence and neighborhood.
- Numerous appropriate design solutions exist for established neighborhoods.
- The primary consideration is that a proposed design consciously reflect the scale, rhythm, and continuity of the existing neighborhood to create a harmonious fit that will enhance the quality of the neighborhood.
- In general, additions to existing structures should match, but be subordinate to, the original building.
- Materials for all restoration, rehabilitation, reconstruction and new construction should be authentic and match, to the maximum degree possible, those originally used in the historical architectural style. Faux stone, vinyl windows, and manufactured siding are prohibited.
- Professional consultation is recommended for existing structures and for development within sensitive areas to ensure an appropriately designed and detailed building.
- Complete build out to the maximum boundaries of existing zoning requirements may not necessarily be acceptable in some cases.

HISTORIC RESOURCES

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Original doors and windows should be retained and repaired



True divided lite windows are encouraged when appropriate to the original structure



Simulated divided lite windows may be considered on a case-by-case basis

- New materials should identically match original materials in shape, size, dimension, texture and pattern. Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable.
- Composite, synthetic, metal, vinyl, plastic or fabricated/imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.
- The decision making body may approve an acceptable alternative to the original building material if use of the original material is not feasible due to unreasonable cost and commercial availability, or health and safety considerations.

4.8.3 Doors

- Original doors should be retained and restored.
- New replacement doors for Victorians should not be flush, but of raised or flat panel design.
- Front doors generally should be painted, not stained.
Not applicable to Mission Revival/Mediterranean style structures.
- Screened doors should be real wood framed of simple design unless patterns can be shown to fit the existing style.

4.8.4 Windows and Glass in doors

- Original windows, glass and window decorations should be retained and restored.
- Replacement of only the deteriorated portions of the windows is recommended rather than the replacement of the entire window.
- New or replacement windows should be wood-sashed and muntined if applicable.
- Sills, lintels, frames, sashes, muntins, and all decorations should be identically replaced.
- All elements of new windows should be identical in size, shape, proportion, and dimensions as the original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era.
- Windows should be constructed of real glass, and window