



# **Rehabilitation and Maintenance of Existing Buildings**

# Rehabilitation and Maintenance of Existing Buildings

## Introduction

Buildings in Hyde Park represent various styles indicative of the building trends of the late 19th and early 20th centuries. The diverse styles relate well to each other due to continuity of elements such as setback, size, height, materials, roof forms and color. Although there are often several styles of buildings along a street, repetition of these elements creates a unified streetscape.

A successful rehabilitation might involve repair or replacement of original building details or the introduction of new elements that are not original but with careful selection and planning, it can relate properly to the original components of the building and the surrounding neighborhood.

The following guidelines, photographs and sketches show sensitive rehabilitation treatments and help describe how the elements of each building determine its shape and character, and how that character contributes to the neighborhood as a whole.

## Maintaining Original Building Characteristics

The key to a successful rehabilitation is maintaining characteristic details and historic fabric. If replacement of existing materials is essential, materials similar in proportion and style to the original should be used. Saving the rotted parts may later assist in matching replacements. Items such as wood siding and soffits, fascias and brackets and wooden sash windows and doors, often can be restored or, at the least, duplicated.



**Before Rehabilitation**



**After Rehabilitation**

**An example of an appropriate rehabilitation where original building characteristics were maintained.**

When introducing new elements to the exterior, materials similar in proportion and detail to the characteristic style of the particular building should be used. The new materials selected should also be compatible with the existing materials of the individual building and other buildings along the street. Application of such uncharacteristic materials as aluminum siding, vinyl siding and metal frame windows obscures the original character of the building and of the neighborhood. The building should not be made to look either older or newer than it really is by using details from another style or period. This alters both the building and the streetscape.

A modification, repair or replacement of original building characteristics will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor appropriate modifications, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than the minor modifications, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

#### **It is Permissible to...**

Repair original building materials and details and leave them in place on the building.

Replace deteriorated materials with materials that match as closely as possible the proportion and detail of the original material.

Replace deteriorated details with new details which match as closely as possible the original details.

Add new materials or details to the building which are characteristic of the particular style of the building; these materials should be in similar scale with the original building.

#### **It is Not Permissible to...**

Strip original materials or details from a building when they can be repaired.

Replace original details with new details which do not match the original in scale, proportion or detail.

Add uncharacteristic materials to the building. For example: aluminum siding, vinyl siding, metal frame windows, etc.

## **Uncovering Original Detail**

In approaching a rehabilitation project, every effort should be made to uncover any previously encased or hidden finishes and details such as siding, stone, ornamental plaster or brick and decorative structural elements such as pylons, beams and brackets. It is often the case that the “sealing” of these items in an enclosure of metal, plastic, or other material, has created a poorly ventilated condition which leads to deterioration. In addition, the covering of original materials on these historic buildings detracts from the building’s overall harmony within the historic streetscape and the community.

Paint should not always be stripped from a building.

If historic detail is uncovered during rehabilitation, technical assistance should be sought from the staff of the A.R.C. for the proper method of preservation of the detail.



**The photo on the left shows a column that has been covered by aluminum siding. The photo on the right shows an exposed restored column of similar proportions.**

**Removal of any material from a building will require a Certificate of Appropriateness prior to the commencement of the work.** The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain removal of materials not original or historically significant to the building, the Administrator may issue the Certificate of Appropriateness. If the application includes removal of original materials, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

**It is Permissible to...**

Uncover original detail that has been covered by later changes to the building and repair these details, if necessary.

Uncover original wall materials that have been covered during later modifications by aluminum, vinyl or asbestos siding.

Test a method of material removal to confirm results.

**It is Not Permissible to...**

Cover any original architectural details.

Sandblast to remove paint, stucco or plaster.

Use flame to remove paint from wood surfaces.

Remove paint from any surface which was originally painted. For example: soft brick may have been painted at construction to avoid future deterioration.

Use excessively harsh cleaning methods.

### **Suggested Procedures**

Investigate a building to see if hidden detail exists and remove the materials concealing it.

Return a building covered with materials such as aluminum or vinyl siding or imitation stone stucco to original materials.

### **Porches / Porte Cocheres / Detached Garages**

Porches and porte cocheres are an important historic feature and should be preserved. Many porte cocheres predate a detached garage behind the house. These porte cocheres are the visual reminders of the impact of the carriage and the automobile on the design of the home.

The porch in its original design form was intended not only for protection from the elements and, in many cases, as a focal point for the entrance to the home, but also as a cool, ventilated and visually open space. Enclosing a porch changes the overall character of a residential building and should be avoided.



**Typical Porte Cochere**

If a porch must be enclosed, the enclosure should be designed so that it does not destroy the visual openness of the porch and the harmonious effect of these elements along the streetscape. Likewise, the removal of a porch can make a building façade seem flatter and less inviting. Without a porch, there is no transition from sidewalk to house.

Modification, enclosure or removal of a porch or porte cochere will require a Certificate of Appropriateness prior to the commencement of the work. The application shall be reviewed at the regular A.R.C. public hearing for a decision on the Certificate of Appropriateness.



**Typical Porte Cochere**



**This appropriate partial porch enclosure is an addition but its details blend with the original details of the building**



### **Typical Open Porch**

#### **It is Permissible to...**

Maintain the porch, porte cochere, or garage and preserve the original use of each of these outdoor areas of the house.

Maintain the garage in its original use.

Repair deteriorated details such as porch columns, railings and ornamentations.

Replace deteriorated details such as porch columns, railings and ornamentation with new material which reproduces as closely as possible the original detail in material, proportions and finishes.

When other alternatives for enclosing of space are not available, it is appropriate to enclose a porch in a manner that does not destroy the original openness and focus of that area.

Enclose a garage with materials similar in size, proportion and detail to the original building.

#### **It is Not Permissible to...**

Enclose a porch unless the method of enclosure preserves the original openness, focus, and transition from outside to inside through the use of an appropriately fitted transparent material and details compatible with the original character.

Remove or destroy original detail from the porch or porte cochere.

Completely or partially remove a porch or porte cochere or their details.

Add or replace columns and railings with elements such as decorative wrought iron not in keeping with the style and period of the house.

Change the roofline or roof materials so that they are incompatible with the house or architectural style.

Enlarge a porte cochere.

Add a porte cochere where one did not exist on the historic building.

### **Suggested Procedures**

If additional interior space is needed, investigate a compatible addition to the back of the house which is less visible from the street.

If an earlier addition inappropriately enclosed a porch, returning an inappropriately enclosed porch or porte cochere to its original open state would be appropriate.

### **Ornamentation and Architectural Details**

The recognizable building styles within the historic district of Hyde Park draw much of their character from the preserved ornamentation of the architecture. Attention to detail by the craftsmen in Hyde Park is evident in the brickwork, carved wooden brackets, ornamental stone and plaster and other embellishments throughout the district. These items must be carefully preserved or refurbished to match the original ornamentation as closely as possible.

A modification, repair or replacement of ornamentation or detail will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

Refer to “Architectural Styles in Hyde Park” for discussion of specific architectural style characteristics.



**Typical Brickwork Detail**



**Woodwork Detail**



**Stonework Detail**

**It is Permissible to...**

Maintain original building ornamentation and architectural details.

Repair deteriorated ornamental and architectural details or replace them with ornamentation or details which match as closely as possible the original.

**It is Not Permissible to...**

Remove ornamentation or architectural details.

Replace ornamentation with new uncharacteristic ornamentation. An example of this would be replacing original wood brackets with wrought iron.

**Porch Supports and Ornamentation**

Decorative elements on the porches often are a repeat of the same treatment that appears on the main portion of the building. These decorative features enhance the individual style of the building and reinforce the overall charm and character of the streetscape. Maintain the original porch supports and ornamentation and use existing, original materials where possible.



**Craftsman Spool Column**



**Craftsman Pylon Column**

Wooden brackets, detailed beam and rafter treatment, “spool” columns, (short, round concrete or wood columns) and pylons (tapered, truncated rectangular columns) embellish the many bungalow porches within the district. These are unique to this style of architecture and represent workmanship prevalent in the era in which they were built; therefore, it is important to preserve these elements.



**Porch Handrails**



**Hand Rail Detail**



**Wood Porch Detail**

A modification, repair or replacement of any porch ornamentation will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.



**Three Examples of Columns as Porch Support and Ornamentation**

**It is Permissible to...**

Maintain original porch supports and ornamentation, woodwork, railings, beams and rafter treatments, wood brackets and columns.

Repair deteriorated porch ornamentation or, if necessary, replace porch supports and ornamentation with new items which match the original as closely as possible.

Replace original porch supports and ornamentation with new elements when the originals have been removed during previous alterations. If no evidence of the original design exists, select new elements that match the building style in scale, proportion and degree of detail.

**It is Not Permissible to...**

Remove original porch supports and ornamentation.

Cover original porch ornamentation with another material which obscures the detail or ornamentation.

Replace original porch columns with new uncharacteristic columns. For example, replacing “spool” columns with decorative aluminum columns is inappropriate.

Replace original porch ornamentation with new uncharacteristic ornamentation. For example, replacing wood porch railings with metal pipe railings is inappropriate.