

PRESERVATION GUIDELINES



CLARENCE AND BETRIX JUILLERAT HOUSE

868 William Street
Huntington, Indiana

EXHIBIT B PRESERVATION GUIDELINES

CLARENCE AND BETRIX JUILLERAT HOUSE SINGLE-SITE HISTORIC DISTRICT
868 WILLIAM STREET, HUNTINGTON INDIANA

PURPOSE AND USE

The purpose of the following Preservation Guidelines is to establish a standard of appropriate physical design to improve and maintain a certain quality of a given single-site historic district. The Huntington Historic Review Board realizes that these guidelines cannot cover every situation but will make every effort to work with you, the property owner, in achieving the desired goals while also preserving the historic integrity of the Clarence and Betrix Juillerat House Single-Site Historic District.

As the property owner of the Clarence and Betrix Juillerat House, you must apply for a Certificate of Appropriateness (COA) and the Huntington Historic Review Board must approve and issue the COA **before the Building Department issues a building permit, or any work begins** on any of the following changes to the property:

demolition, moving, additions, new construction, reconstruction, alteration, color change or any conspicuous change in the exterior appearance of the existing building, including windows, doors and all exterior features, walls or fences.

All work to the Clarence and Betrix Juillerat House should conform to *The Secretary of the Interior's Standards for Rehabilitation*. When considering a rehabilitation project, or any work to your property, consult the Historic Review Board staff first for free advice on proper methods and materials, answers to your "how to" questions and ways to save you money.

TIPS FOR WORKING WITH THE HUNTINGTON HISTORIC REVIEW BOARD:

- (1) Plan ahead, call ahead.** Meetings of the Huntington Historic Review Board are on the fourth Wednesday of the month at 5:00 p.m. (note: date and time may change)
- (2) While you are going through the process, ask for technical information.** Ask for information on topics like appropriate lighting, fences, or paint colors. Request a copy of the survey form on your house.
- (3) Use the process to your advantage.** If you have a tricky problem, ask for a site visit from staff or the Review Board members. Not sure what paint color combinations to use? Ask for help.
- (4) Don't be afraid to ask for what you want.** If you want to do something that is slightly outside the preservation guidelines, make a case for it. You can always negotiate.
- (5) List possible future work in your application to get it all approved at the same time.**

At the meeting: you can request (in advance) to be first on the agenda; say what you want to at the meeting, this is your chance to speak; If you don't feel comfortable speaking at a public meeting, bring someone with you who does.

To apply for a Certificate of Appropriateness or if there are any questions regarding these Guidelines or about work you wish to do to your building contact:

THE HUNTINGTON HISTORIC REVIEW BOARD

c/o Huntington Countywide Department of Community Development
County Courthouse, Room 208
Huntington, Indiana 46750
Telephone: 219/358-4836
Fax: 219/358-4823

CHARACTER-DEFINING FEATURES

Character-defining features of the Clarence and Betrix Juillerat House are elements which stand out and are important to the overall design of the structure and site. These include the narrow wood clapboard siding; one-over-one double-hung sash windows; dark red brick masonry porch; decorative water table entablature; metal roof finial; decorative brackets; ornamental concrete block foundation; and, slate roof.

ENVIRONMENT

Preserve mature plantings and treat with sensitivity whenever possible, unless they pose a potential threat to the preservation of the house. If considering any new fences, choose a slat, picket, or lattice design, keep the height under 40" in the front yard, and conform to current setback requirements.

Confine any off-street parking areas to behind the house. Keep exterior lighting around the house low in intensity and designed to highlight exterior features.

EXISTING STRUCTURES

A. Building Materials

Primary materials and features found on the Clarence and Betrix Juillerat House are wood clapboard siding, brick masonry knee walls and piers, and ornamental concrete block at the foundation. All attempts shall be made to retain exterior building materials. Deterioration of original wood materials shall be prevented through repair, cleaning and painting. Building materials that are deteriorated beyond repair and preservation shall be replaced with similar or like materials duplicating the original in design and style.

The original architectural detail around gables, windows and doors, the front porch, and eaves shall be preserved or replaced by replicas of the same design and materials when deteriorated beyond repair.

The brick masonry, foundation and decorative water table of the building shall be maintained, tuckpointed and properly cleaned when necessary. Mortar joints shall be repointed only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Original mortar shall be duplicated in composition, color, texture, joint size and method of application and joint profile. The foundation and brick masonry shall be cleaned only when necessary to halt deterioration or to remove stains and shall be done with the gentlest method possible, such as low pressure water and soft bristle brushes. Painting the brick masonry is not appropriate.

B. Paint Colors

Although paint colors are reversible and have no permanent effect and have usually changed many times throughout the history of a building, they are important in defining certain architectural styles and their elements. A paint palette of appropriate colors and groupings is available to the property owner for the Clarence and Betrix Juillerat House. When applying for a Certificate of Appropriateness, the palette will assist you in choosing an appropriate color scheme.

Repaint with colors commonly in use at the time the building was constructed and traditional used for the Foursquare house type and Queen Anne architecture style. Consider using different shades of the same color when variation in color is desired however there is a danger of the color scheme becoming too busy.

C. Roof and Roofing

The original roof shape shall be retained including cross gables and pyramidal-shaped roof of tower. Architectural features that give the roof its essential character, such as its shape, fascia,

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roof finial etc. shall be retained. Nothing shall be done to change the essential character of the roof by adding architectural features or roofing materials inappropriate to the style of the building. The roof shall not be stripped of architectural features important to its character.

D. Windows and Doors

The windows and exterior doors, including sash, lintels, sills, and hardware shall be retained or replaced with replicas of the same design. If new sash and doors must be used they shall replicate the original design, size, materials and should retain the original hardware. Original windows and doors should not be discarded when they can be restored and re-used in place. New window or door openings that would alter the scale and proportion of the building as viewed from the street shall not be introduced.

E. Entrances, Porches, and Steps

The porch, including steps, side walls, and piers shall be retained or replaced with replicas of the same design and materials when deteriorated beyond repair.

F. Mechanical Systems

Required mechanical systems should be placed in areas that will result in not changing the appearance of the building. Early mechanical systems, including plumbing and early lighting systems should be utilized whenever possible. Holes should not be cut through walls in areas that can be seen from the street to accommodate an air conditioner or other mechanical equipment.

G. Accessory Buildings

Locate any new accessory buildings in the rear yard area and design so that materials and proportions are compatible with the existing house, garage and landscape features.

II. NEW CONSTRUCTION

A. Height and Proportion

The height and proportion of an addition to the original building or separate building constructed on the site should be compatible with the original in regard to facade proportion and window patterns; size, shape, and proportions of entrances and porch projections; and roof forms. Additions or new buildings that would add height or change the scale and architectural character of the original building should not be constructed.

B. Building Materials

Exterior materials used in additions or other new construction should be compatible in scale, texture, color and other visual characteristics with the building materials used in the original building.

C. Compatibility of Exterior Design

Additions and new buildings constructed on the site should be designed to be harmonious in style but visually different from the existing buildings. Contemporary designs that take into consideration the surrounding site, building materials, height and proportion of existing buildings (as described above) are encouraged. The style of additions and new construction will develop as a result of implementation of the aforementioned criteria.

PRESERVATION OBJECTIVE:

The subject structure, exterior features of the site, and architectural and historic character thereof shall be preserved as a significant resource of Huntington and Huntington County according to the preservation guidelines set forth above. The Clarence and Betrix Juillerat House is identified and designated as a Huntington Single-Site Historic District.