

# Preservation Guidelines

Drover Town Historic District, Huntington Historic Review Board



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- Historic Landmarks Foundation of Indiana
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- Indiana Division of Historic Preservation and Archaeology

## **DISTRICT INVENTORY (attachment)**

# WORKING WITH THE HUNTINGTON HISTORIC REVIEW BOARD

These preservation guidelines are intended to help establish a standard of appropriate physical design. The guidelines are written for property owners, building tenants, architects, designers, developers, city staff, and members of city boards and commissions who influence physical change in the historic districts. It is meant as a guide to ensure that future changes will protect, enhance, and be compatible with the character of the Drover Town Historic District.

The Huntington Historic Review Board realizes that these guidelines cannot cover every situation but will make every effort to work with the property owner, in achieving the desired goals while also preserving the historic integrity of the historic district.

As the property owner within the Drover Town Historic District, 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
- any conspicuous change in the exterior appearance of the existing building, including windows, doors, all exterior features, walls or fences.

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

To apply for a Certificate of Appropriateness, questions regarding these Guidelines, or advice about work you wish to do to your property, contact:

## THE HUNTINGTON HISTORIC REVIEW BOARD

City of Huntington  
219/358-4836

Tips for working with the Huntington Historic Review Board:

**Plan ahead, call ahead.** Meetings of the Huntington Historic Review Board are on the fourth Wednesday of the month at 5:00 p.m. in the City Hall (subject to change).

**While you are going through the process, ask for technical information.** Ask for information on topics such as appropriate lighting or paint colors. Request a copy of the survey form on your building.

**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.

**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.

**List possible future work in your application to get it 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 this meeting, this is your chance to speak; if you don't feel comfortable speaking, bring someone with you who does.

How this document will be used to review projects:

These preservation guidelines are meant to guide design decisions in the early phases of a project, in order to provide design direction. Projects will be reviewed for conformance with these guidelines by the Historic Review Board prior to the project beginning. As every project and circumstance is different, each project will be reviewed on a case by case basis. Projects which do not strictly follow the guidelines may require justification for non-compliance and/or conditions of approval.

Comments and suggestions for revisions to the Preservation Guidelines are welcome, and should be made in written form to the Huntington Historic Review Board.

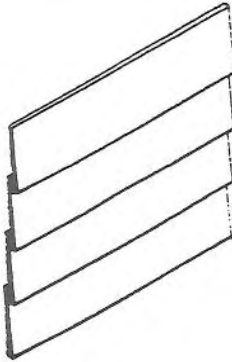
## Historical Background of Drover Town

Drover Town was an early settlement platted by Henry Drover between 1859 and 1875. Drover served as mayor for a time and later a state legislator. The original plat included about 20 of his 160 acres of woodland. Drover named the streets after his children. The town was eventually annexed as part of the City of Huntington. Drover Town consists of many great examples of various architectural styles. Styles represented include; Greek Revival, Italianate, Queen Anne and Eastlake as well as Revival styles. Significant properties include Horace-Mann /William Street School individually listed in the National Register. Other properties listed in the National Register of Historic Places include the Samuel Purviance House and the German Reformed Church. Drover Town was first recognized as a potential historic district in 1982 and most recently, in 1997 in the *Huntington County Historic Sites and Structures Inventory*. This area is eligible for local designation as well as State and National Register and includes 213 sites. Seven of these 213 sites will be designated a local historic district by the Huntington Historic Review Board.

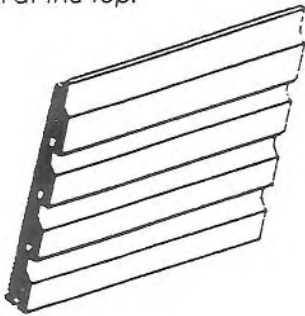
Represented in the Drover Town local historic district are a range of architectural styles including Italianate, Greek Revival, Shingle and Queen Anne.

## WOOD SIDING AND ELEMENTS

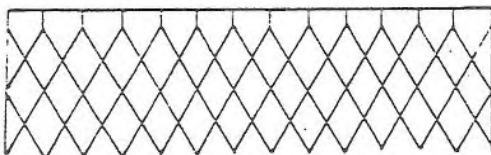
**Bevel, Clapboard, Lap Siding:** Single boards, tapered from the top to bottom, and nailed in overlapping fashion. Usually 4" wide with distinctive shadow effect.



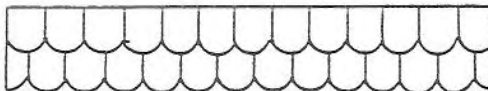
**Drop Siding:** interlocking horizontal panels, sometimes called German siding. Each panel has a flat surface with a rounded channel at the top.



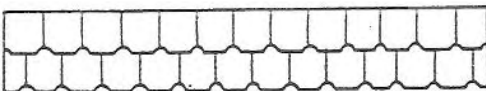
**Decorative Shingle Siding:**



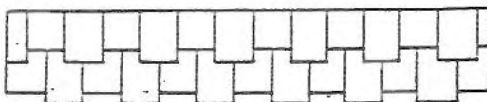
**Diamond**



**Fish Scale**



**Cove**



**Staggered or Butt**

Wood siding has proven to be a good exterior facing material. Water infiltration, poor maintenance, and the lack or improper use of paint can lead to decaying wood and loose, cracked, and missing siding and other wooden elements. Even if siding has deteriorated such as warping, cracking or rotting, wood siding can be repaired. As a general rule, repair and replace only those areas or boards that need it, rather than removing all the old siding and installing new. Historic buildings in the Drover Town Historic District feature a variety of wood siding types.

### Appropriate

Retain original exterior building materials. Prevent deterioration of wood materials by repairing, cleaning, painting, and routine maintenance as needed. If original architectural details and trim features are deteriorated beyond repair, they should be replaced with components of the same material and design.

### Inappropriate

Do not remove original wood siding or resurface with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, aluminum or vinyl siding (see *Guidelines for Vinyl and Aluminum siding*).

### Repair Options:

Repair damaged wooden siding by reinforcing, patching, or piecing-in. Repair simple cracks and splits with strong exterior wood glue. Warping may be repaired by careful and well placed nailing or drilling.

Repair the pieces of wood that can be repaired; replace the pieces that are too deteriorated for repair with new wood of the same size, profile, and character as that of the historic wood. Putty or wood filler should be used to smooth out the seams between old and new wood.

When deterioration is too severe or extensive, replace all deteriorated wood with new wood of the same size, profile, and character of the historic wood or by piecing-in with wood or consolidating with approved epoxy products.



## **Vinyl and Aluminum Siding:**

- remove the original character of a historic building. Usually all decorative wood trim is removed reducing the building into a featureless plastic box. The application of siding often results in clumsy detailing at corners and at window and door openings which draws attention to the alteration.
- are not maintenance free and will fade, crack, weather and eventually require regular painting to maintain their appearance (*paint manufacturers like Benjamin Moore & Co. are marketing specially formulated paints for vinyl siding*).
- conceal problems by forming a vapor barrier creating an "air lock" that prevents the normal passage of humidity from the inside of a building to the outside—trapping moisture leading to rot and insect infestation.
- have little or no insulation value (*according to ruling by the Federal Trade Commission FTC*).
- are more difficult to maintain requiring repairs to be made by a contractor or manufacturer. Wood siding repairs, (*such as scraping, patching and painting*) can usually be handled by the property owner.
- provide no guarantees with warranties generally not covering changes in color and finish or damage resulting in accidents, vandalism or weathering. If siding is damaged or needs replaced, there usually is no guarantee to match color, size, or style.

### **Appropriate**

Use vinyl and aluminum siding only when the original siding is so deteriorated or damaged that it cannot be repaired. If artificial siding must be used, it shall be the same size, profile and style as the original wood. Retain original trim around windows, doors, cornices, gables, eaves and other architectural features. Provide ample ventilation to the structure in order to prevent increased deterioration of the structure due to moisture entrapment or insect infestation.

### **Inappropriate**

Avoid any use of artificial siding if at all possible; it can cause a radical change in a district's and building's appearance and can cause extensive physical damage over time. Covering brick or masonry with artificial siding is never recommended.

**Original Siding:** Note the narrow clapboard siding, window surrounds, fishscale shingle siding, and recessed-paneled gable detail with decorative brackets.

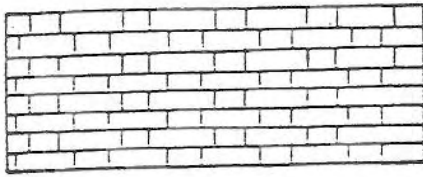


**With Aluminum or Vinyl Siding:** Same Queen-Anne style house after the loss of the decorative features, awkward proportions, and poor workmanship of artificial siding.

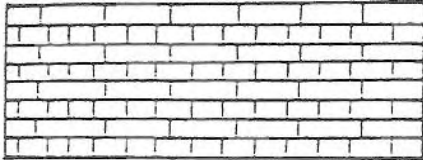


**Brick Bond Patterns:**

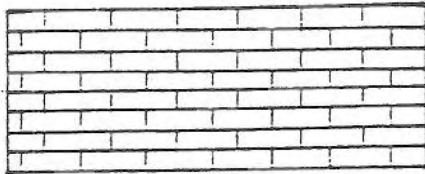
**Flemish:**



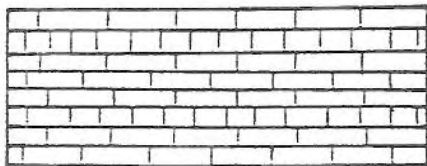
**English:**



**Running:**



**Common:**



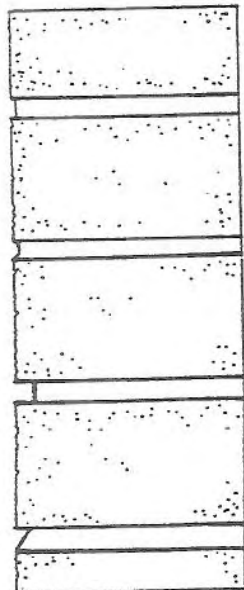
**Mortar Joint Profiles:**

**Flush:**

**Concave:**

**Raked:**

**Weathered:**



# MASONRY

Masonry is typically viewed as a very strong building material. Major causes of deterioration include prolonged exposure to water, harsh cleaning methods (such as sandblasting), inappropriate repair, improper maintenance, and general neglect.

## Appropriate

Retain original exterior building materials whenever possible. Clean masonry, including limestone, concrete block, stucco and brick, only when necessary to halt deterioration or to remove stains. Use gentle methods of cleaning surfaces such as a low pressure water wash with soft, natural bristle brushes and/or approved preservation products.

Repoint mortar joints only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Duplicate the existing mortar in composition, color, texture, and joint size and profile.

## Inappropriate

Do not sandblast or use harsh detergents on masonry, including limestone, concrete block, stucco and brick. This method of cleaning erodes the original surface material and accelerates deterioration. Do not paint brick surfaces unless they were originally painted. When repointing, do not use mortar with a high Portland cement content. This will create a bond that is stronger than the original stone or brick, which can cause the stone or brick to crack and spall.

Do not use waterproof or water repellent coatings or surface consolidation treatments unless previous paints or coatings were removed, the masonry was sandblasted in the past, or there is severe deterioration. Coatings are usually unnecessary, expensive and can accelerate deterioration of the masonry. Do not repoint mortar joints that do not need repointing.

## **Cleaning Methods:**

Tests should be performed to identify the least harmful cleaning process, starting with the mildest method first. Water washing (*handscrubbing, spraying, low-pressure washing, and steaming*) is the gentlest, easiest, most economical cleaning method. If water washing cannot produce the desired result, proceed with chemical washing under the guidance of an experienced professional. Acids used to clean masonry must be diluted to the exact recommended strength or will etch or bleach the masonry. Abrasive cleaning methods, tools, and equipment (wire and metal brushes, sandblasting, rotary wheels, power sanding disks, belt sanders, etc.) should never be used for cleaning historic buildings.

## **Tuckpointing/Repointing:**

The pattern of the masonry joints in a historic building is usually important to the architectural character. Alterations in the width, color, and texture of mortar joints can radically change the appearance of a historic building. Tuckpointing or repointing is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Repoint only those areas that require work rather than an entire wall. New mortar should match the original in strength, color, texture, and detailing. To avoid damage to the sides and edges of the stone or brick, use only hand tools for removing old mortar.

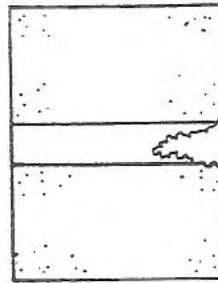
## **Stucco:**

Stucco problems are often the result of improper mixing of the mortar, poor installation, building settlement, and exposure to the weather. Water causes most stucco failure. Water-damaged stucco usually bulges or falls away from the building when the stucco delaminates and loosens from the lath. Sometimes stucco is applied directly to masonry. After 1900, most stucco was composed primarily of Portland cement, mixed with some lime. Most stucco was applied in three layers (*scratch coat, brown or straightening coat, and finish coat*).

Stucco repair generally requires the skill and experience of a professional plasterer. The complete removal and replacement of stucco is not always financially feasible. Stucco can be patched, however it can be difficult to maintain uniformity of color and texture. Patching and repairing should be done to areas that have logical break points.

## **Removing Old Mortar:**

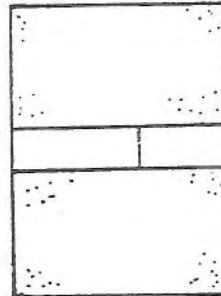
*Incorrect*



*Mortar not cleaned out to a uniform depth*

*Edges of brick damaged by power tool or grinder, creating a wider joint*

*Correct*

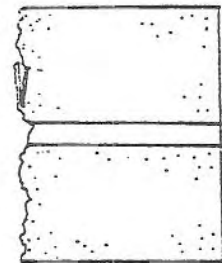


*Mortar cleaned out to a uniform depth--about 1" deep.*

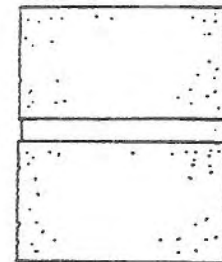
*Using hand tools, edges of brick are undamaged.*

## **Effects of Sandblasting:**

*Brick which no longer has protective surface. The brick will begin to crumble or "dust."*

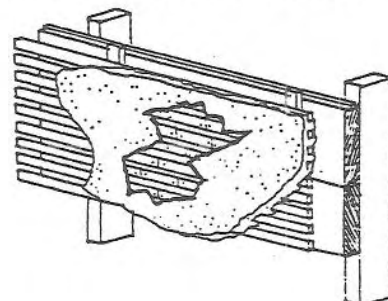


*Brick which was not Sandblasted.*



## **Stucco:**

*Stucco damage with exposed, wood lath.*

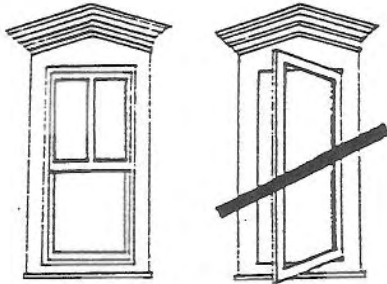




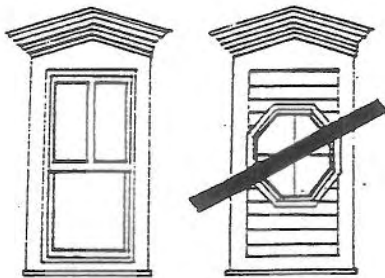
## WINDOWS AND DOORS

If a window is deteriorated beyond repair, replacement units should match the originals in material, glass color and reflectivity, and :

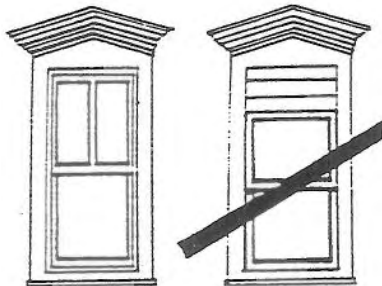
Type:



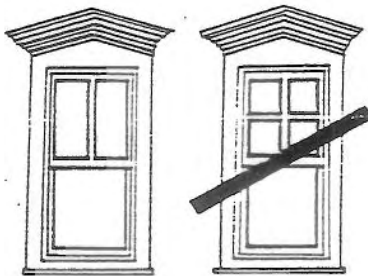
Shape:



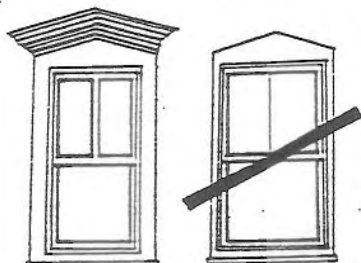
Size:



Arrangement and Number of Muntins:



Proportion of Frame, Muntins, etc.:



Windows and doors help define the architectural character and style of a historic building. Windows and doors also generally make up a large area or percentage of a building's exterior walls. The integrity of a building is often lost with the removal of original windows and doors. When original windows and doors are deteriorated beyond repair (*window cannot be made to fit tightly; materials or skills no longer available; or, many parts of window must be replaced*), choose replacements that fit the original opening and match the originals in type, material, glass color and reflectivity, and muntin division. Windows and doors are important and should be retained if they:

- are original.
- reflect the original design intent for the building.
- reflect period styles or building practices.
- reflect changes to the building from major events.
- are of exceptional craftsmanship or design.

### Appropriate

Retain original windows and doors, including sash, lintels, sills, shutters, decorative glass, pediments, hoods, and hardware. Prevent deterioration of wood materials by repairing, cleaning and painting as needed. If wood elements are deteriorated beyond repair, replace by patching or piecing-in with wood or consolidating with approved epoxy products. Most wood windows can be repaired and fitted with energy-saving storm windows at a lesser cost than removing existing windows and buying and installing new. Create new openings for windows and doors in locations (*such as side or rear facades*) which will have minimal impact on the integrity of the building. New openings should be compatible in size, shape, scale, to the wall and overall building.

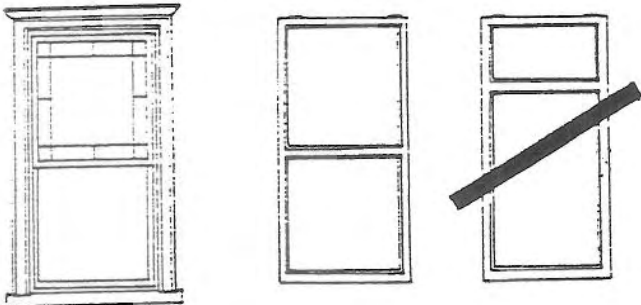
### Inappropriate

Do not remove original windows and doors. If deteriorated beyond repair, do not replace with new materials that were unavailable at the time the building was constructed, such as aluminum or vinyl. Avoid decreasing or enlarging the size of window or door openings for features not original to the building.

## **Storm Windows and Doors:**

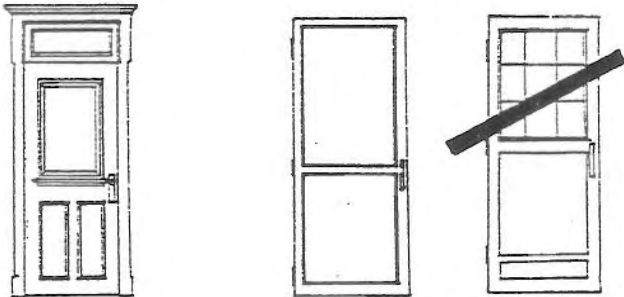
Storm windows and doors on historic buildings are traditionally wood. They can be fabricated to fit any opening and are much more energy efficient than aluminum or vinyl because wood conducts heat or cold more slowly than other materials. Storms should match the opening of the window and door and any divisions or muntins should be in line with the window sash and door behind. Storm windows should be painted to match the window trim. Screen doors should be made of wood with a simple design.

### ***Appropriate Storm Windows and Screens:***



*Original Window.*

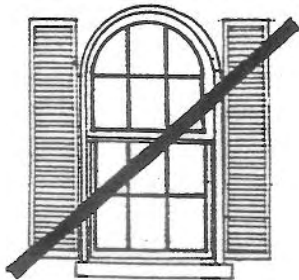
### ***Appropriate Storm Windows***



*Original Door.*

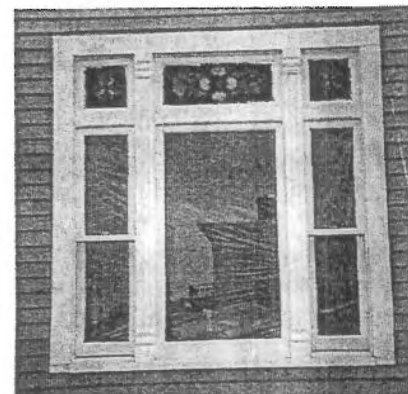
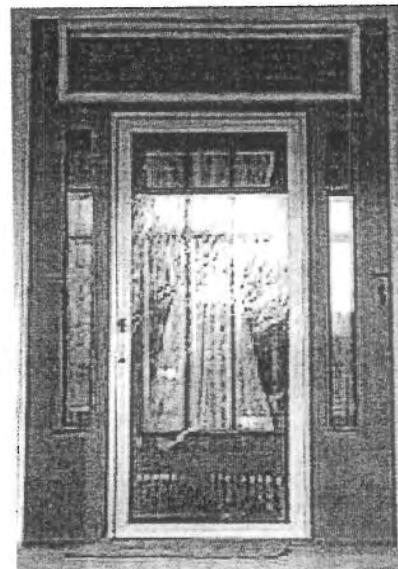
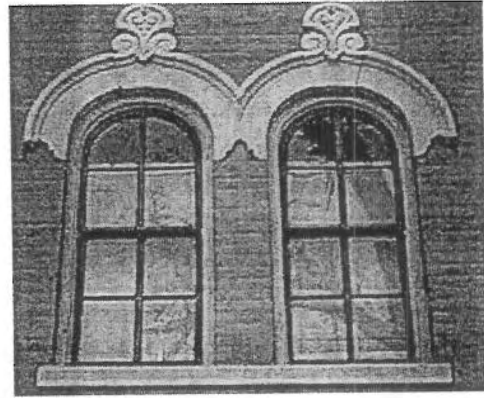
## **Shutters:**

Not all historic buildings originally had shutters. Most often, they were used on Federal style buildings and less often on Greek Revival, Italianate, and Queen Anne buildings. Rarely were they used on American Foursquares or Bungalows. If evidence exists (holes near top and bottom of window frames, anchors, period photographs), shutters may be appropriate for your building.



*Shutters should match size and shape of window.*

### ***Examples of window and door types in the Drover Town Historic District:***



## PORCHES

Examples of porches in the Drover Town Historic District:



Front porch with decorative cresting.



2<sup>nd</sup> Story porch

Porches are often the most visible feature and focus of a historic house. They range in size, detail, material and style throughout the Drover Town Historic District. Most porches have common elements, including columns and posts; balustrades; aprons or lattice screens; stairs; cornice entablatures; varied roof types; and, decorative ornament such as brackets or spindled valances. Porches tend to receive a lot of hard use and exposure to the weather. Because of this and the influence of various stylistic trends, porches are highly susceptible to being altered or modified from their original design. When beginning a project, determine if the existing porch is original. Look for similar houses and compare porches. When making changes or adding a new porch, consider the size, shape, scale, materials, massing, and color. Balustrades, railings and steps are usually the first item to be replaced or altered on a historic porch.

### Appropriate

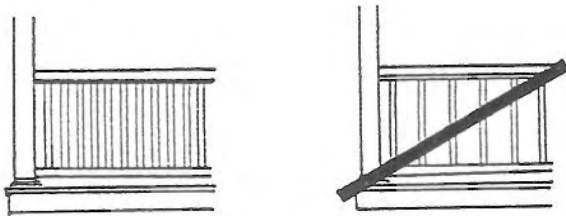
Retain original and later, significant porches, balconies, stoops, patios and steps, including balustrades, balusters, columns, brackets, newel posts, fretwork, and wood lattice. Repair damaged elements of the porch in place and reuse the original parts of the porch. If wood elements are deteriorated beyond repair, replace only those elements with new elements of the same material and visual characteristics; or by patching, piecing-in with wood or consolidating with approved epoxy products. If a major portion of the porch is deteriorated beyond repair, no longer exists, and the original design cannot be replicated, use stock lumber and moldings to create a simplified design that conveys the same visual characteristics (*scale, proportion, etc.*) of the original porch.

### Inappropriate

Do not remove or alter porches, balconies, stoops, patios and steps that are important to the building's style and development. Do not replace original porch details with materials representing an earlier or later period or style from the original. Modern, pressure-treated decks are not appropriate for front facades and shall be located in rear yards.

## **Steps, Railings & Balustrades:**

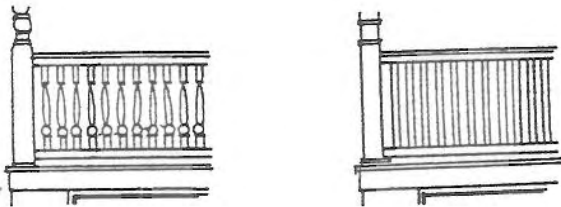
Rebuilt steps should continue the materials of the porch and maintain the original orientation. Replacement step railings should match the balustrade of the historic porch in material and details. When replacing balustrades or balusters, attempt to match the original design. If not possible, use stock lumber and moldings of similar size, spacing, scale, and proportion. Do not replace a turned balustrade with latticework, solid materials, or unpainted, pressure-treated wood. Wrought iron or aluminum railings are not appropriate replacements for wood elements.



*Individual balusters or spindles should be properly spaced.*

*Original*

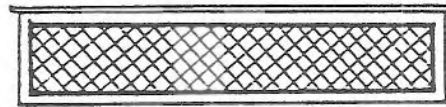
*Replacement*



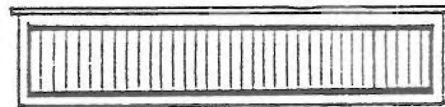
*For missing or replacement balustrades, duplicate the original if possible, or create a new, simple design with the same proportions and spacing*

*Many early wood porches feature an open area underneath the porch flooring with openings between masonry piers. Aprons screen this area and protect it from animals. In addition this area allows air to circulate and ventilate the underside of the porch, helping water to evaporate. Common apron types were either repeating geometric patterns or framed lattice.*

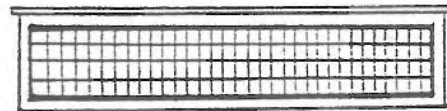
*Types of appropriate apron designs which are slightly recessed from porch piers:*



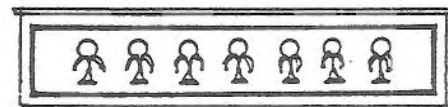
*Diagonal Lattice with Frame.*



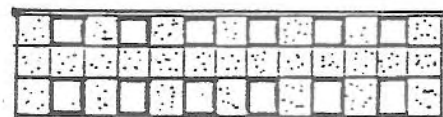
*Slat-Type Lattice with Frame.*



*Crossed Lattice with Frame.*



*Geometric Pattern with Frame.*

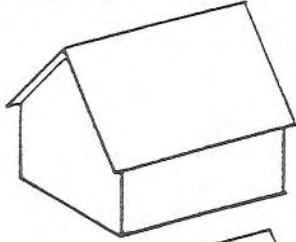


*Lace Brick Infill.*

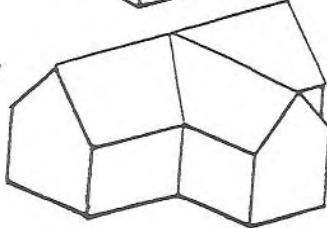


Roof Types in the Drover Town Historic District consist of gable, cross-gable and hipped roofs.

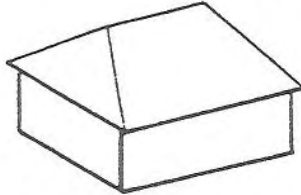
Gable:



Cross-Gable:

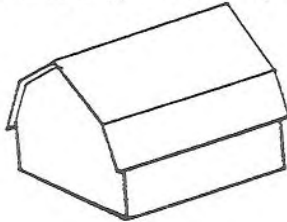


Hip:

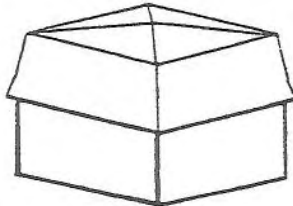


Examples of other roof types and shapes:

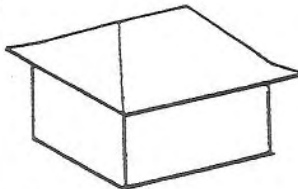
Gambrel:



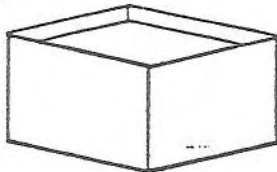
Mansard:



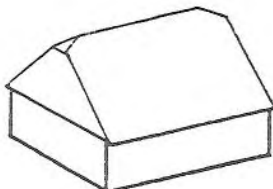
Bellcast-Hip:



Flat with Parapet:



Jerkenhead:



## ROOFS AND ROOFING

The roof can be extremely important in defining the building's overall historic character. The basic shape of the roof, its size, color, roofing material, and special rooftop features all add to the individual character and design of a building. In addition to the design role it plays, a weathertight roof is essential to the preservation of the entire building. Protecting and repairing the roof as a "cover" is a critical aspect of every rehabilitation project. Signs of roofing trouble may also be linked to the roofing material itself, flashing, or a failed gutter system.

New roofing material should match as closely as possible the scale, texture, and color of the original roofing material. As a general rule, if more than 15 percent of a roof area has deteriorated enough to need replacement, consider replacing the entire roof. To make this decision, consider the age and condition of the roof overall to determine its serviceable life.

### Appropriate

Retain the existing shape and materials of the roof whenever possible. Also retain all architectural features that give the roof its essential character, such as dormers, cupolas, cornices, brackets, chimneys, ridge caps, cresting and weather vanes. Make every effort to retain materials such as slate, tile and other unique materials not commonly found in new construction. If roof covering is deteriorated beyond repair, replace with new material that matches the original as closely as possible in composition, size, shape, color and texture. High quality synthetic slate and tile replacements are available and may be appropriate.

### Inappropriate

Do not change the essential character of the roof as viewed from the public right-of-way by adding architectural features, large, unsightly fixtures, or using roofing materials inappropriate to the style of the house. Do not strip the roof of architectural features important to its character. Temporary stabilization methods (such as tarps) should be applied without damaging historic materials. Gable roofs should not be added to low slope or flat roofs

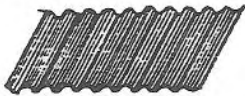
## Roof Materials and Types:



■ Asphalt shingles were introduced around 1890 and became a common roofing material by about 1910. They were produced in varying colors and types, included inter-locking, diamond-shaped patterns. Asphalt shingles are durable and relatively inexpensive. Over time, shingles can crack, dry out, stain, curl, and ultimately lose their protective coating.



■ Slate and Tile are some of the oldest roofing materials. Slate varies according to place of origin, ranging in color, patterns, texture, and durability. Common problems with slate are failed flashing, rusted or missing nails loosening slates and delamination of the slate's surface. Clay and concrete tile was popular in Arts and Crafts, Romanesque and Mission style buildings. The most common tile shape is the split cylinder or barrel tile.



■ Metal has been used as a roofing material as early as the 1850s in the United States. Common materials are sheet aluminum, copper, lead-coated copper, painted steel, galvanized sheet metal, tin, terne plate and zinc. Often the metal roofing was cut in shingles sizes and patterns to resemble a traditional roof design.

## Gutters and Downspouts:

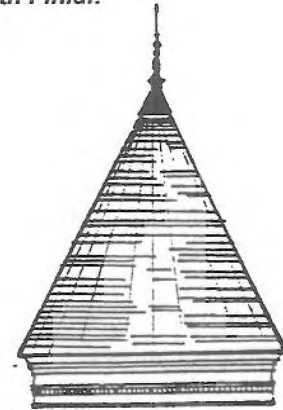
Gutters and downspouts are critical components of every building in carrying water off the roof and away from the building. Gutters can be (1) integral (*built-in*) or (2) attached features. Gutters with a half-round profile and round downspout are more appropriate for historic structures rather than modern, K-style profile systems. Gutters with a baked-enamel or paint finish will help them blend-in. Gutters which are undersized, incorrectly pitched (*such as missing or loose brackets*) or installed incorrectly, and defective (*such as rusted through*) will quickly allow water to damage a historic building. To correct problems, repair gutters by repainting, caulking or soldering holes and joints, and replacing sections (*using same type of material*).

**Rooftop features:** Avoid replacing rooftop features without replacing them or adding features that will change the roof configuration. Any new features should be compatible in scale, color, material, size, and detailing to the historic building.

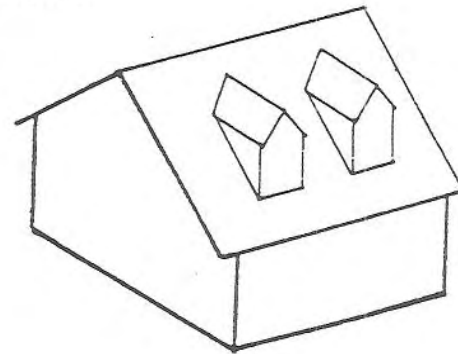
### Roof Cresting



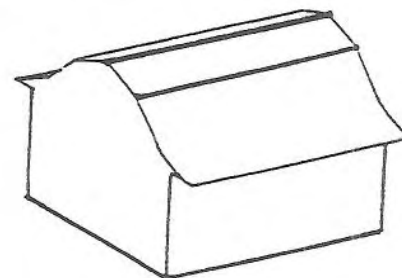
### Conical Roof with Finial:



### Dormers:

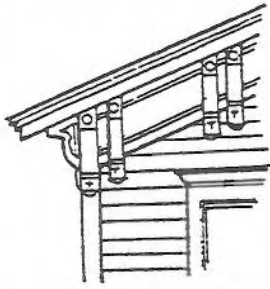


### Ridge Caps:

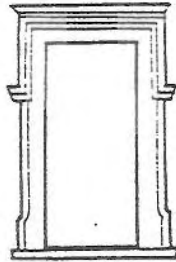


## PAINING AND PAINT COLORS

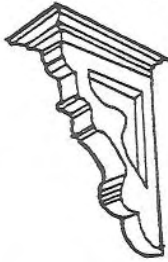
Generally a paint color scheme is broken down into the elements of a building, including (1) siding, (2) trim, (3) decorative details, and (4) window sashes.



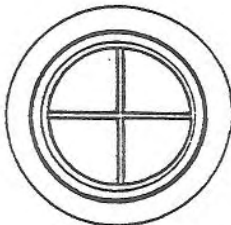
**Siding:** the walls or "body" of a building are painted one color (unless there is a change in materials or division, often between 1<sup>st</sup> and 2<sup>nd</sup> floor). Paint brick or stone masonry only when they have already been painted.



**Trim:** is painted a different color from the body to accent features including framing around windows and doors, corner boards, cornices, porches, and porticos.



**Decorative Details:** brackets, finials and ornament are often painted a sharply contrasting color and used to call attention to the ornamentation.



**Window Sashes:** the window sash is usually painted a different color from the trim or siding. The color is usually darker than the trim, making the windows appear to recede into the walls of the building.

Although paint colors are temporary, generally reversible and have usually changed many times throughout the history of a building, they are important in defining certain architectural styles and their elements. An appropriate paint color scheme can have the greatest single impact in accentuating the decorative details and character of a historic property. Although it is not necessary to paint a historic building in the original colors, the selection of colors should be based on the period and architectural style of the building.

Although there are no set rules and many exceptions, usually a variety of colors were applied to irregular, asymmetrical buildings (such as the Queen Anne style) and simple color combinations were applied to more formal, symmetrical properties (such as the Colonial Revival or Arts & Crafts styles).

Paint is more than colors alone and is an important protective coating for a building. It keeps out water and prevents wood decay such as rot and corrosion. The durability of paint depends on many factors including the condition of the building (are there gutters and downspouts?). Other factors are the quality and type of paint, the method of application, protection from rain and sun, and quality of surface preparation (scraping and priming). The key to a long-lasting paint job is good surface preparation involving the removal of flaking and loose paint; sanding and caulking; the use of multiple prime and top coats; and routine touch-ups.

### Appropriate

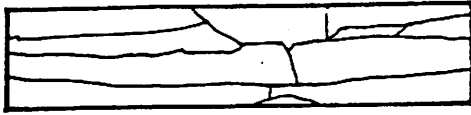
Repaint with colors commonly in use at the time the building was constructed. Consider using different shades of the same color when variation in color is desired but there is a danger of the color scheme become too busy. Generally, the less number of colors used the more effective the results.

### Inappropriate

Avoid single-color schemes on buildings that originally had vibrant, multiple and contrasting colors. Avoid highly, multi-colored schemes on buildings that originally were painted with restraint and simplicity.

## Surface Preparation

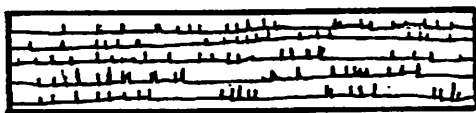
Paint failure usually occurs in four different ways, including:



**Cracking and Crazing:** this is the result of a paint that has aged to a very hard finish from several layers of paint becoming too brittle to expand and contract with temperature changes. The hard paint surface is no longer able to expand and contract with the siding. This causes jagged, interconnected breaks which allows water to enter and seep down into the wood. This problem can be solved by sanding the surface area and repainting.

**Wrinkling:** this occurs when the top layer of paint dries before the layer of paint underneath. Apply the second coat of paint only after the first coat has dried completely.

**Peeling:** this is the most common paint failure, typically the result of one of the following: painting under bad weather conditions, inadequate surface preparation, or moisture. Painting should not take place in direct sunlight. If the surface is not cleaned properly the paint will not stick. Moisture, from any number of sources, may also be causing the peeling. Water may be trapped within the walls or from the exterior such as clogged gutters, leaking roofs, or vegetation planted too close to the house.



**Alligatoring:** this occurs when the painted surface begins to look like reptile skin. Alligatoring is a more severe case of cracking and crazing which can be solved through scraping the siding to a smooth surface or the bare wood.

Surface preparation is the most important part of any paint job. Removing earlier layers of paint usually is necessary to insure a sound surface, clean and free of loose paint. Not all paint removal methods, such as open-flame torches, are appropriate for historic buildings and can ultimately cause more damage.

Water blasting can be a good way for removing loose and flaking paint, dirt, and salts. However this is just one step in the process - not an alternative to scraping or sanding. Be aware of two important factors: (1) the pressure and volume of the water to avoid damaging the wood and (2) waiting to paint the building only after the siding is thoroughly dry.

Abrasive removal methods, such as sandblasting can remove the outer, protective coating of brick and cause irreversible damage to wood siding. The preferred methods are (1) hand cleaning, (2) hand scraping, and (3) light hand sanding.

## Tips to Avoid Paint Problems

- Paint only when the temperature is between 50 and 90 degrees and humidity levels are below 60%.
- Never paint in direct sunlight.
- Read and follow the paint manufacturer's directions.
- Only paint a clean surface free of loose or peeling paint, dirt, fungus, or mold. If needed, clean with a natural bristle brush, using a household detergent or bleach.
- Completely prime surface which is to be painted, especially when switching from oil to latex paints.
- Prevent excess moisture around your building by (1) moving shrubbery which is too close, (2) keeping relative humidity inside below 40% with ventilators and dehumidifiers, and (3) making sure water is running away from the house with operable downspouts, gutters, and splash blocks.
- Spot-prime all bare wood, metal, and masonry before caulking and applying top coat(s).
- For your painting sequence, begin with (1) siding of the building (start at top), (2) windows, (3) trim, and (4) doors.
- To add life to your paint job, inspect exterior annually, clean if needed, and touch up every couple of years.



Typical detached garage located in the Drover Town Historic District.



## GARAGES, SITES AND LANDSCAPING

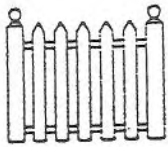
The elements and environment throughout the Drover Town Historic District are important and generally includes:

- drives
- fencing
- garages and accessory buildings
- landscaping
- lighting
- parking lots
- sidewalks
- streets

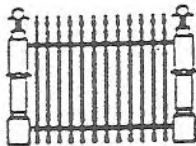
### Appropriate

Preserve and maintain existing accessory buildings, locate new structures in rear yards, and design so that materials and proportions are compatible with the primary structure. Choose pre-fabricated sheds carefully to be compatible within the historic district. Retain all distinctive and significant existing features such as brick and limestone sidewalks and streets, terraced lawns, retaining walls, gardens, streetlights, fences, and signs. Parking lots should be screened with landscaping or fencing. Preserve as much natural vegetation as possible, except when its proximity to buildings, sidewalks causes deterioration.

Types of Fences include slat or shadow box, picket and wrought iron. Chain link is not appropriate for front yard areas.



Picket.



Wrought iron.

### Inappropriate

Widening existing streets, introducing new streets, parking lots or paving front yards can detract from the historic character of the historic districts. Large signs, high intensity overhead streetlights and oversized satellite dishes are discouraged. Streetlights and low-voltage lighting that are not representative of the era and introduce inappropriate materials and scale should be avoided.

## UTILITIES AND ACCESSIBILITY

Utilities and accessibility generally includes:

- handicapped ramps
- elevators, lifts and stairways
- air conditioners
- solar and satellite dishes
- overhead lines
- etc.



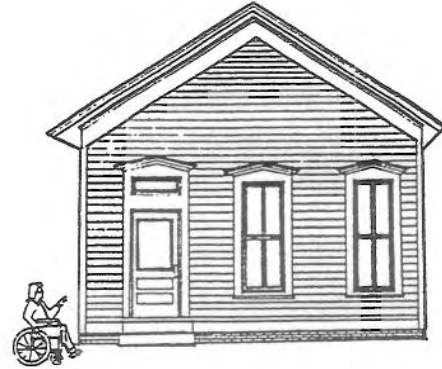
### Appropriate

Design changes to comply with safety, code and ADA accessibility requirements to preserve the greatest amount of historic character with existing structures. Make every effort to preserve the architectural integrity of buildings in the districts while achieving necessary requirements. Explore possible variances for historic structures. Mechanical systems should be placed in areas that will result in the least possible alteration to the structural integrity and physical appearance of a building. Solar and satellite dishes should be placed in the rear or side if possible.

### Inappropriate

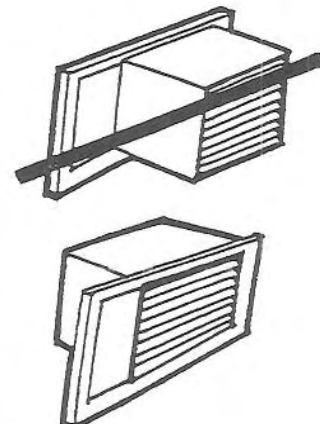
Avoid new exterior stairways and elevator shafts if possible or design in a manner to preserve to the greatest extent possible the historic character of existing structures.

**Certain buildings must provide accessibility for people with disabilities. Modifications can be creative, providing accessibility and retaining the character and integrity of a historic building.**

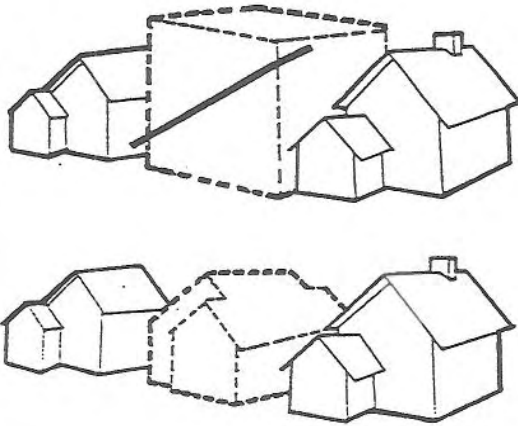


**For more information about the ADA and historic buildings, read Preserving the Past and Making it Accessible for People with Disabilities brochure.**

**Window air conditioners and exhaust fans should be installed in the rear or in inconspicuous side windows. An "inboard" unit (flush with building face) is the most appropriate method.**



*Consider height, scale, massing, directional expression, setbacks, entry locations, and roof shapes when considering new construction projects.*



## NEW CONSTRUCTION, ADDITIONS AND DEMOLITION

New construction in the historic districts should be compatible with their surroundings. New construction or infill includes any new buildings or structures constructed within the boundaries of the historic districts or any new addition to existing buildings. New additions, exterior alterations or related new construction should not destroy historic materials that characterize the property and be done so that if such additions or alterations are removed in the future, the essential form and integrity of the structure will be retained. The design of a new building should be consistent with the Drover Town Historic District in:

- material
- mass and scale
- height
- proportion
- site
- landscaping
- setback
- outbuildings
- drives and location of garage doors
- lot coverage, and,
- architectural details

### Appropriate

The height of a new structure and its height to width proportions should be consistent with adjacent buildings. The building height should be no greater than that of the tallest existing historic structure and no less than that of the lowest existing historic structure in the same block. Establish facade proportions by permitting no structure with a facade wider or narrower than those existing in the same block. Relate additions to existing buildings in height and proportion. Materials used on a new structure or addition should be compatible in scale, texture and color with adjacent structures and original structure.

### Inappropriate

Do not design or construct additions that would add new height or change the existing facade, scale and architectural character. Do not add new stories nor remove existing stories that would destroy important architectural details, features and spaces. Avoid using materials that imitate other materials or were not available when buildings in the districts were constructed. These include asbestos, asphalt shingle siding, molded or artificial stone or brick, and vinyl or aluminum siding.

## WHERE TO GO FOR HELP

**Historic Landmarks Foundation of Indiana** is a statewide, private, nonprofit, membership-supported organization established to promote the preservation and restoration of Indiana's architectural and historic heritage. Historic Landmarks Foundation of Indiana:

- Saves and protects buildings and places of architectural and historical significance.
- Leads and assists individuals, organizations and communities in preserving, adapting and revitalizing Indiana's endangered landmarks.
- Educates the public, restores buildings, advocates preservation, and provides financial support for preservation efforts.
- Seeks to enrich contemporary life and leave a legacy of landmarks.

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North Central Field Office  
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Wabash, IN 46992  
Phone: (260) 563-4534  
Fax: (260) 563-7957  
E-mail: [northcentral@historiclandmarks.org](mailto:northcentral@historiclandmarks.org)  
Web page: [www.historiclandmarks.org](http://www.historiclandmarks.org)

**The Indiana Alliance of Historic District Commissions (IAHDC)** is a private, nonprofit, statewide organization established to broaden the understanding and support the purpose of local historic preservation commissions and review boards in Indiana. Created in 1984, the IAHDC provides a forum for discussion and training for Indiana's historic preservation commissions and review boards. The IAHDC can offer you or your organization:

- A link to local, state, and national information on historic preservation matters through workshops and bulletins exploring current issues.
- A resource center of historic preservation commission materials including sample ordinances, legal cases, and different types of preservation guidelines and standards.
- Participation in the exchange of information and case studies with other commissions and review boards throughout Indiana.

Contact the IAHDC at Historic Landmarks Foundation's Northern Regional Office: (574) 232-4534.

**The Indiana Historic Preservation Officer (SHPO)** is the director of the Department of Natural Resources. Through the Indiana Division of Historic Preservation and Archaeology, the SHPO administers state and federal government preservation programs including:

- The annual Historic Preservation Fund grant program
- Indiana and National Register of Historic Places
- Indiana and Federal Investment Tax Credit programs
- Indiana Historic Sites and Structures Inventory program
- Reviews of state and federal government actions for their impact on historic resources

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