

## II DESIGN GUIDELINES

### INTRODUCTION

Rehabilitation of older buildings in the Old Hilliard District is strongly encouraged by the Old Hilliard Commission. These guidelines are written to help property owners and residents make rehabilitation decisions which preserve the original features and historic character of Old Hilliard buildings. They are also written to guide the Old Hilliard Commission in its review of projects within the boundaries of the Old Hilliard District.

Building rehabilitation involves bringing the property up to date for current use. Work may involve structural alterations, re-roofing, mechanical system modifications, window and door repair/replacement, addition or repair of porches, repair of wood siding and trim and additions or enlargements. It is important that the character of the original structure be preserved in this process. Sometimes this means just leaving sound historic materials in place rather than replacing them. Sometimes it means uncovering or restoring original features. Repair is often less expensive than replacement and it can be much better for the building as a whole.

A number of the problems that are usually associated with older buildings and areas are present in Old Hilliard. Building maintenance needs to be improved. Older buildings need to be maintained to continue functioning properly. For example, if a building does not adequately carry water away from its structure, excess moisture can infiltrate and cause severe deterioration of wood and other materials. Problems associated with roofing, gutters and downspouts or drainage at the foundation should be corrected to allow the structure to dry out and to halt the process of deterioration. Many buildings need to simply be painted.

A number of Old Hilliard buildings have been altered in the past by rehabilitation treatments which are not sensitive to the original architecture. Some frame buildings have been covered over with aluminum siding or asbestos shingles. Brick buildings have been sandblasted, windows have been altered, porches have been changed and other features have been removed or covered over. These changes did not necessarily occur all at once, but may have happened over time as ownership changed. While such alterations do exist, it should be noted that the Old Hilliard District also

contains some very fine examples of buildings which have been sensitively preserved and rehabilitated over the years.

Often when dealing with older or historic properties the following terms get confused: Preservation, Rehabilitation, Restoration, Reconstruction and Retrofit.

Preservation - the process of sustaining the existing form, integrity and material of a building or structure, including the existing forms and vegetative cover of a site. Preservation includes the ongoing maintenance of the historic building materials.

Rehabilitation - the process of returning a property to a state of contemporary use through the repair or alteration while preserving features of the property which historically, architecturally and culturally are significant.

Restoration - the process of recovering the form and details of a property as it appeared at a particular period of time by removing later work or the replacement of earlier work (returning a building to its original appearance).

Reconstruction - the process of reproducing by new construction the exact form and detail of a vanished building or structure or a portion thereof as it appeared at a specific period of time.

Retrofit - the adaptation of an architecturally significant historic building to a new functional use while respecting the existing envelope and space therein.

When planning a rehabilitation of an older building there are a few basic items to consider.

DO:

- Study the building carefully to determine what is original and what may have been changed.
- Maintain a healthy skepticism of products or treatments which are advertised as "maintenance free".
- Get a "second opinion" when a supplier or contractor insists that a building element is too deteriorated to repair.

- Identify important features which should be preserved, such as original windows, doors, trim, porches or other elements.

DON'T:

- Strip away architectural features just because they appear to be deteriorated. Maybe they only need a new coat of paint.
- Hesitate to put money into "invisible" work such as improvements to heating, plumbing and wiring. A building cannot function with faulty systems.
- Try to give a building a history it never had. Don't apply "Colonial", "Victorian", "Wild West" or other details to buildings that never had them in Old Hilliard.

## BUILDING REHABILITATION

### RESIDENTIAL STRUCTURES

The following are recommendations to guide the exterior rehabilitation of various elements of older residential buildings within Old Hilliard. While each element is an important separate element, remember all of a building's components shall interrelate in both their function and design. Many of the principals discussed in the residential section apply as well to commercial buildings. In order to retain the District identity all existing residential buildings should be retained. Before suggested improvements are made it is wise for the property owner to make sure a building is structurally sound and water tight.

### EXTERIOR MATERIALS

The exterior building materials of the same period were of narrow wood siding or brick masonry. It is suggested wall surfaces should maintain these materials or materials should be used which give this same affect.

#### Siding

- Materials which simulate brick or stone should be avoided.
- Siding with embossed wood grading should be avoided.
- Nothing herein shall be interpreted as prohibiting the use of aluminum or vinyl siding. However, if vinyl or aluminum siding is used every effort should be made to insure that the spacing or width approximate the original siding.