



Rehabilitation and Maintenance

One of the goals of historic preservation is to maintain older buildings so that they can provide a connection to our past and also be placed in continued service for their intended or adaptive reuse. The best approach to this philosophy is to ensure that there is on-going maintenance of the structure so that it does not deteriorate. The following pages define guidelines for the residential repair and maintenance for roofing materials, eaves and brackets, exterior siding materials, porches, doors, garages, windows and modern equipment. The guidelines also address commercial structures related to storefronts, signage, lighting and accessory structures.

Often, when parts of a building (whether the building is historic or not) are allowed to deteriorate they are replaced by materials not original or the same and of a different appearance to the original. At times decorative features are removed or replaced with features not compatible with the architecture of the building. Such action not only can destroy the historic character of the building, but inappropriate repair or replacement could actually effect the value of your property. Therefore, on-going repair and maintenance will prevent deterioration of the building and its defining features.

Several steps are recommended to preserve a structure's useful life and economic value. First, an annual inspection of the roof, foundation, walls, windows, paint and decorative features should be undertaken. This would also include inspection of mechanical systems.

Secondly, any immediate problems should be repaired promptly to avoid any permanent damage that could lead to

more costly repair work later on. Finally, repairs shall be made "in-kind"; meaning that the same materials and methods of construction should be used to ensure the architectural character of the building remains intact. If the same material is not available or is too costly then consult with the City staff to see what may be acceptable alternatives.

When architectural features are missing then it is important to research to see if there is documentation that may show what the feature looked like or the feature can be replaced with materials that match and are common to the design style of the building.

There are four guidelines that apply to rehabilitation and maintenance throughout this chapter, except as may be required by building code:

- 1. Distinctive and historic defining architectural features and materials shall be repaired and not replaced.*

2. *If repair is not possible due to severe deterioration, then replace the feature with the same material, form, design and color.*
3. *The mixing and matching of materials to conduct repairs is prohibited. Mixing of materials destroys the architectural character and value of the structure and impacts the quality of the neighborhood.*
4. *If an entire architectural feature is too deteriorated and replacement of in-kind or material is not technically or economically feasible, then a compatible substitute material that provides the same design features may be considered.*