

EXTERIOR WALLS

30-72.5 UDO Design Principle: A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original but have acquired significance by virtue of age or craftsmanship shall also be maintained and preserved. These walls, siding, and sheathing materials shall not be altered, covered, or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding, and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.

Wood, stone, brick, and stucco were the most common materials used as cladding on older buildings. These historic building materials are best preserved through proper maintenance. All exterior materials age over time, and a weathered finish does not indicate an inferior material. Original materials that show signs of wear should be repaired rather than replaced, as these materials contribute to the authenticity and character of the structure.

The use of replacement materials should be minimized. Even when the replacement material exactly matches that of the original, the integrity of the building is compromised when extensive amounts are removed. This is because the original material exhibits a record of the labor and craftsmanship of an earlier time and this is lost when it is replaced.

Recommended

- Preserve original building materials.
- Repair deteriorated building materials by patching or consolidating, if possible.
- Replace original materials only if they can not be repaired.
- Match replacement materials to the original in size, profile, and texture.



This old siding is scarred, but is preferable to new "smooth" siding.



The original wood siding was found intact underneath the asbestos shingles.

Not Recommended

- Synthetic siding, such as vinyl or aluminum, is not appropriate as replacement for original siding. In addition to the loss of architectural character, synthetic siding has many drawbacks:
 1. Improper installation may aggravate problems that you were trying to fix.
 2. Moisture gets trapped behind the impermeable layer of siding, encouraging mold, deterioration, and rot of the wood structure.
 3. Structural or moisture problems go undetected because they are not visible.
 4. Damage from fire or weather can be excessive and create unsuspected hazards.
 5. It is not maintenance-free and is difficult to repair when damaged by physical force or hail.



Removal of existing synthetic wall covering is strongly encouraged.

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Maintenance Tips

Wood:

To protect wood surfaces from deterioration:

- Provide proper drainage and ventilation to minimize deterioration.
- Maintain wood with protective coatings, such as paint or stain.

Follow proper painting techniques:

- Remove cracking or peeling paint only to the next solid layer, using the gentlest means possible.
- Sandblasting, rotary sanders, wire strippers, power washers, and blow torches can cause irreparable damage to the wood.

Masonry:

- Avoid painting brick or stone that has not been previously painted.
- Repoint masonry only where mortar is missing or deteriorated.
- Duplicate the original mortar in strength, composition, color, and texture, and match the joints in width and profiles.
- Repointing is harder than it looks, and is usually best left to an experienced mason.

Stucco:

- Repair stucco, where necessary, rather than remove it. It is very difficult to remove stucco from a brick wall without damaging it.
- Duplicate the original stucco as closely as possible in appearance and texture. Traditional stucco was lime based. Stucco made with portland cement is brittle and may trap moisture causing the stucco to eventually fail.

The following projects require a CoA:

- ✓ Removal of any siding
- ✓ Repair or replacement of original siding
- ✓ Exterior alterations

Application Requirements:

- ▶ Signed application form with complete project description
- ▶ Photos of existing conditions
- ▶ List of materials and specifications

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Colors and Paint

The HDRC does not regulate paint color, although the preservation planner or the Design Subcommittee can offer advice on appropriate colors for the style and period of your house. These guidelines are provided to encourage the use of a paint scheme that would be similar to one used historically, as well as to enhance the structure and its character-defining features.

Recommended

- Keep the color schemes simple. Using one base color for the building is preferred. Using only one or two accent colors is also encouraged, except where precedent exists for using more than two colors with some architectural styles. The complexity of the accent colors should be appropriate to the architectural style of the building.
- Develop a color scheme for the entire building front that coordinates all the facade elements. Using the color scheme to establish a sense of overall composition for the building is strongly encouraged.
- For a commercial building, one color can unify signs, ornamentation, awnings, and entrances.



Painting does not require a CoA.



Victorian style houses lend themselves to elaborate paint schemes and are often called “Painted Ladies.”



A simple color palette still highlights the architectural details on this house.