

CHAPTER FIVE

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MATERIALS FOR ANY NEW CONSTRUCTION

The selection of materials can be as important as the scale and massing of a building. Materials can be used to create distinctions between old and new; can be used to create relationships between volumes; and to temper or accentuate scale. Materials can be the key to creating compatibility both in additions to historic structures and in new construction.



a detail from a house on the Hill



a detail of the Redstone Inn

Included in Chapter 5:

5.1 MATERIALS

- A. Exterior Wall Materials
- B. Roof Materials
- C. Windows and Doors
- D. Details
- E. Wall Finishes
- F. Accessories

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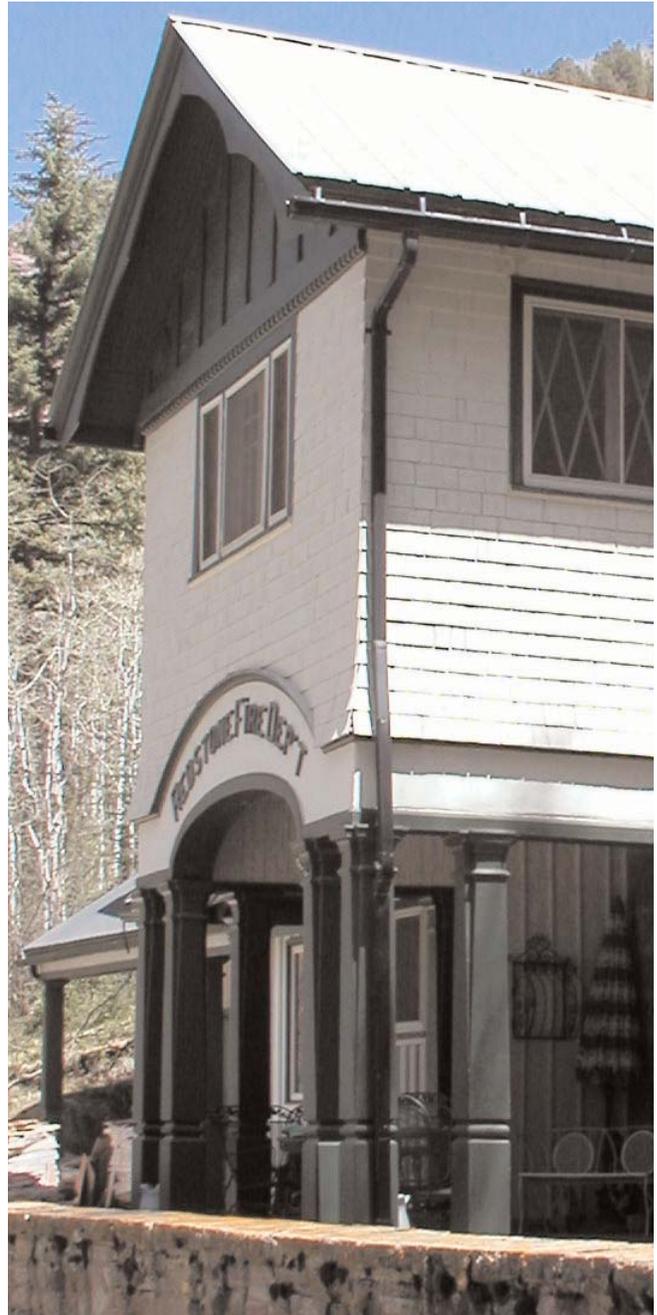
5.1 MATERIALS

Principles:

- Materials used in new construction should create compatibility in scale, detail, and quality of finish with the historic building or the district.
- Materials should create a clear distinction between old and new.
- Materials used in new construction should be appropriate to the style of the building.
- Replacement materials should preserve the historic integrity of a historic building.

Background:

Materials consist of all the exterior finishes of a building. As the most visible part of the design, materials play an important role in the physical expression of a building. Historically, the materials are used to impart high or low style relative to the amount of decoration and the level of workmanship associated with the details. The historic material palette is limited and includes horizontal wood clapboard siding, wood shingles, wood double hung windows and asphalt roofing. Stone and other more decorative wood elements are added to the basic palette in the more high style structures. Awareness of the characteristics of each area of the district is an important basis for the selection of materials.



the historic Fire House

Guidelines:

A. Exterior Wall Materials

1. Select wall finish materials that are appropriate for the District, such as wood clapboards or lap siding, and wood shingles.
2. Address scale and pattern when selecting siding materials.
3. Choose natural materials, not manufactured ones, for new construction.
4. Logs are not appropriate for locations on the Boulevard.
5. Adobe construction is not appropriate for the District.
6. Brick and stone are discouraged as a primary wall material.
7. Replacement materials used in repair work must match the historic materials in type of material, profile, and quality.
8. Select accent materials that are appropriate for the area of the District.
9. Use of brick and natural stone should be consistent with the level of detail found in the surrounding historic buildings and consistent with the design intent.
10. Other materials may be considered for accent materials on a case by case basis.
11. Additions to existing log structures may have log elements, provided they meet the guidelines for building elements and additions.



a detail of a house on the Boulevard

B. Roof Materials

1. Roofs should be darker in color than the rest of the building.
2. Dark asphalt shingles is the preferred material.
3. Metal roofs will only be approved in a rusted, dark brown, or dark gray color, with a non-reflective surface.
4. An existing roof that does not meet the coloration requirements described above may be replaced in kind if RHPC finds that the color has historical significance to the building.

C. Windows and Doors

1. Paint windows and doors when in close proximity to historic materials.
2. Clad wood windows may be acceptable on new construction. The profile must be approved by the board. Vinyl and aluminum frame windows are not acceptable.
3. Use wood framed screen and storm windows on historic windows, metal is not appropriate.
4. Metal screens and storms may be appropriate on new construction.
5. Glass block and other exotic materials are not appropriate.

D. Details

1. Make any decorative details of wood or other appropriate materials.
2. Demonstrate a similar quality of fabrication as the details found on historic buildings.
3. Use simple metal flues or brick for chimneys. Stone is not encouraged.

E. Wall Finishes

1. Paint wood wall materials. While the RHPC does not approve paint color, simple, restful color schemes are encouraged.
2. Aluminum or vinyl siding is not acceptable as an exterior material on either principal or accessory buildings.

F. Accessories

1. Design solar panels to be integral to new construction.
2. Solar panels may not be attached to historic structures.
3. Solar panels are subject to review based on their impacts to the individual building and the District.
4. Satellite dishes should be located as far to the rear of the structure as possible, with minimal visibility to the street. Satellite dishes do not require approval by the board.



a detail of a historic building