

# Chapter 1

## Introduction

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## A Tool for Preservation

The *Resource Guide* is a concise compilation of different preservation tools. It is a narrative, arranged to reflect how historic preservation ought to take place. It is a compendium that can be read in almost any order offering pieces of information about many topics, from general to specific. It is a catalog, providing access to other more detailed sources.

Though this book, like a building, has to do many jobs at the same time, its basic purposes is to tie together principle and practice. The principles come from research and the practice comes from many how-to guides, technical publications and the shared experience of many trained professionals.

Before now there have been no comprehensive references available that bridge principle and practice. In preservation, there are sometimes cases where principle and practice seem to conflict. The *Resource Guide* tries its best to show the difference between good practices based on principles and bad practice based on expediency. It attempts to demonstrate how good practice, in the long term, can be more efficient once the full value of the building or site is understood and factors of time and durability are taken seriously.

In order to understand the connection of principle and practice is to keep in mind that historic resources are irreplaceable. Each building embodies a special event, episode, or trend in human life. Even something mass-produced may merit special attention for having been used in a unique way. This uniqueness is not replaceable by any means. Preservation is culturally important because people thrive on nostalgia and feel their lives are lessened by the deterioration or disappearance of a historic resource.

## Section 1: What is the *Resource Guide*?



## A Guide for Decision-making

The *Resource Guide* stresses that historic resources are precious, irreplaceable and deserving of every effort to retain and maintain them.

Historic resources include collections of streetscapes to modest buildings to entire regions. They have essential and tangible everyday uses while serving as important symbols of cultural values. Historic preservation is an economic development tool. Our community values the diversity of these resources and is committed to helping to preserve these treasures.

Preserving historic fabric within contemporary contexts requires people with many different skills and interests. They must coordinate their decisions to keep heritage resources intact as connections to the past and as assets for the future.

Preservationists must take an integrated approach to restoration. Just as one must understand how the parts of the building contribute to the whole, one must take into account how the building fits into the community.

**Building Owners** should find answers to basic questions and concerns they will need to address in modifying a historic structure to serve contemporary needs, utilizing the most environmentally responsible means possible. Concentrating on both details and larger contexts, the recommendations can be used for preservation projects from small to large scaled projects.

**Architects and Engineers** can use the guide as a vehicle for communicating with their clients. The *Resource Guide* provides criteria for building evaluation and remedial work emphasizing the importance of retaining as much historic fabric as possible. Architects must recognize the many differences between new construction and preservation work in old-building projects and take them into careful account while meeting the needs of both client and building.

**Community Organizations** such as preservation commissions, neighborhood organizations, community development groups, historical societies and libraries will be able to use this resource guide as a source of advice and information. This guide collects information from many sources for easy reference.

**Local Government** can use this guide to help property owners understand the legal implications of local review districts and advise property owners on their responsibilities as stewards of historic resources.

**Builders, contractors and construction trades** should find here explicit guidance on the special care and techniques needed to maintain the integrity of older buildings. The guide will give builders a sense of how to integrate individual trades, and how owners and their consultants will see ongoing work and overall results. Much of the *Resource Guide's* advice is directed towards improving workmanship by pre-planning, careful monitoring, and using best practices.

**Specialized Historic Preservation consultants**, such as energy consultants, will find here the full context within which to modify new building and energy conservation techniques to suit historic buildings. Retrofit measures that achieve sharp short-term efficiencies are seldom suitable for older buildings, and the unmistakable look and feel of some rehabilitation techniques do not suit historic buildings. The *Resource Guide* will aid in the selection of suitable methods and best practices for historic buildings.

**Enthusiasts and volunteers** can use this book as a guide to the finer points of old buildings, structures and sites and as a point of departure for local surveys and inventories of notable buildings structures and districts. This valuable information about historic resources is gathered, recorded and maintained by a growing number of informed and public-spirited individuals and specialist groups interested in archeology, history, architecture and community development.

## Section 2: Who Should Use the *Resource Guide*?

The *Resource Guide* is not meant to be read straight through as a novel, but rather in pieces as an easy-to-use source of information for the proper preservation of Lafayette's historic resources. Using the book can begin either in the table of contents, index or glossary. The *Resource Guide's* text and glossary are referenced to other sections that provide additional information about the topic of choice, and a major list of additional sources can be found in the Appendices.

### Where to find things on the page

1. Section Heading
2. Technical and Supplementary Information
3. Topic Title
4. Background information and explanation
5. References for additional information including applicable "Preservation Briefs"
6. Guidelines offering advice about what to do or not do in a special situation based on the preservation principals for the topic
7. Checklist of decision-making criteria or actions
8. Photographs or drawings that supplement the text giving examples of good, questionable, or bad practices

## Section 3: How Do I Use the *Resource Guide*?

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### Section 10: Colonial Revival

National Date Range:  
1890 - 1955



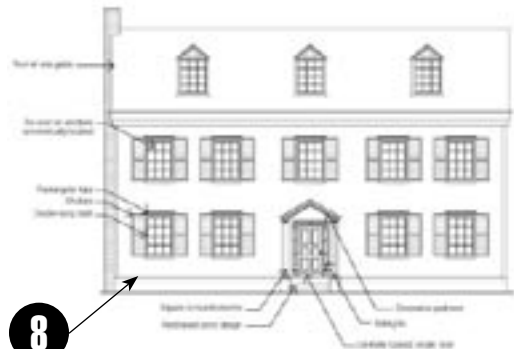
This home on Cherokee Avenue is one of many examples of Colonial Revival style that are found in the Highland Park Historic District. The house's symmetry, elaborate entry, and window treatments typify the style.

#### General Information:

Around the turn of the century, the Colonial Revival style gained prominence, and it has retained much popularity throughout the twentieth century. Several factors accounted for the popularity of the Colonial Revival style including: the American Centennial which stimulated an unprecedented interest in American heritage in general and in colonial American architecture in particular; the growing tendency in the late nineteenth century among America's trend-setting architects to build period houses in a variety of eclectic styles which often incorporated colonial elements; and the 1893 Chicago Columbia Exposition which emphasized accuracy and correctness in the use of historical styles and which established Neoclassical and the Colonial Revival as the dominant styles in American architecture.

Historical accuracy in the Colonial Revival style was really confined more to specific elements than to the building as a whole. For instance, a Colonial Revival house is usually of much larger scale than its seventeenth or eighteenth century prototype, and it may bear the influence of more than one phase of the colonial period. Elements of the style include **dentils**, **heavy cornices**, entrances with **fanlights** and **sidelights**, **pedimented dormer windows**, **keystones** and **quoins**.

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### Colonial Revival

#### Common Character-Defining Features:

**Windows:**

- four-over-four, six-over-six
- double-hung sash
- rectangular tops
- arranged in adjacent pairs or triads
- shutters
- symmetrically located

**Porch:**

- recessed design
- small in size
- square or round entrance
- decorative pediment
- pilasters
- paneled front facade
- designed to accommodate front door

**Decorative:**

- single
- rectangular
- centrally located
- fanlight
- sidelight

**Roof:**

- side-gable
- hipped

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**Building Materials:**

- shingles
- clapboard




The 18 Chicago Avenue House is another noteworthy example of the Colonial Revival style. A single door with sidelights is typical.

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**1** Section 2:  
**Wood**

**3**




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**Guidelines:**

- Wood siding and wood architectural elements should be repaired and reused whenever possible, and replacement should only be done if absolutely necessary.
- Section sections of the siding should be removed and replaced with salvaged boards or new pressure-treated lumber of like size and texture to match the original.
- Some architectural elements, unable to be repaired, should be reproduced with pressure-treated wood to ensure longevity. The commitment of original wood siding with vinyl, aluminum, or other synthetic materials is not appropriate.
- Simulated materials may be used on the exterior of a building, not visible from a public way. These materials must duplicate the original siding in width, depth, profile, and general appearance.
- If synthetic sidings are used, all decorative details including corner boards, fiduciate siding, corner window trim, etc., must be duplicated or recreated. Only smooth synthetic siding may be used.
- Corners, corners, and split wood siding can often be repaired without replacement.
- Cleaning of wood siding should be undertaken in the gentlest manner possible with low-pressure water, natural bristle brushes, and a mild detergent.
- High pressure water blasting, sandblasting, or the use of these methods is not permitted. Rotary sanding may be an acceptable method if performed by an experienced professional.
- Refer to Section 9 for accepted annotations and listing practices.

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**For more information:**

- Chapter 3, Section 9: Paint Guidelines
- Preservation Brief 6: *Dangers of Abrasive Cleaning to Historic Buildings*
- Preservation Brief 8: *Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Different Materials for Replacing Historic Wood Siding*
- Preservation Brief 10: *The Use of Synthetic Materials on Historic Building Exterior*

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Original wood siding materials are essential components in defining a building's architectural character. Synthetic materials, such as vinyl or aluminum, do not successfully imitate original wood siding dimensions or texture. Historic wood siding was generally jointed to follow grain pattern.

In addition to the challenge of imitating original wood siding in appearance, the use of synthetic sidings also poses potential structural problems for historic buildings. Most importantly, these materials may not be cost effective compared to continued maintenance and painting of the wood siding. All materials have a limited life span and we are now seeing property owners having to paint aluminum and vinyl siding which is 15 to 20 years old. Another concern is the danger of aluminum siding by fire and splitting of vinyl siding by impact force. The

lots of paint for vinyl siding has been dramatically over the past few years due in part to these materials fading, cracking, or cracking.

Wood siding has natural insulating qualities, and is quite durable, but does require maintenance to keep it in top notch condition. Wood siding "breathes" allowing moisture caused by temperature differences to escape without building up inside the walls. Peeling paint is often the result of this moisture problem caused by a lack of ventilation. The result of inappropriate modern construction practices in repairing historic buildings. Peeling paint is also attributed to insufficient scraping, sanding and painting.

Wood siding that has been covered for many years by synthetic siding may still be in good condition and may only need minimal repair.