
CHAPTER 6.0

Guidelines for Preservation, Rehabilitation, Restoration, Reconstruction of Historically Significant Buildings

6.1 Introduction

Many of San Juan Bautista's historically significant buildings are listed on the City's local register, the state register, or national register. By ordinance, these structures, in addition to any of those located within the Historic District, are provided with a certain degree of protection. Physical alterations, including repairs, painting, additions, etc., to these historically important properties requires review and approval by the Planning Commission.

The renovation/restoration of these and other older structures, including homes and commercial structures, is an excellent way of maintaining and reinforcing the historic character of San Juan Bautista. Renovation and repair not only increases property values, but also serves as an inspiration to other property owners and designers to make similar efforts. Preservation and rehabilitation efforts are aimed at maintaining and protecting the original architectural features of a house that will help identify its style and thereby contribute to the overall character of the Historic District and San Juan Bautista.

When an existing structure is to be renovated, care must be taken to complete the work in a manner that respects the original design character of the structure. The design guidelines in this section, along with the architectural styles presented in Chapter 3, should be consulted whenever a structure within the Historic District or with Landmark status is renovated, repaired, or expanded. In addition, the renovation of all structures of in the Historic District or with Landmark Status should consider the *Secretary of Interior's Standards for Rehabilitation* (Section 6.2) and the more detailed *Guidelines for Rehabilitating Historic Buildings* (Appendix B), published by the U.S. Department of the Interior, National Park Service.

While only officially designated buildings (either as Landmarks or by being located in the Historic District) are directly affected by these guidelines, the manual should be consulted before undertaking any repairs, remodeling, or rehabilitation on San Juan Bautista structures that are more than 50 years old.

6.2 Secretary of Interior Standards for the Treatment of Historic Resources

The following criteria were originally established by the Secretary of Interior to determine the appropriateness of work to be done on properties qualifying for the Federal Historic Preservation Fund grant-in-aid program. Subsequently, the standards have been adopted by many state and local officials for the review of historic preservation projects within locally designated historic and cultural resource areas. The Secretary Standards and Guidelines are reprinted here because they represent the broad philosophical basis as well as more specific guidelines for historic preservation. The City encourages their

consideration whenever a project is proposed that will alter the exterior appearance of historic resources or structures within the Historic District.

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Guidelines for Preservation

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment. Prior to undertaking work, a documentation plan for Preservation should be developed

Choosing Preservation as a Treatment

In Preservation, the options for replacement are less extensive than in the treatment, Rehabilitation. This is because it is assumed at the outset that building materials and

character-defining features are essentially intact, i.e., that more historic fabric has survived, unchanged over time. The expressed goal of the Standards for Preservation and Guidelines for Preserving Historic Buildings is retention of the building's existing form, features and detailing. This may be as simple as basic maintenance of existing materials and features or may involve preparing a historic structure report, undertaking laboratory testing such as paint and mortar analysis, and hiring conservators to perform sensitive work such as reconstituting interior finishes. Protection, maintenance, and repair are emphasized while replacement is minimized.

Identify, Retain, and Preserve Historic Materials and Features

The guidance for the treatment Preservation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting.

Stabilize Deteriorated Historic Materials and Features as a Preliminary Measure

Deteriorated portions of a historic building may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural reinforcement, weatherization, or correcting unsafe conditions. Temporary stabilization should always be carried out in such a manner that it detracts as little as possible from the historic building's appearance. Although it may not be necessary in every preservation project, stabilization is nonetheless an integral part of the treatment Preservation; it is equally applicable, if circumstances warrant, for the other treatments.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of Preservation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair (Stabilize, Consolidate, and Conserve) Historic Materials and Features

Next, when the physical condition of character-defining materials and features requires additional work, repairing by stabilizing, consolidating, and conserving is recommended.

Preservation strives to retain existing materials and features while employing as little new material as possible. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metal features may also include patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, within the treatment Preservation, portions of a historic structural system could be reinforced using contemporary materials such as steel rods. All work should be physically and visually compatible, identifiable upon close inspection and documented for future research.

Limited Replacement In Kind of Extensively Deteriorated Portions of Historic Features

If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the limited replacement in kind of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). The replacement material needs to match the old both physically and visually, i.e., wood with wood, etc. Thus, with the exception of hidden structural reinforcement and new mechanical system components, substitute materials are not appropriate in the treatment Preservation. Again, it is important that all new material be identified and properly documented for future research. If prominent features are missing, such as an interior staircase, exterior cornice, or a roof dormer, then a Rehabilitation or Restoration treatment may be more appropriate.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the Preservation guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of preservation projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

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4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
 6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
 7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
 8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 10. Designs that were never executed historically will not be constructed.

Guidelines for Restoration

Choosing Restoration as a Treatment

Rather than maintaining and preserving a building as it has evolved over time, the expressed goal of the Standards for Restoration and Guidelines for Restoring Historic Buildings is to make the building appear as it did at a particular--and most significant--time in its history. First, those materials and features from the "restoration period" are identified, based on thorough historical research. Next, features from the restoration period are maintained, protected, repaired (i.e., stabilized, consolidated, and conserved), and replaced, if necessary. As opposed to other treatments, the scope of work in Restoration can include removal of features from other periods; missing features from the restoration period may be replaced, based on documentary and physical evidence, using traditional materials or compatible substitute materials. The final guidance emphasizes that only those designs that can be documented as having been built should be re-created in a restoration project.

Identify, Retain, and Preserve Materials and Features from the Restoration Period

The guidance for the treatment Restoration begins with recommendations to identify the form and detailing of those existing architectural materials and features that are significant to the restoration period as established by historical research and documentation. Thus, guidance on identifying, retaining, and preserving features from the restoration period is always given first. The historic building's appearance may be defined by the form and detailing of its exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting.

Protect and Maintain Materials and Features from the Restoration Period

After identifying those existing materials and features from the restoration period that must be retained in the process of Restoration work, then protecting and maintaining them is addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair (Stabilize, Consolidate, and Conserve) Materials and Features from the Restoration Period

Next, when the physical condition of restoration period features requires additional work, repairing by stabilizing, consolidating, and conserving is recommended. Restoration guidance focuses upon the preservation of those materials and features that are significant to the period. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible, such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metals includes patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, portions of a historic structural system could be reinforced using contemporary material such as steel rods. In Restoration, repair may also include the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of existing features when there are surviving prototypes to use as a model. Examples could include terra-cotta brackets, wood balusters, or cast iron fencing.

Replace Extensively Deteriorated Features from the Restoration Period

In Restoration, replacing an entire feature from the restoration period (i.e., a cornice, balustrade, column, or stairway) that is too deteriorated to repair may be appropriate. Together with documentary evidence, the form and detailing of the historic feature should be used as a model for the replacement. Using the same kind of material is preferred; however, compatible substitute material may be considered. All new work should be unobtrusively dated to guide future research and treatment. If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

Remove Existing Features from Other Historic Periods

Most buildings represent continuing occupancies and change over time, but in Restoration, the goal is to depict the building as it appeared at the most significant time in its history. Thus, work is included to remove or alter existing historic features that do not represent the restoration period. This could include features such as windows, entrances

reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Guidelines for Reconstruction

Choosing Reconstruction as a Treatment

Whereas the treatment Restoration provides guidance on restoring--or re-creating--building features, the Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings address those aspects of treatment necessary to re-create an entire non-surviving building with new material. Much like restoration, the goal is to make the building appear as it did at a particular--and most significant--time in its history. The difference is, in Reconstruction, there is far less extant historic material prior to treatment and, in some cases, nothing visible. Because of the potential for historical error in the absence of sound physical evidence, this treatment can be justified only rarely and, thus, is the least frequently undertaken. Documentation requirements prior to and following work are very stringent. Measures should be taken to preserve extant historic surface and subsurface material. Finally, the reconstructed building must be clearly identified as a contemporary re-creation.

Research and Document Historical Significance

Guidance for the treatment Reconstruction begins with researching and documenting the building's historical significance to ascertain that its re-creation is essential to the public understanding of the property. Often, another extant historic building on the site or in a setting can adequately explain the property, together with other interpretive aids. Justifying a reconstruction requires detailed physical and documentary evidence to minimize or eliminate conjecture and ensure that the reconstruction is as accurate as possible. Only one period of significance is generally identified; a building, as it evolved, is rarely re-created. During this important fact-finding stage, if research does not provide adequate documentation for an accurate reconstruction, other interpretive methods should be considered, such as an explanatory marker.

Investigate Archeological Resources

Investigating archeological resources is the next area of guidance in the treatment Reconstruction. The goal of physical research is to identify features of the building and site which are essential to an accurate re-creation and must be reconstructed, while leaving those archeological resources that are not essential, undisturbed. Information that is not relevant to the project should be preserved in place for future research. The archeological findings, together with archival documentation, are then used to replicate the plan of the building, together with the relationship and size of rooms, corridors, and other spaces, and spatial relationships.

Identify, Protect and Preserve Extant Historic Features

and doors, roof dormers, or landscape features. Prior to altering or removing materials, features, spaces, and finishes that characterize other historical periods, they should be documented to guide future research and treatment.

Re-Create Missing Features from the Restoration Period

Most Restoration projects involve re-creating features that were significant to the building at a particular time, but are now missing. Examples could include a stone balustrade, a porch, or cast iron storefront. Each missing feature should be substantiated by documentary and physical evidence. Without sufficient documentation for these "re-creations," an accurate depiction cannot be achieved. Combining features that never existed together historically can also create a false sense of history. Using traditional materials to depict lost features is always the preferred approach; however, using compatible substitute material is an acceptable alternative in Restoration because, as emphasized, the goal of this treatment is to replicate the "appearance" of the historic building at a particular time, not to retain and preserve all historic materials as they have evolved over time. If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the Restoration guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of restoration projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing features from the restoration period; rather, such work is assessed for its potential negative impact on the building's historic appearance. For this reason, particular care must be taken not to obscure, damage, or destroy historic materials or features from the restoration period in the process of undertaking work to meet code and energy requirements.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A

Closely aligned with archeological research, recommendations are given for identifying, protecting, and preserving extant features of the historic building. It is never appropriate to base a Reconstruction upon conjectural designs or the availability of different features from other buildings. Thus, any remaining historic materials and features, such as remnants of a foundation or chimney and site features such as a walkway or path, should be retained, when practicable, and incorporated into the reconstruction. The historic as well as new material should be carefully documented to guide future research and treatment.

Reconstruct Non-Surviving Building and Site

After the research and documentation phases, guidance is given for Reconstruction work itself. Exterior and interior features are addressed in general, always emphasizing the need for an accurate depiction, i.e., careful duplication of the appearance of historic interior paints, and finishes such as stencilling, marbling, and graining. In the absence of extant historic materials, the objective in reconstruction is to re-create the appearance of the historic building for interpretive purposes. Thus, while the use of traditional materials and finishes is always preferred, in some instances, substitute materials may be used if they are able to convey the same visual appearance. Where non-visible features of the building are concerned--such as interior structural systems or mechanical systems--it is expected that contemporary materials and technology will be employed. Re-creating the building site should be an integral aspect of project work. The initial archeological inventory of subsurface and aboveground remains is used as documentation to reconstruct landscape features such as walks and roads, fences, benches, and fountains.

Energy Efficiency/Accessibility/Health and Safety Code Considerations

Code requirements must also be met in Reconstruction projects. For code purposes, a reconstructed building may be considered as essentially new construction. Guidance for these sections is thus abbreviated, and focuses on achieving design solutions that do not destroy extant historic features and materials or obscure reconstructed features.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitation

Choosing Rehabilitation as a Treatment

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other

work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. Rehabilitation guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, Rehabilitation guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the Rehabilitation guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is

desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the Rehabilitation guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of Rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

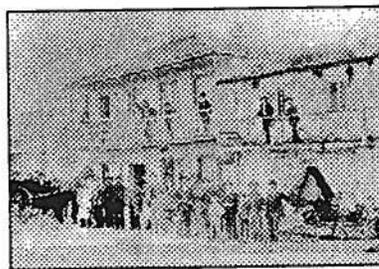
6.3 General Renovation and Rehabilitation Principles

Preservation and rehabilitation efforts in historic San Juan Bautista should be aimed at maintaining and protecting the original architectural features of a house that will help identify its individual style and thereby continue to contribute to the overall character of the both San Juan Bautista and the Historic District. These guidelines should be utilized

whenever repairs or alterations are contemplated to the exterior facade of a building. Keep in mind that Planning Commission or staff level design review approval is required for any exterior work on historic buildings in San Juan Bautista.

General Rehabilitation Principles

1. Owners should consider conducting some research before designs for alterations or rehabilitation are prepared. Research should include determining the appearance of the building at its construction and a physical examination to determine if the significant historic fabric has been altered and is recoverable or restorable or can be reconstructed. Proposed changes to the building should consider the feasibility of retaining or restoring its significant architectural features.
2. Information can be found through the San Juan Bautista Historical Society, old photographs, books about the style that describe typical features, by observing similar buildings in the neighborhood and information presented in this manual.
3. Rehabilitation efforts should try to retain and restore original elements of the building. If damage or deterioration is too severe, then the element might be recreated using materials which match the design, color, texture and other important design features as close as possible.
4. When replacement of an architectural feature is necessary, and original material cannot be used, substitution material can incorporate the design, color and form which conveys the visual appearance of the original material whenever feasible.
5. When an entire piece of a building is missing (e.g. original porch columns), research can be very helpful in understanding the functional and aesthetic ideas behind the original style and form.
6. Rehabilitation efforts should not try to create or add a preconceived concept of history, but should reuse the existing or appropriate features.
7. When repairing or remodeling exterior wall surfaces the original exterior building materials should be retained where possible. Replacement material should match the original materials as closely as possible. Do not use mismatched materials of different types, sizes, shapes, textures or finishes. For example, buildings with original wood siding should not be stuccoed in an attempt to "modernize" their appearance. Material substitutions such as these will invariably destroy the architectural integrity of the building and decrease its resale value.



Historic San Juan Bautista

Foundations

The foundation is a link - the anchor - that holds the house frame to the ground. A foundation in poor condition threatens the structural integrity of the house. For this reason, the soundness of the house's foundation needs to be seriously investigated prior to considering a major house restoration project.

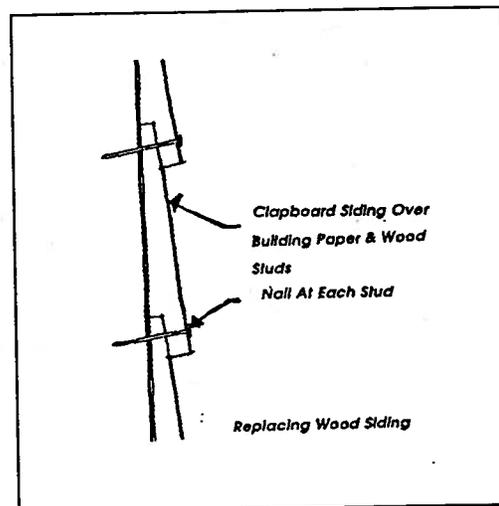
In cases where buildings were constructed without permanent foundations, (i.e. loose stones were laid down to keep the wooden frame off the ground), advice should be sought from a professional (i.e. architect, civil engineer) before proceeding with other restoration work. If you house has a masonry or concrete foundation check for the following symptoms of deterioration:

Cracks Cracks can result from settling soil, water undermining or earthquakes. Concrete foundations will likely have minor hairline cracks that are not serious, but any cracking wider than a penny should be watched to determine if the cracking is continuing.

One simple way to check for movement is to draw a horizontal line across the crack with a straightedge and observe it for two to three weeks. If the lines across the crack have split, it means that the movement has occurred and a professional contractor, engineer or architect should be consulted. If cracking is seen and self-testing is not desirable, call a professional for further investigation. If the crack is determined not to be hazardous to the structure, aesthetics should guide the decision whether or not to patch the crack. Concrete can be patched with readily available concrete patch mixtures.

Water Damage Water seeping through walls and into basements is a sign of poor drainage and/or improper waterproofing of walls. Deteriorated roof drainage systems, such as broken downspouts, can allow water to flow over walls or be drained directly onto the foundation of the building. Improper site drainage can cause surface water to run towards the building.

These water-related problems can cause undermining and improper settlement of the footings. Constant dampness can cause deterioration of both brick and mortar. Simple remedies such as repairing downspouts or adjusting the grade to drain water away from the structure can alleviate many of these problems. However, a leaking exterior wall may need to be investigated by a professional to determine the proper remedy.



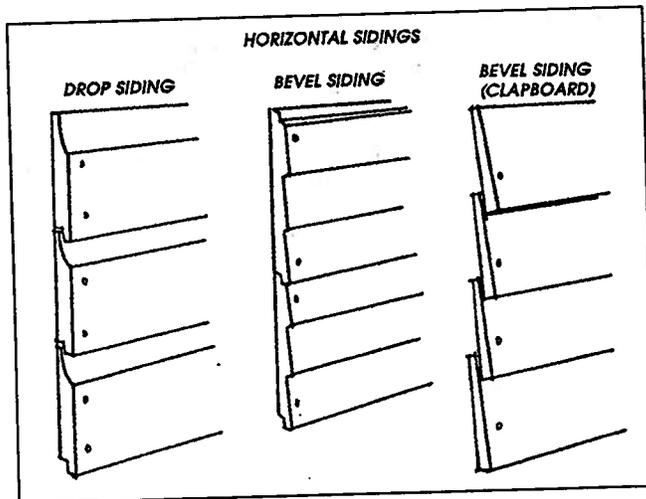
Repair and replacement of wood siding is important

Wood Siding

A number of San Juan Bautista's significant architectural styles are clad in wood siding. Throughout the community, the appearance of wood sided buildings helps define the historic character. For this reason, wood siding should be retained rather than removed and replaced with alternative materials.

Replacing wood siding with aluminum siding, asphalt shingles or masonite, even of the same size and shape as the original siding, is discouraged. Also, heavy spray-on coatings (texture coat) applied over wood siding is discouraged. These applications will decrease the historic value of the house and in the long run may not save as much money as originally thought.

Siding Repair Cracked, split or missing wood siding can cause severe water problems by allowing water to deteriorate the wood stud wall or interior finish. While small cracks can be filled with caulking, larger cracks or missing pieces should be replaced. To replace a piece of wood siding, gently pry up the piece immediately above the piece to be replaced and cut the nails holding the unwanted wood with a hacksaw blade (removed from the hacksaw and held with a pair of gloves). Using a chisel, remove the unwanted wood and replace with new, matching siding. Re-nail the new area and apply caulk where the new piece touches adjoining pieces.

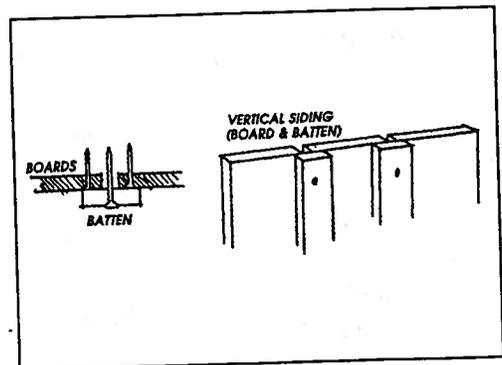


Examples of various siding types

existing paint. All crumbly, flaking, blistering and peeling paint must be removed. Evaluate the amount of work necessary to do the job correctly and decide whether or not to call in a painting contractor to help. Also, try to determine what might have caused the paint to deteriorate (peel, blister). There may be a reoccurring water problem that needs to be fixed first.

The most important element of protecting wood siding is the paint that protects the wood from weathering. The key to painting a wood exterior is *proper preparation*. The best paint job in the world will deteriorate rapidly if the surfaces are not properly prepared prior to the first coat of paint.

First, inspect the entire exterior and determine the general state of the



Board & batten siding

Surface Preparation

The following steps should be taken prior to starting surface preparation:

1. All wood siding should be repaired;
2. All doors, windows and trim should be inspected for water tightness and caulked if necessary;
3. Windows should be inspected for damaged or deteriorated putty and repaired; and
4. All gutters and downspouts should be inspected and repaired as necessary.

Surface preparation should include the use of a wire brush to remove dirt, plant growth and flaking paint. A scraper should be used to remove areas of blistering paint, followed by sanding to smooth down the transition between the scraped area and the adjacent painted area. Where damaged areas are large, heat paint removers may be the best solution, but should be used strictly according to supplier recommendations. After the work area has been properly scraped and sanded, all exposed wood must be primed and then the whole area can be painted. A paint dealer will assist in determining the type of paint, brushes and quantities that will be needed.

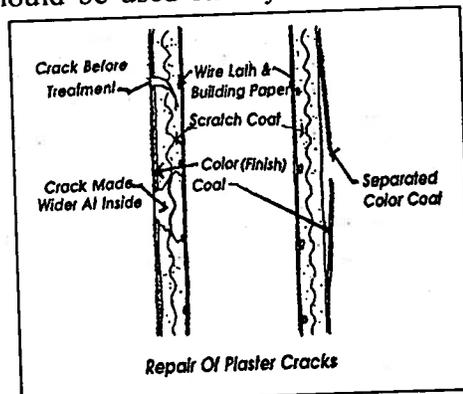
Exterior Plaster

Exterior plaster has a natural tendency to crack but is generally easy to repair. Before starting the patching process, inspect the cracks thoroughly to determine if additional water damage occurred to other portions of the wall. Slightly bulging areas adjacent to the crack indicate that one or more coats of plaster have become separated from the previous coat.

Lightly tap the bulging areas with a hammer to remove all of the separated plaster and extended the repair area to include these areas. Use a putty knife to open a crack and remove loose debris. Use a hammer and a small cold chisel to make the crack wider at the inside than at the

Methods That Are Not Recommended in the Repair of Wood Siding:

1. Replace wood siding with wood of a different size or shape.
2. Apply paint without proper surface preparation and priming of surfaces..
3. Sandblast wood to remove existing paint.
4. Use chemical or heat paint removers improperly or carelessly.



Methods That Are Not Recommended in the Repair of Exterior Plaster:

1. Patching plaster without removing all loose pieces and thoroughly cleaning the patch area.
2. Patching plaster without creating a "locked joint" as described on this page.

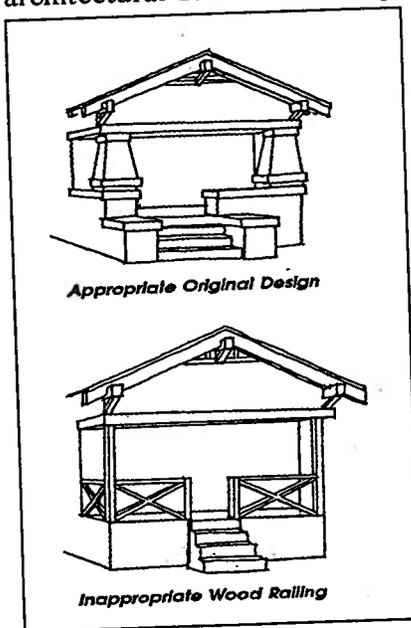
outside; this will allow a "locked" joint to form between the new and old materials. Be careful not to damage the lath below the plaster. Thoroughly clean and then wet the area to receive the patch so that the old material will not rob the new plaster of its moisture. Exterior plaster patch is readily available at most hardware stores and is easily mixed with water. Follow all manufacturer's instructions. Apply the patching material using a trowel to make the patch level with the adjacent surfaces. Consult the manufacturer's suggestions regarding any necessary curing.

Large areas of patching or sections which have to be replaced down to the stud wall should be handled by an experienced plasterer as it can be difficult to match some historic plaster textures.

Color pigment should be added when patching integral colored stucco. Pigments should be used with the patching compound per the manufacturer's instructions. Carefully match the color and make a note of the amount of pigment that was used, for future reference.

Porches and Stairs

For many of San Juan Bautista house styles the front porch is one of the most important architectural features. The porch adds visual interest to the overall appearance of the house and creates a pleasant, welcoming passage into the house that has traditionally received the greatest amount of detail work and decoration.



overhangs, stairs, and rails, support columns, balusters, decorative work, etc.). Temptations to change these items should be avoided as any change in the structural or decorative elements of the front porch will usually jeopardize the architectural integrity of the house. When a deteriorated porch needs to be rebuilt, the reconstruction should follow the original design to the greatest extent possible.

Maintain Original Design

During rehabilitation efforts the original design integrity of the porch should not be compromised.

There is often a desire to modernize or change the appearance of the house by changing the details of the original porch design (i.e. roof

Methods That Are Not Recommended in the Repair of Porches and Stairs:

1. *The use of aluminum canopies or incongruous balustrades or handrails.*
2. *A change in the angle of the porch roof unless to match the original design. Generally, porch roofs should have the same angle as the roof of the house.*
3. *The permanent enclosure of porches with darkened glass, solid walls or permanent screens.*

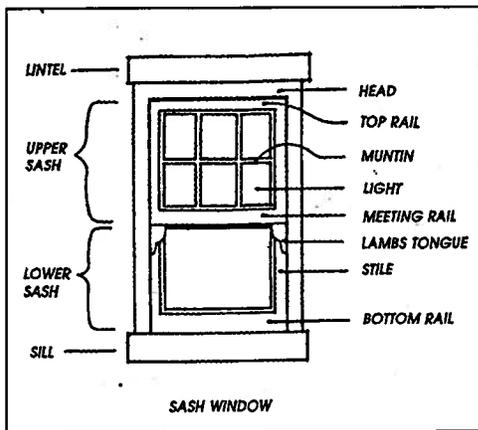
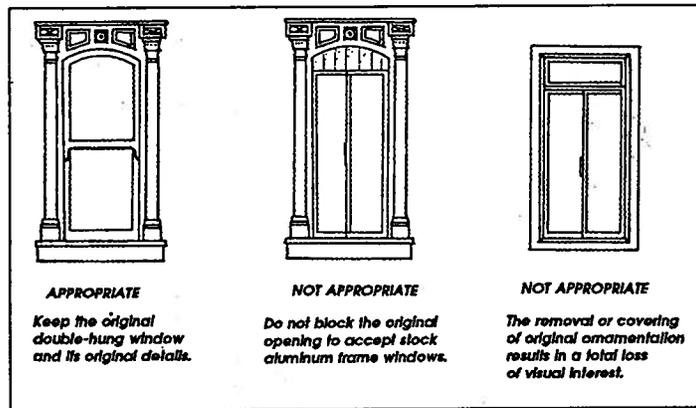
Porch Enclosures Enclosing the front porch with solid walls and windows is a popular, but usually inappropriate means of creating additional interior space. This practice should be avoided as it is extremely difficult to maintain the architectural integrity of a house that has had its porch altered in such a way. If enclosing the porch is the only viable means of adding needed space, great care must be taken to use exterior siding materials, windows, doors, trim details and decoration that matches the facade of the house surrounding the porch.

Stairs The stairs leading to the porch can be an important part of the overall style of the house. When stairs require rehabilitation they should be rebuilt according to the style of the house. Especially avoid the use of the off-the-shelf, ready-made wrought iron railings and skimpy oversimplified construction methods that reduce the visual importance of stairs.

When rebuilding or replacing stair or porch railings you should be aware of the requirements of the Uniform Building Code (UBC). The UBC requires stair railings to be 30 inches to 34 inches above the stair nosing. For porches more than 2 ½ above grade, railings must be a minimum of 36 inches high and the separation between balusters can be no more than 6 inches. Under certain circumstances these requirements may be exempt under the provisions of the State Historic Building Code which the City has adopted. Check with the City's Building Inspector before you start any demolition or repair work.

Windows

The impact of windows on the façade is determined by the size, shape, pattern of openings, spacing and placement within the façade. When altering or reconstructing windows, consideration of these elements is crucial to retaining the structure's original architectural balance and



Elements of a typical window

Replacement windows should match original window integrity and design

integrity.

- ❖ Whenever possible, the original window openings should be retained.
- ❖ If possible, the original windows and frames should be saved and restored. Missing, rotting, or broken sashes, frames, mullions, and muntins with similar materials should be replaced.

- ❖ If the original window openings have been altered, the openings to their original configuration and detail should be restored. Blocking or filling window openings that contribute to the overall façade design should be avoided.
- ❖ When replacing windows, consideration should be given to the original size and shape of detailing and framing materials. Replacement windows should be the same operating type as the original window.

Most historic houses had wood windows that were either fixed, double hung or casement. The size, shape and style of windows are an important feature of most architectural styles, and the original type should be maintained and repaired whenever possible.

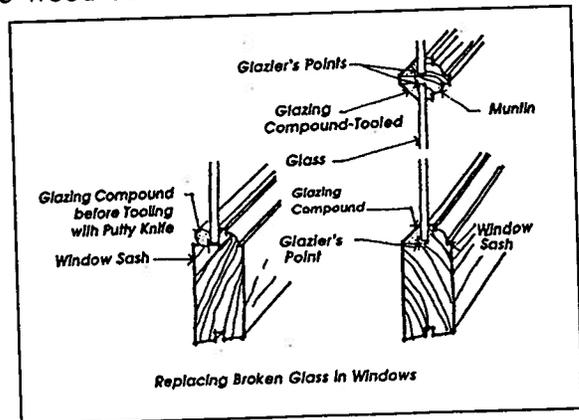
Window Replacement When window replacement is necessary the new window should match the original as closely as possible. This may require custom milling but the extra effort will be worth it in the long run because the original style and character of the house will be maintained.

An alternative to custom milling for an approximate match may be the use of an "off-the-shelf" standard window that closely matches the original. While this may compromise the true architectural integrity of the house it may be an alternative for areas of the house that are not visible from the public street.

Aluminum frame windows that are visible from the public street should not be used as replacements on an architecturally significant house. Such windows are highly visible and the contrast of styles and materials will permanently destroy the architectural integrity of the house. Such windows may be appropriate for rear additions or elevations that have no architectural significance.

Window Glass Repair Many wood windows can be repaired by simple methods or replacement of wood pieces or glass. A broken pane of glass is replaced by first removing the existing putty from the window. Sometimes a soldering iron or torch is necessary to heat the old putty to make it easier to remove. After removing the old putty, remove the glazing points (small pins). The wood should then be sanded smooth and painted with a primer to seal it.

The new pane of glass should be cut about one-eighth inch smaller than the opening (all sides of the pane should be measured because the opening is usually not shaped or "plumb"). Apply new glazing compound, place the glass firmly and secure with glazing points located about six inches apart.



Use first-quality putty compound, shaped into lengths about three-eighths inch in diameter and press it along the edge of the glass.

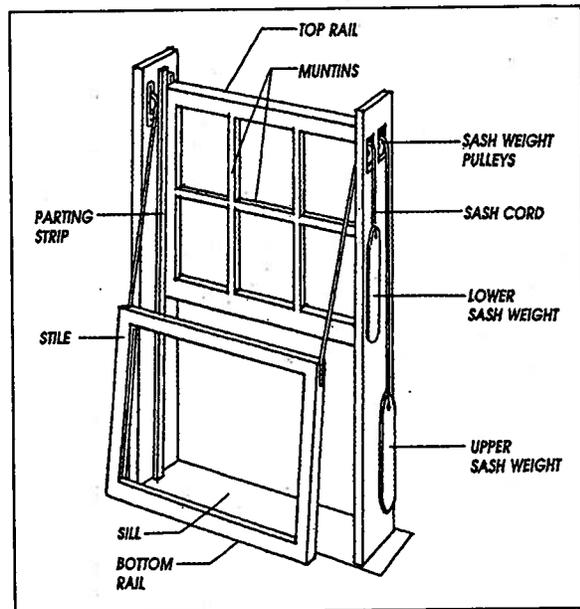
Use a putty knife to form a smooth, angled finish. Follow the manufacturer's recommendation regarding drying time for the putty before painting. It should be noted that old glass usually has slight irregularities in its thickness (waves) and small air bubbles (seeds). Since the new glass will lack these imperfections, a pane of glass that is replaced adjacent to older panes may be noticeable. If this occurs in a particularly prominent location (e.g. front entry door) consideration might be given to obtaining an old piece of glass from a salvage yard.

Repair small holes in wood members by cleaning away all loose debris and filling with a good quality putty. After drying according to the manufacturer's instructions, sand the surface, prime and paint.

Double Hung Window Repair

Double hung windows have two sashes - an outside sash that slides down and a lower, inside sash that slides up. The sliding movement of the window is controlled by weights connected to the window by cords that run over pulleys. Aside from actual broken or rotted sash pieces, the most common problems with these windows are broken sash cords, fouled pulleys and sticking due to warping or over painting.

Sticking can usually be eliminated by gently taping the frame of the window just enough to jar loose paint or debris, then opening the window. Cleaning the jambs, then lubricating with paraffin will often make the window operational. Light sanding may be necessary in order to smooth any rough areas where the window slides.



Typical double-hung window

Methods That Are Not Recommended in the Repair of Windows:

- 1. The use of reflective glass or films.*
- 2. The installation of aluminum windows in location which are visible from the public right-of-way.*
- 3. The use of windows which are incompatible with the other windows on the house or with the overall style of the house.*

If severe warping has occurred, the window sashes will have to be removed and planed. This process, as well as any problems with the cords or weights, would best be completed by an experienced carpenter, as this work requires the removal of the window from its frame.

Doors

Most architecturally significant buildings in San Juan Bautista have wood doors that are particular to their style. The front door of the house is always the most ornate while secondary doors are usually more utilitarian and plain. The size, shape and style of doors are an important feature of an architectural style and the original type should be retained.

Door Replacement Original doors should be repaired in-place when possible, but when replacement is necessary they should be replaced to match the original designs and materials. If the original door is missing, select an appropriate design by studying the doors of similar houses in the town or consulting style books. Many types of solid panel doors are available directly from material suppliers and home improvement centers which may match original doors. Specialty milling may be necessary for some types of doors.

Door Repair Typical problems with doors include sticking, not closing properly or having gaps around the door when it is closed. The first thing to check is the hardware – the hinges and strike plates of the door. These can often become loosened over time and the remedy is as simple as tightening a few screws. If any of these items need replacement, they should be replaced to match the original as closely as possible.

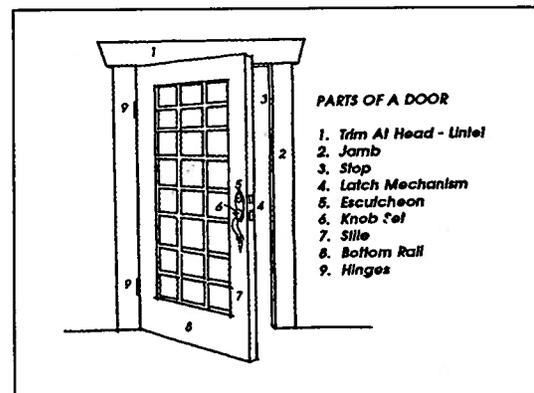
Lock and latch mechanisms may need simple tightening of the screws also, but more major repairs should be conducted by a qualified contractor or locksmith.

Replacement door hardware should closely match the original. The following information will be necessary to secure properly matching hardware:

- ❖ Diameter of the lock
- ❖ Size and location of the latchbolt holes
- ❖ Dimensions of the latch face plate
- ❖ Door thickness
- ❖ Back set measurement from the door's edge to lock hole center
- ❖ Type of lock being replaced
- ❖ Brand name of existing lock

Methods That Are Not Recommended in the Repair of Doors:

1. *The use of hollow core doors for exterior doors.*
2. *The use of doors which are not compatible with the original style of the building in locations which are visible from the street.*
3. *The use of mismatched hardware or materials which are inappropriate to the style of the house.*



Parts of a typical door

Ornamentation/Trim

Often, it is the authentic decoration and trim on a building that lend the character to help identify the architectural style. Great care should be taken in handling trim and decoration during renovation because many times they are the very components that make the building so special. Sensitive response to existing materials, details, proportions, as well as patterns of materials and openings is required when any such work will affect the appearance of an existing building's exterior.

All existing historic decoration should be preserved. It reinforces the traditional character of San Juan Bautista and adds a richness of detail that is often irreplaceable at today's costs. At the same time, the details of the decoration lend a unique character to individual buildings and to the downtown as a whole.

When repairing or replacing decorative trim work the following should be considered:

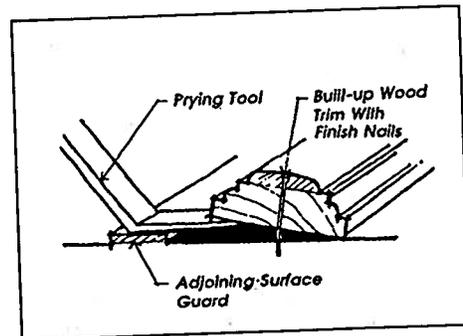
- ❖ Loose trim or ornaments should be reattached with galvanized finish nails or brass wood screws. Countersink nail screw heads and conceal nails with putty before painting. If the material must be removed to be repaired or copied, inspect the attachment carefully prior to any work. It is often a good idea to label pieces according to their original locations in order to replace them exactly.
- ❖ Wood ornamentation and trim should never be roughly hammered or pried loose. Determine how the piece is attached and carefully plan the work to be sensitive to the material and its weaknesses. Any prying action should be slow and careful, with a minimal amount of force. The prying bar or hammer should rest against a thin piece of wood to alleviate damage to the adjoining surfaces.
- ❖ Many carved and detailed pieces of ornamentation can lose their detail by the continuous application of paint. Careful removal of the paint by heat gun or chemicals will revive the original detail. Never use abrasives on delicate ornamentation and never sandblast ornamentation or trim to remove accumulated paint as this will destroy subtle details.
- ❖ An experienced painting contractor sensitive to historic houses is the most likely to preserve ornamental detail properly.
- ❖ If the trim or ornamentation is comprised of several layers of materials, it is helpful to sketch the components as they come apart to ensure proper reassembly. Broken pieces can usually be repaired with a good wood glue and gently securing the pieces

***Methods That Are Not Recommended
in the Repair of Trim and
Ornamentation***

1. *Use of sandblasting to remove paint.*
2. *The application of too many coats of paint thereby obscuring details.*
3. *The removal or complete*

together with a clamp or band. If the pieces are beyond repair, a skilled finish carpenter can duplicate the original work.

- ❖ When historic construction materials cannot be replaced or matched, care should be taken to match the original pattern, thickness, color, and texture as closely as possible with available materials. In general, simulated replacement materials (artificial stone) are discouraged.
- ❖ Replacement of trim and ornamentation should occur just as carefully as the removal. Pieces should be caulked where water infiltration might occur.



Removing trim properly

Roofs

Roofs are important functionally and aesthetically. Great care should be taken to insure that roofs are watertight and that when replacement is necessary that new roofing materials are compatible with the original architectural style of the house. As with other exterior modification, permits are required for reroofing.

Roof Leaks Roof leaks should be quickly identified and repaired to eliminate the destructive abilities of water at inside surfaces, as well as to structural members. Leaks occur at two general areas: where there are leaks in the roofing material itself; or where the roof intersects with another component, such as a wall or chimney. An active leak may be very frustrating to trace because the water level may travel prior to becoming noticeable. The wet spot in the ceiling is rarely directly below the actual leak in the roof. The inspection for the leak should take place in the attic of the house, starting at the location of the wet ceiling.

To check for leaks in dry weather, look for telltale signs:

- ❖ Light shining through to the inside where there are worn or missing shingles
- ❖ Dark stains or discolorations on the underside of rafters or shingles
- ❖ Loose, rusting, or deterioration on flashing around joints and chimneys;
- ❖ Sagging or distressed rafters
- ❖ Protruding nails
- ❖ Peeling paint on eaves and cornices

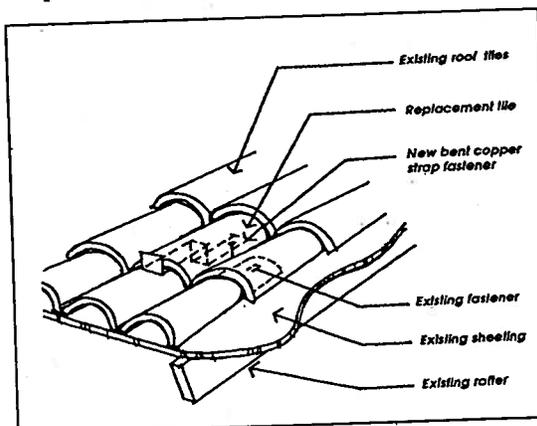
To check for leaks in wet weather:

- ❖ Find the area of wet ceiling in the attic
- ❖ Look to see if the water is coming from the rafters or the sheathing
- ❖ If the water drips from a rafter, follow it to the source (usually the ridge)
- ❖ Mark the bottom of the leak
- ❖ Temporarily caulk the hole with roofing caulk for wet weather use.

Roof Replacement In addition to functional considerations of durability, fire considerations and cost of roofing materials, there is the equally important consideration of visual impact and aesthetics. The selection of roofing materials should take into account the amount of roof area seen from the street, the shape of the roof (how prominent it is), and the architectural style of the building.

The determination of what material to use for the replacement of wood shingles or shakes on historic buildings can be a hard decision. Often, the desire for the most aesthetic material is superseded by the desire to provide maximum fire protection. Many of the newer "architectural" styles of asphalt roofing closely emulates wood shingles or shakes and provides superior fire resistance.

For most significant buildings, one might consider using original wood shingles, while less significant buildings can adapt well to "architectural" asphalt shingles which do not radically alter the appearance of the building.



Original roofing materials should be used when possible

If the building is a Mission/Spanish style or Monterey style, the original tile roof should be maintained and repaired as necessary. Many companies still manufacture clay tile roofs, but difficulty may arise when trying to match the color and shape of a particular tile. If new tile cannot be found that matches the existing tile, one of three alternatives should be followed:

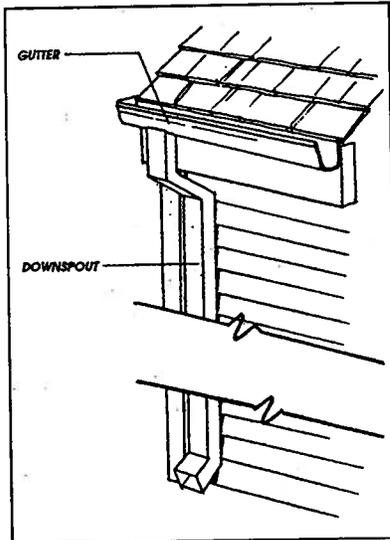
- ❖ Try to locate a building being demolished in the region that has similar roofing material, and work with the owner to obtain salvaged tiles
- ❖ If the building needing repair has blind spots – areas where the roof cannot be seen – remove the tiles from those areas to use in the repair area, and reroof the less visible area with new tile
- ❖ Use the available tile that most closely matches the existing tile

Methods That Are Not Recommended in the Repair of Roofs:

1. The use of materials or colors that are inappropriate to the style of the house
2. Patching roofs with materials or color which do not match the rest of the roof
3. Patching Spanish tile roofs by "dumping" mortar on cracked tiles

Gutters, Downspouts, and Vents

Gutters and downspouts collect water from roofs and carry it to the ground away from the building. If these elements are deteriorated or absent altogether, water may run down the sides of the building and cause the paint to prematurely blister. Gutters and downspouts should be kept in proper working order periodically checking for leaks and clogged areas.



Retain original gutters and downspouts when possible

Whenever possible, original gutters and downspouts should be repaired and replaced. Even these very utilitarian elements contribute to the overall character of the structure.

When new gutters and downspouts are added, they should relate to the style and lines of the building and should be painted to match the trim or body color of the structure. They should not be painted a contrasting color so they stand out.

New downspouts should be placed in the least conspicuous locations. Use the sides and rear of the building and avoid placing downspouts on the front façade.

Vent pipes and stacks that protrude through the roof should be painted to match the color of the roof material.

Paint Colors

Painting can be one of the simplest and most dramatic improvements that can be made to a façade. It gives the façade a well-maintained appearance and is essential to the long life of many traditional elements. Choosing appropriate paint color can be important to maintaining the historical integrity of a building. Often, certain colors are associated with certain architectural styles and time periods and can thus guide the selection process. For further guidance on choosing paint colors and color schemes, refer to Chapter 4.6.

Storefront Renovation

- ❖ Where the original storefront remains (little or no remodeling has occurred), it should be preserved and repaired with as little alteration as possible.
- ❖ Where only part of the original storefront remains (limited remodeling has occurred), the storefront should be repaired, maintaining historic materials where possible, including the replacement of extensively deteriorated or missing parts with new parts based upon surviving examples of original parapets, signs, windows, etc.

Repair and Cleaning

- ❖ Surface cleaning should be undertaken with the gentlest means possible. Sandblasting and other harsh cleaning methods that may damage historic materials should not be undertaken.
- ❖ Waterproofing and graffiti proofing sealers should be used after cleaning and repair.

6.5 Additional Considerations for Building Additions and Expansions

Opportunities for building expansion and addition exist along Third Street and on other properties within the Historic District and throughout the community. Modern additions to historically significant houses and buildings may be necessary or desirable to ensure their continued use. Such additions are also the most sensitive and difficult design issues to manage. These guidelines should be utilized when additions, including a second story or accessory structure (e.g. new entrances, second stories, garages, caports, second dwelling units) are contemplated.

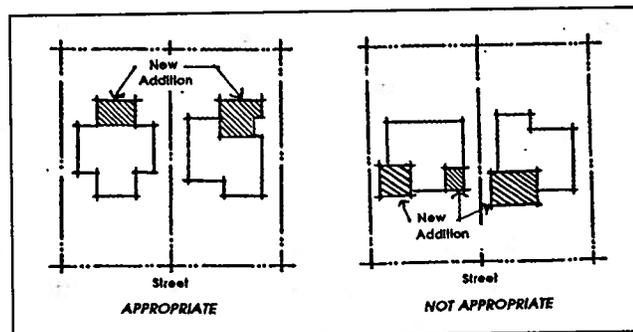
The design of a proposed addition should follow the general scale, proportion, massing, and detailing of the original structure and should not destroy historically significant features, materials, or finishes. New additions should be designed so that if the addition were to be removed in the future, the essential forma and integrity of the original structure would be unimpaired.

The additions should follow the following simple principles:

- ❖ Preserve significant historic and architectural features, details, and materials of existing building;
- ❖ Preserve the character and scale of the house by maintaining existing proportions for the new addition; and
- ❖ Avoid creating a phony historical look.

Site Plan Considerations

Additions should be carefully placed to minimize changes in the historic appearance of the house or building from the street. Whenever possible, additions should be placed to the side or rear of the property and should not obstruct the appearance of the building from the street.



Place additions at the rear or side of property

Architectural Compatibility

Additions that may alter the façade of the building should be considered carefully. Additions to architecturally significant buildings should incorporate the distinctive design features of the original house such as:

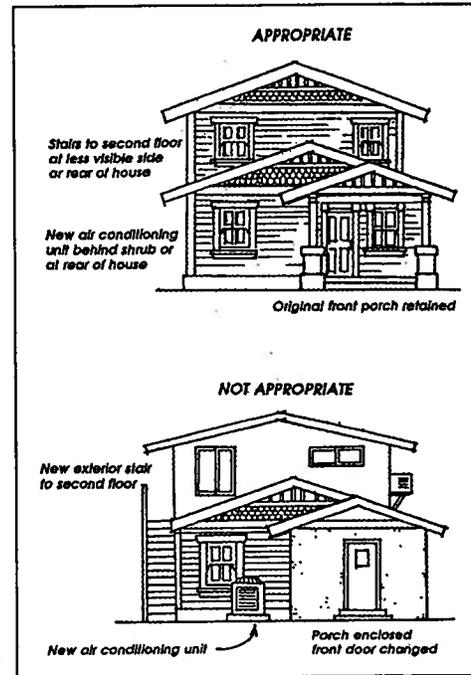
- ❖ Window size, shape, and type;
- ❖ Exterior materials;
- ❖ Roof style, pitch, material;
- ❖ Finished floor height;
- ❖ Color; and
- ❖ Trim and decoration.

Refer to Chapter 3.0 for a discussion on the character defining features of each specific style of architecture to ensure compatibility of design.

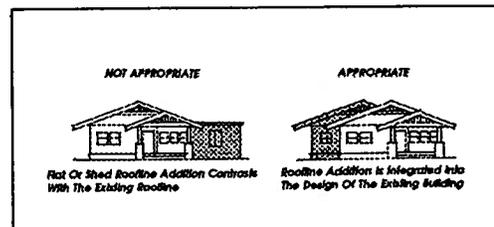
Scale and Mass Compatibility Each building has a characteristic scale and mass that is unique to its particular style. For instance, the bungalow style emphasizes horizontal lines giving it a low to the ground appearance. Low pitched roofs with large overhangs, thick porch pillars, and horizontal windows all add to this appearance. Likewise, each style of architecture in San Juan possesses unique qualities that help to establish their own individual feelings of mass and scale. It is important to recognize these features and incorporate and continue them in additions and expansions.

Roof Pitch Consistency The roof of a building, especially its style and pitch, is an important architectural element that must be taken into consideration when planning an addition or accessory building. Whenever possible the roof style and pitch on the addition should match the original. Roof materials should also match as close as possible in order to maintain the architectural style of the original building.

Second Story Setbacks Adding additional stories to an existing home will always change a building's proportions and should be carefully designed to follow similar two story examples of the particular style. Integrating the new second story addition into the original design of the house may be easier if the addition is setback from the front façade.



Appropriate scale and massing



Roof pitches should be consistent

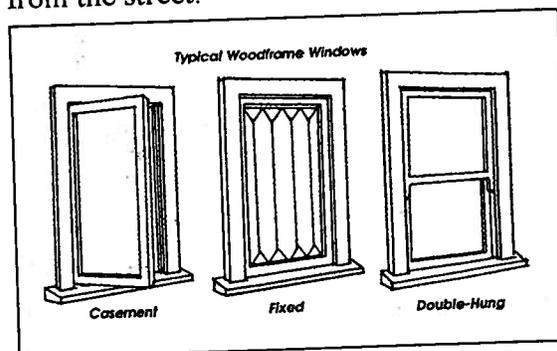
Compatibility of Materials The exterior appearance of additions and new accessory buildings should be compatible with the style, quality, dimension, texture, and color of materials on the existing building to the greatest extent feasible.

When using wood siding it may be difficult to match the size of the original siding because mill sizes and trends have changed. When an exact match is desired a special milling may be required. Otherwise, the next closest material in terms of style, dimension, and texture can be used. When different sizes are used, care should be taken at the intersections of the new and the old to avoid awkward connections of the horizontal lines.

Roofing materials have changed also over the years. If the same roofing materials as on the existing building are not available for the new addition then consider what type of roof covering would be used when it is time to reroof the entire structure and use that material. It is often a good idea to replace the existing roof when the addition is roofed.

Doors The exterior doors of a historic building are indicative of its architectural style as previously described. Additions should incorporate doors compatible with the style of the house, especially if they are visible from the street.

Windows Windows in historic buildings were generally wood sash and the original window type, style, and material should be retained when creating an addition. The general rhythm of window placement (pattern of solid to void) and the size of the windows should complement the style of the house.



Accessory Structures

Maintain consistency in windows

A new accessory structure, such as a garage, granny flat, or garden shed, can generally attain architectural compatibility by incorporating a few key character defining elements of the main building. Some of the key elements to consider include:

- ❖ Roof pitch and style;
- ❖ Building proportions;
- ❖ Exterior siding and roofing materials;
- ❖ Door and window style; and
- ❖ Color.