

REHABILITATION OF HISTORIC BUILDINGS: A CHECKLIST

DO	DO NOT
<i>R</i> ETAIN AS MUCH ORIGINAL FABRIC AS POSSIBLE, INCLUDING CORNICES AND WINDOW, DOOR, AND EAVES TRIM.	<i>R</i> EMOVE ARCHITECTURAL FEATURES WITHOUT REPLACING THEM WITH REPRODUCED OR SALVAGED MATERIALS OF SIMILAR DESIGN.
<i>R</i> EPAIR OR REPLICATE DETERIORATED MATERIAL WITH NEW OR SALVAGED MATERIAL THAT DUPLICATES THE OLD AS CLOSELY AS POSSIBLE.	<i>A</i> PPLY NEW MATERIALS WHICH ARE INAPPROPRIATE OR WHICH WERE UNAVAILABLE WHEN THE BUILDING WAS CONSTRUCTED.
<i>R</i> ETAIN THE ORIGINAL OR EARLY COLOR AND TEXTURE OF MASONRY AND WOOD SURFACES.	<i>A</i> PPLY ALUMINUM SIDING, ASBESTOS OR ASPHALT SHINGLES, PERMA STONE, BRICK VENEER, OR ARTIFICIAL BRICK TO ANY BUILDING.
<i>C</i> ONSULT PERIOD COLOR CHARTS, BOOKS, OR PROFESSIONALS CONCERNING THE CHOICE OF EXTERIOR PAINT COLORS ON MASONRY AND FRAME BUILDINGS.	<i>R</i> EPAINT WITH COLORS THAT CANNOT BE DOCUMENTED TO BE APPROPRIATE TO THE BUILDING AND ITS NEIGHBORHOOD.
<i>C</i> LEAN MASONRY USING THE GENTLEST METHOD POSSIBLE, SUCH AS STEM OR WATER UNDER LOW PRESSURE.	<i>S</i> ANDBLAST BRICK OR POROUS STONE. (THIS METHOD OF CLEANING ERODES THE SURFACE OF THE MATERIAL AND ACCELERATES DETERIORATION; SOME CHEMICAL CLEANING PRODUCTS ARE ALSO DAMAGING TO MASONRY MATERIALS.)
<i>R</i> ETAIN ORIGINAL MASONRY AND MORTAR WHENEVER POSSIBLE.	<i>A</i> PPLY WATERPROOF OR WATER REPELLENT COATINGS UNLESS REQUIRED TO SOLVE A PROBLEM THAT HAS BEEN IDENTIFIED AND STUDIED. (COATINGS ARE OFTEN UNNECESSARY, EXPENSIVE, AND POTENTIALLY DAMAGING.)
<i>I</i> F REPOINTING IS NECESSARY, DUPLICATE OLD MORTAR IN COMPOSITION, COLOR, TEXTURE, AND JOINT CONFIGURATION.	<i>R</i> EPOINT BRICK OR POROUS STONE WITH HARD MORTAR. (MORTAR WITH A HIGH PORTLAND CEMENT CONTENT CAN CREATE A BOND THAT IS STRONGER THAN THE BUILDING MATERIAL AND RESULT IN DETERIORATION.)
<i>P</i> RESERVE THE ORIGINAL ROOF SHAPE AND TEXTURE; SAVE OR REPLACE ALL ARCHITECTURAL FEATURES THAT GIVE ROOF ITS SPECIAL CHARACTER, INCLUDING CUPOLAS, CORNICES, BRACKETS, CHIMNEYS, CRESTING AND WEATHER VANES.	<i>A</i> LTER THE CHARACTER OF THE ROOF BY CHANGING ITS SHAPE OR TEXTURE, ADDING INAPPROPRIATE ELEMENTS, OR REMOVING ARCHITECTURAL FEATURES.
<i>R</i> ETAIN, REPAIR, OR REPLICATE WINDOW AND DOOR OPENINGS, FRAMES, SASH LINTELS, SILLS, PEDIMENTS, HARDWARE, AWNINGS, AND SHUTTERS WHERE THEY CONTRIBUTE TO THE ARCHITECTURAL AND HISTORIC CHARACTER OF THE BUILDING.	<i>C</i> HANGE THE LOCATION, SIZE, OR SHAPE OF WINDOWS AND DOORS OR APPLY AWNINGS OR SHUTTERS IF THERE IS NO EVIDENCE THAT THEY WERE ORIGINALLY USED.
<i>I</i> F THEIR USE IS APPROPRIATE, REPAIR OR REPLICATE SHUTTERS WHICH ARE OPERABLE AND FIT THE SIZE OF THE OPENINGS.	<i>A</i> PPLY FALSE SHUTTERS OR SHUTTERS, WHICH DO NOT CORRESPOND TO THE SIZE OF THE OPENINGS.
<i>U</i> SE CANVAS AWNINGS IF APPROPRIATE.	<i>A</i> TACH SEAMED METAL CANOPIES OR FIXED AWNINGS.
<i>A</i> DD STORM WINDOWS AND DOORS WHICH ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING AND DO NOT DAMAGE WINDOW AND DOOR FRAMES.	<i>I</i> NSTALL EXTERIOR STORM WINDOWS AND DOORS, WHICH ARE INOPERABLE, INAPPROPRIATE IN SIZE OR COLOR, OR REQUIRE REMOVAL OF ORIGINAL WINDOWS AND DOORS.
<i>R</i> ETAIN OR REBUILD PORCHES AND STEPS THAT ARE APPROPRIATE TO THE BUILDING AND ITS DEVELOPMENT.	<i>R</i> EMOVE OR ALTER PORCHES AND STEPS THAT ARE APPROPRIATE — OR ADD PORCHES AND STEPS THAT ARE INAPPROPRIATE — TO A BUILDING'S DEVELOPMENT AND STYLE.

RETAIN PLANTS, TREES, FENCING, WALKWAYS, AND OTHER LANDSCAPE FEATURES THAT REFLECT THE PROPERTY'S HISTORY AND DEVELOPMENT.

RELATE MODERN ADDITIONS TO THE SIZE, SCALE, MATERIALS, TEXTURE, AND COLOR OF THE EXISTING BUILDING.

REMOVE PLANTS, TREES, FENCING, WALKWAYS, AND OTHER LANDSCAPE FEATURES BEFORE EVALUATING THEIR IMPORTANCE IN THE PROPERTY'S HISTORY AND DEVELOPMENT.

CONSTRUCT NEW ADDITIONS THAT ARE INCOMPATIBLE WITH THE EXISTING BUILDING OR NEIGHBORHOOD IN CHARACTER, MATERIALS, AND TEXTURE.