

CONSERVATION GUIDELINES: THIRD AND MAIN STREETS HISTORIC DISTRICT

Primary Features Subject to Review

Intent

Conservation of Existing Materials

Replacement Materials

New Materials

Additions and Alterations

Demolition

PRIMARY FEATURES SUBJECT TO REVIEW

All exterior changes will be reviewed, however, the focus of the review will be on significant features on primary elevations.

- 208-210 E. Third - South elevation
- 300-302 Main - South and west elevations
- 304-306 Main - West elevation
- 308-310 Main - West elevation
- 312-314 Main - West elevation
- 316-318 Main - West elevation

INTENT

All rehabilitation and alteration should be based on an examination of significant features of the building as identified in the architectural description. All work should maintain the historic character of the property.

- A. If existing features are in good condition they should be conserved.
- B. Replace damaged or missing features sensitively to match the character of original features.
- C. Completely new features should be compatible with the original building design.

CONSERVATION OF EXISTING MATERIALS

Ordinary repair and maintenance is not reviewed if work does not alter the appearance of the exterior of the building. Repair rather than replace, if at all feasible.

- A. Avoid removing, covering or altering historic material or distinctive architectural features.
- B. Cleaning and removing paint should be done by the gentlest means possible which accomplishes the task. Sandblasting is never an acceptable means of cleaning.
- C. Mortar repair should match the original mortar in consistency, color, and type and width of joint.

REPLACEMENT MATERIALS

Where original materials are damaged beyond repair or are missing, but there is enough remaining to model replacements after, new materials should match the original.

- A. Replacements should be of the same material, color, texture, detailing, placement, and size and shape as the original.
- B. Depending on the design and location of certain features, some replacements may be permitted of a different material from the original if the other characteristics listed above match.

NEW MATERIALS

Where no original materials remain and there is no evidence on the building or in documentation of what the original looked like, new material should be designed to fit the general character of the original building.

- A. New material should be compatible with the building in color, texture, detailing, placement, size and shape.
- B. New features should respect the existing proportions and design patterns of the building.

ADDITIONS AND ALTERATIONS

New construction and alterations should fit the character of the original building.

- A. Additions should not detract from the original building.
- B. Additions and alterations should be consistent with "new materials" guidelines above.

DEMOLITION

Demolition of all or part of the building may be permitted if one of the following conditions exist:

- A. The demolition has been ordered by the Director of Buildings and Inspections for the public safety because of an unsafe or dangerous condition which constitutes an emergency.
- B. Every use of the property available to the owner that would give the owner a reasonable rate of return on the owner's investment in the property involves the demolition of the historic structure, and the denial of permission to demolish the structure would amount to a taking of the owner's property without just compensation.

Demolition is proposed for a non-significant portion of a building, and the demolition will not adversely affect the historic character of those parts of the building determined by the HCB to be significant.