TOWN OF BLACK MOUNTAIN

160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711
Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

MEMORANDUM

To: Town of Black Mountain Historic Preservation Commission
From: Jennifer Tipton, Senior Admin
Re: Agenda Packet for November 15, 2023
Date: November 8, 2023

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, November 15, 2023, at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;

2. Draft minutes from October 20, 2023; and

3. Section 2 of HPC Design Principles and Standards.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@tobm.org or (828) 419-9371.

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9371 or by email at jennifer.tipton@tobm.org.

CC: Jessica Trotman, Planning Director
Russell Cate, Planner 1/Zoning Administrator

PUBLIC NOTICE
AVISO PÚBLICO

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

REGULAR MEETING
REUNIÓN ORDINARIA

Wednesday, November 15, 2023, at 6:00 p.m.
Miércoles 15 de Noviembre de 2023, a las 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet for their regular monthly meeting on **Wednesday, November 15, 2023, at 6:00 p.m**. at Town Hall, 160 Midland Avenue, Black Mountain, NC.
La Comisión de Preservación Histórica de Black Mountain realizará su meeting mensual regular **el miércoles 15 de Noviembre de 2023 a las 6:00 p.m.** en el Ayuntamiento, 160 Midland Avenue, Black Mountain, NC.

The meeting is open to the public.
La reunión está abierta al público.

_____
Jennifer Tipton
Senior Admin

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact Jennifer Tipton at (828) 419-9371 or by email at Jennifer.tipton@tobm.org.
La ciudad de Black Mountain se compromete a proporcionar instalaciones, programas y servicios accesibles para todas las personas en cumplimiento con la Ley de Estadounidenses con Discapacidades (ADA). Si necesita ayuda o un alojamiento en particular para esta reunión, comuníquese con Jennifer Tipton al (828) 419-9371 o por correo electrónico a Jennifer.tipton@tobm.org.

Posted to the Town Bulletin Board 10/31/2023
www.townofblackmountain.org

Historic Preservation Commission Regular Meeting
November 15, 2023

PROPOSED AGENDA

I. CALL TO ORDER
- **Welcome**
- **Determination of Quorum**

II. ADOPTION OF AGENDA
- **Motion:** To adopt the agenda as presented [or as amended]

III. ADOPTION OF MINUTES
- **Motion:** To adopt the minutes of October 20, 2023, as written [or as amended]

IV. OLD BUSINESS

V. NEW BUSINESS
- Section 2 – HPC Design Principles and Standards

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, October 18, 2023, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

The meeting was called to order at p.m. with the following members present:

Jay Parmar, Chair
Debbie Norman
Leigh Vidrine

Absent:

Amy Pate, Vice Chair
Richard House

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of three (3) regular members.

II. ADOPTION OF AGENDA

Leigh Vidrine made a motion to adopt the agenda as presented. The motion was approved by a vote of 3-0.

III. ADOPTION OF MINUTES

Leigh Vidrine made a motion to adopt the minutes of September 20, 2023, as written. The motion was approved by a vote of 3-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. <u>Historic District Standard Amendments – Chapter 1</u>

Chapter 1 covers the district settings, such as landscaping, fences, walls, driveways, walkways, garages, and accessory structures. Jennifer Tipton said that she will bring the draft tree preservation ordinance to the next meeting to see if there any provisions from that ordinance that the Commission might want to incorporate into the standards. Debbie Norman asked about vegetable gardens and that the window boxes might be a good place to plant cabbage or something along those lines. Russell Cate asked about a more generic term for manmade and Ms. Tipton said that she will look into what that term might be. Mr. Cate said he will look into façade grants and how that might work in Black Mountain. Ms. Tipton said she will check with Duke Energy about when they replace or repair lines downtown and can they move them underground. Ms. Tipton said she would also ask about the crosswalk on Broadway. Jay Parmar suggested requiring that LED lights only be allowed to be warm white. Ms. Tipton is going to check on signage and if it has to have words to be considered a sign. Ms. Tipton did say that the

Commission can always consider alternate materials and sometimes that does happen due to the historic district also being in the primary fire district or because of safety concerns or issues.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

None.

VII. COMMUNICATION FROM STAFF

None.

VII. ADJOURNMENT

With no further business, the meeting was adjourned at 7:08 p.m.

Prepared by:

_____
Jay Parmar, Chair

_____
Jennifer Tipton, Senior Admin

2.0 BUILDING MATERIALS

2.1 Wood: Principles

Wood is used for a variety of features from exterior siding and trim to doors, windows, and porch elements including porch decking, ceiling, posts, railings, and skirtboards. The material was popular in the eighteenth and nineteenth centuries because it was easily shaped by sawing, planning, carving, and turning. By the late nineteenth century, technological advances allowed for most wood building elements to be mass-produced rather than formed on stie, resulting in more standardized woodwork.

Decorative details vary by style, illustrating both the taste and financial resources of the original owner. Queen Anne-style and Neoclassical-style are among the most embellished, while Colonial Revival-style, Craftsman-style, and vernacular housing styles tend to be more restrained in their detailing. Finally, modern and contemporary styles, especially those constructed in the 1980's and 1990's, varies from the earlier styles in the district in that it is typically less ornamental and may have stained wood in lieu of painted surfaces and details.

Exterior wood surfaces and elements can last a century or more with proper maintenance and sound layers of paint or sealants to protect the wood from moisture and ultraviolet light. Because even small amounts of moisture can result in mold, mildew, rot, or other deterioration, surfaces and features should be inspected regularly to ensure they are dry.

ACCEPTED PRESERVATION METHODS FOR MAINTAINING AND CLEANING WOOD

- Inspect wood surfaces and features regularly for signs of damage from moisture, termites and other insects, and fungi or mildew.
- Ensure surfaces, including porch floors, steps, thresholds, and windowsills are adequately drained to prevent water from collecting on horizontal features or decorative elements.
- Properly caulk or seal vertical wood joints to prevent moisture penetration but do not seal horizontal, lapped siding joints as it traps moisture within the walls.
- Use the gentlest effective method for cleaning painted wood surfaces.

Wood, as a porous material, is susceptible to rot and decay when repeatedly exposed to moisture. Thus, it is essential that wood surfaces are properly sealed and drained to prevent water infiltration. Similarly, mold, fungus, and any vegetal growth, including ivy, are detrimental wo wood surfaces and features. Wood is a relatively soft material that must be cleaned gently with low-pressure water, mild detergents, an anti-mildew additive, and natural bristle brushes. Power washing and sandblasting are not appropriate as they can raise the grain of the wood, alter the surface and appearance of the wood, and allow for water infiltration. Consider the use of chemical stripers only if less aggressive methods such as low-pressure washing with detergents and natural bristle brushes are ineffective. The installation of vinyl, aluminum, or other synthetic siding over historic wood surfaces and features should be avoided as the installation often damages the features and its presence conceals signs of moisture infiltration and deterioration.

ACCEPTED PRESERVATIO METHODS FOR REPAIRING WOOD

- Repair damaged or deteriorated wood using selective in-kind replacement, splicing, patching, or consolidating.

Wood shingles and siding are commercially available in a variety of dimensions and details, making it easy to match historic profiles for small-scale replacements. However, fast-growth new wood is not as resistant to decay as the old-growth wood present on most historic buildings. Ther4efore, specifying decay-resistant wood and maintaining a protective paint film are two ways to extend the life of new wood features and surfaces. For the repair of decorative wood trim and features that are not easily replicated, consolidation of the deteriorated feature with wood epoxy repair products that both stabilize deteriorated wood and prevent further decay may prove more cost effective than replacement in-kind.

Where water damage is an ongoing concern, the selective replacement of wood trim and details with appropriate substitute materials (including fiber cement board, cellular PVC, or plastic composite trim and siding) may be considered as long as they are painted to match the historic painted wood. Care should be taken when installing substitute materials to ensure that they don't damage adjacent wood surfaces or features. Whenever possible, substitute materials should be fastened to the structure, not adjacent wood or masonry details, and should be placed in locations that allow for existing wood and masonry to continue to expand and contract.

ACCEPTED PRESERVATION METHODS FOR PAINTING WOOD

- Maintain protective paint films on exterior wood surfaces to prevent damage due to ultraviolet light and moisture.

- Repaint previously painted wood surfaces as necessary to maintain a sound paint film.

- Treat historically unpainted wood features with an environmentally safe chemical preservative to slow decay.

Typically, hand scaping and sanding are necessary prior to repainting. More aggressive techniques, such as the selective use of hot air guns or heat plates, may be necessary if multiple layers of paint are failing. However, because harsh alkaline paint strippers, gas-fire torches, sandblasting, and power washing will permanently damage the wood surface and leave a raised grain surface, these techniques are not appropriate for historic wood features. Consider the use of chemical strippers only if less aggressive methods such as low-pressure washing are ineffective.

2.1 Wood: Standards

2.1.1 Retain and preserve wood features and surfaces that are important in defining the overall historic character of buildings or site features within the historic districts. These include, but are not limited to, exterior wood siding, board-and-batten, decorative shingles and sawn work, turned posts and balusters, porch floors and steps, door and window surrounds, cornices and soffits, and rafter tails and brackets.

2.1.2 Retain and preserve the details and finishes of historic wood features and surfaces including paints and coatings.

2.1.3 Protect and maintain wood features and surfaces through a program of regular maintenance and repair using accepted preservation methods.

2.1.4 Clean wood features and surfaces only when necessary, using the gentlest effective method, to remove heavy soiling or in preparation for repairing.

2.1.5 Repair deteriorated or damaged wood features and surfaces through accepted preservation methods, such as patching, splicing, consolidating or otherwise reinforcing the wood. Repairs may include selective in-kind replacement of missing or deteriorated portions of a historic wood feature or surface.

2.1.6 Replace in-kind wood features and surfaces that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature or surface. Replacement features and surfaces should match the original in material, design, dimension, detail, and finish. Consider a compatible substitute material for wood features (including fiber cement board, cellular PVC, or plastic composite) only if replacement in-kind is not technically feasible or there is an ongoing water infiltration problem; the material matches the existing in design, dimension, and detail; and the wood to be replaced is a painted wood to which the finish of the substitute material can be matched.

2.1.7 If a wood feature is completely missing, replace it to match the original feature, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, size, and scale with the building or site.

2.1.8 Repaint historically painted wood features and surfaces following the Standards for Paint. Do not paint wood features and surfaces that were not historically painted.

2.1.9 Do not conceal or replace a historic wood feature or surface with a contemporary substitute material such as vinyl or aluminum.

2.1.10 Do not introduce wood features or details to a building that would create a false historical appearance.

2.2 Masonry: Principles

Masonry plays a prominent role in the Black Mountain historic district and is utilized throughout the district for both building and landscape features. While red brick and stone are the most common, stucco, concrete, and slate are also present. Red brick is the most prominent building material for commercial buildings in the district, illustrating permanence and stability and reducing the possible spread of fire through the dense urban fabric. Red brick and stone are also used for low walls and paths throughout the district.

Masonry surfaces are generally quite durable and require relatively little maintenance. However, like all building materials, masonry requires a program of routine maintenance and repair to ensure the long-term preservation of the material as well as the structural integrity of the building or landscape features.

ACCEPTED PRESERVATION METHODS FOR MAINTAINING AND CLEANING MASONRY

- Ensure water does not collect on masonry surfaces and that water drains away from foundations, walls, and piers.

- Ensure masonry is free of vegetation.

- Clean both painted and unpainted masonry surfaces using the gentlest effective method to remove heavy soiling or slow deterioration.

Brick and mortar are naturally porous. Thus, if water is able to collect on or against masonry surfaces, it can penetrate the wall or feature and weaken the mortar as the water expands and contracts during freeze-thaw cycles. Vegetation – including ivy and other vines – if left to grow on masonry surfaces can trap moisture while the penetration of roots further damages mortar. Frequently, masonry surfaces can be adequately cleaned using low-pressure water, natural bristle brushes, and mild detergent; however, stubborn stains or soiling may require a chemical cleaner. Because chemical cleaners may discolor or damage the masonry surface, it is best to pretest any chemical cleaner on an inconspicuous sample area well in advance of cleaning. Chemical cleaners must be neutralized, and the surface thoroughly rinsed afterwards to prevent ongoing chemical reactions. Both water and chemical cleaners introduce moisture into the brick and, thus, should be avoided when there is the possibility of freezing temperatures. Because brick is naturally porous and historic brick in particular tends to be softer, abrasive cleaning techniques, including sandblasting and high -pressure water blasting, should be avoided as they may damage the fired “skin” of historic brock and result in spalling and structural deterioration.

ACCEPTED PRESERVATION METHODS FOR REPAIRING MASONRY AND MORTAR

- Inspect masonry for signs of deterioration or damage due to settlement, structural movement, moisture, loose or missing masonry units, deteriorated mortar joints, and vegetation.

- Remove loose or crumbling mortar using hand tools (power tools may overcut the joint and damage the brick or stone), taking care not to damage the masonry units.

- Repair and repoint mortar as needed, matching the original in composition, content, strength, color, texture, and appearance.

- Replicate the profile, width, and finish of the historic mortar joint.

- Inspect stucco for signs of deterioration or evidence that the stucco is separating from the underlying structure.

Over time, the mortar in masonry features will begin to deteriorate, and eventually the mortar joints will need to be repainted with new mortar to prevent moisture from infiltrating the surface. Matching the physical characteristics of the original mortar will preserve the structural integrity of the feature. Use softer, lime-based mortars instead of Portland cement-based mortars, which may result in chipping or cracking of original brick as temperature changes cause the mortar joints to expand the contract. Take time to match the color and visual characteristics of the original mortar to ensure a consistent appearance between original and repaired areas. This can best be achieved by preparing a small test batch of mortar and applying it to a test wall on site.

If individual bricks are missing or so deteriorated that their replacement is warranted, finding new stock, custom-made, or salvaged brick to match the size, color, and texture of the original is often possible. Where stone, slate, or terra cotta require replacement, substitute materials may be acceptable depending on the location of the feature.

ACCEPTED PRESERVATION METHODS FOR PAINTING MASONRY

- Do not paint previously unpainted brick, stone, or other masonry.

- Repaint previously painted masonry surfaces to maintain a sound paint film.

Painting or applying other coatings (including parging or stucco) to historically unpainted masonry surfaces has both visual and structural consequences. Painting diminishes the inherent color, pattern, and texture of masonry surfaces and features More importantly, brick and mortar are porous materials and covering them with non-porous coatings can trap moisture within the wall, causing deterioration from the inside out. Finally, painting masonry triggers a cycle of repainting/recoating that is far more intensive than the long-term care of unpainted brick or stone. Therefore, it is both historically appropriate and economically wise not to paint unpainted masonry.

If it is necessary to remove paint from a masonry surface, chemical removers are likely necessary. Chemical paint removers need to be tailored to the texture, condition, and hardness of the masonry substitute. Some require the use of a neutralizer following the products' use. Start with the lowest strength product and progress to stronger products, if need be, by creating small test areas. Due to the expense and difficulty of removing paint or other coatings without damaging the underlying masonry, repainting previously painted masonry is the preferred treatment.

For more information see:
NPS Preservation Brief #2
Repointing Mortar Joints in Historic Masonry Buildings

2.2 Masonry: Standards

2.2.1 Retain and preserve masonry features and surfaces that are important in defining the overall historic character of buildings or site features within the historic districts. These include, but are not limited to, masonry walls (both building and landscape walls), foundations, chimneys, porch supports, sidewalks and steps, door and window surrounds, and commercial cornices and parapets.

2.2.2 Retain and preserve the details and finishes of historic masonry features and surfaces including bond patterns, tooling, coatings, and colors.

2.2.3 Protect and maintain masonry features and surfaces through a program of regular maintenance and repair using accepted preservation methods.

2.2.4 Clean masonry features and surfaces only when necessary, using the gentlest effective method, to remove heavy soling or to halt deterioration.

2.2.5 Repair deteriorated mortar joints by repointing as necessary, using accepted preservation methods, to prevent moisture infiltration and accelerated structural deterioration. The color, dimension, and tooling of mortar joints must match the original.

2.2.6 Repair deteriorated stucco by removing loose material and patching with new stucco that matches the strength, color, texture, and composition of the original. Do not use commercial caulks or compounds to repair stucco.

2.2.7 Repair deteriorated or damaged masonry features and surfaces through accepted preservation methods for patching, splicing, consolidating, or otherwise reinforcing the masonry. Repairs may include selective, in-kind replacement of missing or deteriorated masonry units.

2.2.8 Replace masonry features and surfaces that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature or surface. Replacement features and surfaces should match the original in material, design, bond pattern, dimension, detail, texture, color, and finish. Consider a compatible substitute material only if replacement in-kind is not technically or economically feasible.

2.2.9 If a masonry feature is completely missing, replace it to match the historic feature, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, size, scale, and color with the building or site.

2.2.10 Repaint historically painted masonry and stuccoed surfaces following the Standards for Paint.

2.2.11 Do not apply paint or stucco to masonry surfaces that were historically unpainted or uncoated.

2.2.12 Do not apply water repellants or sealants to masonry surfaces, as they may trap moisture, accelerate deterioration, and change the color or texture of the material.

2.2.13 Do not conceal a historic masonry feature or surface with a contemporary substitute material, such as synthetic stucco or artificial siding.

2.2.14 Do not introduce new masonry features or details to a building that would create a false historical appearance.

2.3 Architectural Metals: Principles

Architectural metals, including cast and wrought iron, copper, tin, aluminum, steel, and bronze, are all present in Black Mountain's historic district. Standing-seam and pressed-metal roofs, cast iron fences, wrought iron porch posts and railings, pressed metal cornices, and copper flashing are all common. Metal is also used for light fixtures, hardware, and foundation grills and vents. Like masonry and wood, metals are inherently durable and, if well maintained, can last a century or more.

ACCEPTED PRESERVATION METHODS FOR MAINTAINING AND CLEANING ARCHITECTURAL METALS

- Inspect metal surfaces and features routinely for signs of structural fatigue or failure, moisture damage, corrosion, galvanic action, and paint film failure.
- Clear metal roofs, gutters, and downspouts as necessary to keep them free of debris and leaves.
- Clean metal surfaces and features using the gentlest effective method.

Air pollution, dust, pollen, and human or animal contact all degrade the visual appearance of architectural metals and can accelerate corrosion and decay. The appropriate method for cleaning architectural metals depends on how malleable, or soft, they are. The abrasive action of a wire brush or hand scraper is appropriate for hard metals such as steel, cast iron, and wrought iron. If these techniques are ineffective, low-pressure grit blasting may also be used to clean hard metals. In contrast, copper, aluminum, brass, zinc, tin, and lead are all soft metals that should be cleaned with non-abrasive cleaners to ensure that their surface texture and appearance is not deformed or destroyed. Non-corrosive chemical cleaners may be used on soft metals, but only after pretesting in an inconspicuous area.

ACCEPTED PRESERVATION METHODS FOR REPLACING AND REPAINTING ARCHITECTURAL METALS

- Ensure drainage of surfaces is adequate to prevent water from collecting on horizontal surfaces or decorative elements.
- Remove corrosion and prepare metal for repainting using the gentlest effective cleaning method.
- Maintain a protective paint film on ferrous metal surfaces to prevent corrosion.
- Identify the type of metal prior to any treatment or repair in order to minimize galvanic action.

Surface corrosion, or oxidation, of metal surfaces and features is a chemical reaction that typically occurs from exposure to air and the moisture it contains. Copper, bronze, and brass develop a protective green patina through exposure to the elements. Copper is often used for slashing, gutters, and downspouts because it can withstand moisture without needing to be painted or coated. Aluminum and stainless steel are also valued for their resistance to atmospheric corrosion, with aluminum a more economical alternative to copper for flashing and gutters. The inherent finish of all ferrous metals – such as wrought iron, cast iron, and steel – corrodes quickly when exposed to moisture in the atmosphere. Consequently, ferrous metals require a protective paint film to prevent rust from forming. If the paint film deteriorates, any corrosion must be removed, and the ferrous metal surface must be promptly primed with a zinc-based or other rust-inhibiting metal primer to halt deterioration and prevent future corrosion.

Corrosion can also result from galvanic action between two dissimilar metals. For this reason, it is essential to identify the type of metal prior to any treatment or repair. If missing or deteriorated metal surfaces or features require replacement, care must be taken to ensure that compatible metals are used for nails and fasteners. Additionally, asphalt products, including roofing tar, corrode metals and should never be used on metal roofs.

If replacement is necessary, using new or salvaged materials of the same metal is preferable. However, if replacement in-kind is not technically or financially feasible, compatible substitute materials, including fiberglass, wood, or aluminum, may be considered, especially when replacing metal with painted finishes, where the characteristics of the specific metal are not visible.

2.3 Architectural Metals: Standards

2.3.1 Retain and preserve architectural meatal features and surfaces that are important in defining the overall historic character of buildings or site features within the historic districts. These include, but are not limited to, metal roofing and flashing, gutters and downspouts, cornices, railings and porch posts, windows and hardware, light fixtures, and fences and gates.

2.3.2 Retain and preserve the details and finishes of architectural metal features and surfaces including paints and coatings.

2.3.3 Protect and maintain architectural metal features and surfaces through a program of regular maintenance and repair using accepted preservation methods. Maintain a sound paint film or coating on corrosive metals.

2.3.4 Clean architectural metals using the gentlest effective method, to remove corrosion or paint buildup prior to repainting or applying protective coatings.

2.3.5 Repair deteriorated or damaged architectural metal features and surfaces through accepted preservation methods, such as patching, soldering, consolidating, or otherwise reinforcing the metal. Repairs may include selective in-kind replacement of missing or deteriorated portions of a historic metal feature or surface.

2.3.6 Replace in-kind architectural metal features and surfaces that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature or surface. Replacement features and surfaces should match the original in material, design, dimension, detail, and finish. Consider a compatible substitute material for metal features (including fiberglass, wood, or aluminum) only if replacement in-kind is not technically feasible and if the metal to be replaced is a painted metal to which the substitute material can be matched.

2.3.7 If an architectural metal feature is completely missing, replace it to match the original feature, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, size, and scale with the building or site.

2.3.8 Repaint historically painted metal features and surfaces following the Standards for Paint. Do not paint non-ferrous materials such as copper or bronze that were not historically painted.

2.3.9 Do not conceal a historic metal feature or surface with a contemporary substitute material.

2.3.10 Do not introduce architectural metal features or details to a building or site that would create a false historical appearance.

2.4 Paint: Principles

Color – whether applied or inherent to the exterior materials of a building – is an essential visual element of any historic building. The original color scheme generally reflected the tastes of the era and the preferences of the owner. Additionally, paint colors were used to highlight architectural features and enhance certain architectural styles. For example, Queen Anne-style houses were known for their flamboyant polychromatic color schemes, whereas more subdued, austere palettes were popular for Colonial Revival buildings. The austerity and monumentality of the Neoclassical Revival-style is reinforced by the use of white exteriors with white trim and detailing while Craftsman- and Tudor Revival-style typically utilized neutral colors and deep earth tones, complementing the brick and stonework that is often present. Whatever the architectural style, applying appropriate colors can dramatically enhance the appearance of a building. (See the glossary of architectural styles in the Appendix for more information on appropriate paint colors.)

However, paint color is ephemeral, with the colors of most buildings have changed over time. If property owners are interested in determining the color chronology of a specific building, examination of paint scrapings under a microscope by an architectural conservator can provide accurate information. Another approach is to select paint colors based upon an understanding of what color palettes are appropriate given the building's architectural style and age. Serval books that discuss historic paint are listed in the Published References and historically appropriate paint schemes are included within the Glossary of Architectural Styles, both in the Appendix.

ACCEPTED PRESERVATION METHODS FOR THE MAINTENANCE OF PAINTED SURFACES AND FEATURES

- Inspect painted surfaces regularly for evidence of discoloration, moisture damage, mildew, and dirt buildup.
- Keep painted surfaces free of moisture, vegetation, and fungal and insect infestation.
- Clean painted surfaces routinely to prevent unnecessary repainting, using the gentlest means possible. Ensure that surfaces are clean and dry prior to repainting so the new paint will bond.

Beyond the visual impact of a paint color, paint is primarily a protective film that allows the building to shed water and slows the weathering process. Preservation of most historic wood and metal features and surfaces requires a sound paint film to protect from water infiltration and ultraviolet light. Water, wind, and ultraviolet light severely weaken wood fibers over time and can contribute to the corrosion of some metals.

ACCEPTED PRESERVATION METHODS FOR THE REPAINTING OF PAINTED SURFACES AND FEATURES

- Remove loose or peeling paint, using the gentlest means possible, down to the first sound layer.
- Prime exposed metal and wood surfaces prior to repainting.
- Maintain a sound paint film on previously painted surfaces by using compatible paint products.

Proper, thorough surface preparation and the quality of paint are essential to the success and longevity of any repainting job to ensure the new paint film bonds to the surface. Any loose or deteriorated paint layers

must be removed first, using the gentlest possible method, typically hand scraping or sanding. Hazardous heating devices such as propane or butane torches, heat plates, and orbital sanders should only be used when paint is so deteriorated that total removal is necessary. Use environmentally safe chemical strippers if necessary to supplement hand scraping, sanding, and thermal devices. Once loose paint is removed and any mildew eliminated, the surface must be clean and dry for repainting. Avoid painting in gold, damp or extreme weather conditions and allow for adequate drying time between coats.

2.4 Paint: Standards

2.4.1 Retain and preserve painted features and surfaces that are important in defining the overall historic character of buildings or site features within the historic district.

2.4.2 Retain and preserve the details of intact exterior finishes including stains, paints, lacquers, and decorative finishes.

2.4.3 Protect and maintain historically painted exterior features and surfaces by maintaining a sound paint film using compatible paint coating systems and following property surface preparation.

2.4.4 Clean painted surfaces using the gentlest effective method specific to the substrate material.

2.4.5 In preparation for repainting, remove only deteriorated and peeling paint films down to the first sound paint layer, using the gentlest effective method to prepare the substrate material.

2.4.6 Reapply paints or stains to previously painted or stained exterior surfaces.

2.4.7 Apply opaque solid pigment exterior stains in lieu of paint to porch floors and decks that experience heavy foot traffic.

2.4.8 Do not leave surfaces that were historically paitned – including siding, doors, windows, trim, and porch details – unpainted.

2.4.9 Do not paint or coat historically unpainted surfaces including, but not limited to, brick, stone, concrete, copper, and bronze.