



## IV. GUIDELINES FOR EXISTING STRUCTURES: ELEMENTS





### A. Introduction

The decisions you make regarding the rehabilitation of your property have a direct impact on Cradock's distinctive historic architecture and the character of the historic district. By making appropriate choices, you can help to clearly convey the history of the district to both residents and visitors.

In addition, you may find that there is an economic benefit for the neighborhood when a majority of property owners undertake successful and sensitive rehabilitation projects. These benefits may include state rehabilitation tax credits (see *Chapter II: Planning Your Preservation Project: Federal, State, and Local Incentives* for more information) and increases in property values.

It is the responsibility of the Historic Preservation Commission (HPC) to evaluate the appropriateness of changes proposed to the exterior of your building for architectural compatibility. *Chapter I: Cradock: History and Architecture: Cradock House Types* reviews the defining characteristics of the most common building styles in Cradock.

This chapter discusses the elements that comprise your historic building. It is followed by *Chapter V: Guidelines for Existing Structures: Materials*. By reading these chapters together, you will have the tools necessary to plan a thoughtful rehabilitation project. The actual guidelines are numbered and arranged in a hierarchy progressing from retain, to repair, to replace.

Included with the guidelines are links to the appropriate *Preservation Brief(s)* as well as information on maintenance and inappropriate treatments.



This well-maintained Cradock house retains its original appearance with historic six-over-six wooden windows and trim, wood siding, front door and sidelights, and porch columns.





**Preservation Brief #39:**  
**Holding the Line: Controlling Unwanted Moisture in Historic Buildings**  
[www.nps.gov/history/hps/tps/briefs/brief39.htm](http://www.nps.gov/history/hps/tps/briefs/brief39.htm)

## B. Foundations

A foundation forms the base of a building. Houses in Cradock are built either on a brick foundation or concrete slab. Concrete may also form the porch or portico floor and steps. For more information on maintenance, repair, and proper cleaning of brick and mortar and concrete, please refer to *Chapter V: Guidelines for Existing Structures: Materials: Masonry*.



Where present, foundation vents should be kept free from vegetation to allow air to circulate under the house.



Make sure that the installation of replacement siding does not extend to the ground, covering the foundation.

### Maintenance

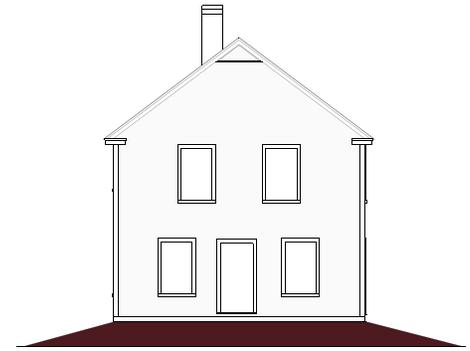
- 1 Ensure that land is graded so that water flows away from the foundation and, if necessary, install drains around the foundation.
- 2 Remove any vegetation that may cause structural disturbances at the foundation.
- 3 Keep any foundation vents open so that air flows freely.

### Inappropriate Treatments

- 1 Do not cover the foundation with wall cladding materials such as replacement siding.
- 2 Do not paint unpainted brick.

### Guidelines

- 1 Retain any decorative vents that are original to the building.
- 2 Repair and replace deteriorated foundation materials such as brick and mortar, matching existing historic materials as closely as possible.



Gently sloping the ground away from the foundation will prevent water from collecting near the house.



Gable roofs are a character-defining feature of Cradock houses. By design, the gentle slope allowed for maximum interior space while conveying a sense of cottage scale - considered a very desirable attribute at the time of construction.

### C. Roofs

One of the most important elements of a structure, the roof serves as the “cover” to protect the building from the elements. Good roof maintenance is absolutely critical for the roof’s preservation and for the preservation of the rest of the structure.

A majority of roofs in the historic district are covered in asphalt shingles while others are covered in 5V crimp or standing-seam metal or in rare cases the original asbestos-cement shingles.

#### Maintenance

##### Asbestos-Cement Shingles

Invented in Europe in 1900, a U.S. patent for asbestos-cement shingles was issued in 1907. This material quickly became a popular and affordable substitute for slate, wood and clay tiles, and was used for new and existing construction projects. Often identified by their hexagonal, honeycomb or diamond pattern, these shingles were manufactured until the 1980s.

As they age, these shingles can become very brittle. A professional roofer who works with slate should be called for minor repairs. Replacement shingles suppliers may be found on the internet. Before beginning any project involving this material please refer to *Chapter II: Planning Your Preservation Project: Health and Safety Considerations* for more information. Longevity: 50-85 years.



Asbestos-cement shingles were the original roof material in Cradock. The diamond-shape seen here was a very popular pattern in the early twentieth century.



Asbestos shingles were also available in a pattern that more closely resembled slate shingles as pictured here.



This newer asphalt shingle roof is an appropriate substitute for the original asbestos shingle roofs in Cradock. Its dark color and uniform appearance are in keeping with the original character of the district.

**Preservation Brief #04:**  
**Roofing for Historic Buildings**  
[www.nps.gov/history/hps/tps/briefs/brief04.htm](http://www.nps.gov/history/hps/tps/briefs/brief04.htm)

## C. Roofs *continued*

### 2 Asphalt Shingles

First produced in 1903 as individual shingles cut from asphalt roll roofing, these shingles were given a stone surface. By 1906, the multi-tab strip shingle was being marketed.

By World War I, a number of factors, including its use of non-strategic materials, ease of transportation, fire retardant properties and lower costs, combined to increase its market share.

Ceramic granules have replaced the original crushed stone, and fiberglass mats have replaced felt underlayment to improve this product's durability.

Spring and Fall are good times to clear your asphalt roof of debris build-up, and reattach loose shingles. Adhere loose shingles with a small amount of roof cement. Replace damaged shingles. Longevity: 15-50 years depending on quality/warranty.



5V crimp, originally available in either galvanized or terne metal, was an early economical replacement material for Cradock roofs. It is available today and can be purchased pre-painted.



This standing-seam metal roof is fashioned of terne metal sheets. The flat horizontal seams which join the terne sheets are visible in this image.

### 3 Galvanized Metal

The process for galvanizing or coating iron or steel with zinc was patented in 1839; however, it was not until the early twentieth century that the costs associated with its production were reduced to a sufficient level for it to become more economical than tin or terne.

To prevent galvanized metal from rusting, it is necessary to keep it well-painted. Use a primer and paint of good quality and that are specially formulated for use on galvanized metal to achieve the best results. Longevity: 50+ years.

### 4 Terne

The French word for dull, it was used to describe lead-coated tin-plate patented in 1831. Less expensive than tin-plated iron, it became twice as popular by the end of the nineteenth century and was fashioned into shingles, sheets, 5V crimp, and standing-seam applications. A zinc-tin alloy on a steel substrate has now replaced the lead-coated tinplate. The best maintenance is to make sure that any bare metal is primed with an iron-oxide primer and painted with a linseed-oil finish coat. Longevity: 30+ years.

### 5 Prepainted Terne

Modern terne must be painted to ensure its life expectancy. This product also comes prepainted from the factory in 5V crimp, shingles, and standing-seam metal reducing later maintenance issues. Certain suppliers offer a color palette that approximates a historic appearance rather than shiny coatings. This product, correctly installed, is virtually maintenance-free. Longevity: Finish is warranted for 30 years.



### C. Roofs *continued*

#### 6 Terne-Coated Stainless

This relatively new material consists of stainless steel to which a zinc-tin alloy has been applied. This product does not need painting and can be worked in a manner to approximate historic standing-seam metal roof profiles. Keep the roof clear of debris and rinse annually. Longevity: 50-100 years.

#### 7 Elastomeric Roof Coatings

These products can extend the life expectancy of a metal or built-up roof by reducing the roof's surface temperature and the harmful effects of solar radiation. These products should not be used to repair leaks. Leaks should be repaired using the original roofing material, roofing cement and reinforcing fabric. When used, an elastomeric coating should either match the paint color of the roof or a clear coating should be used with a matte finish. Longevity: 3-7 years.

### ⊘ Inappropriate Treatments

- 1 Do not add dormers if not a part of the original design.
- 2 Slate and copper are not appropriate roof materials in Cradock.
- 3 Do not connect individual dormers to form one larger continuous dormer on the front of the house.



This roof retains its original trim and dormer. The original asbestos shingle roof has been replaced with asphalt shingles that approximates the visual qualities of the historic material.

### ✓ Guidelines

- 1 Retain original or early roof materials, such as asbestos shingle, 5V crimp, or standing-seam metal, whenever possible.
- 2 Preserve the original roof shape.
- 3 Retain architectural features including dormers, cornices, and chimneys.
- 4 Repair of roof materials and elements should be made in-kind with materials that duplicate the original materials.
- 5 Replace when necessary using new material that matches the original roof covering in composition, size, shape, color, and texture.
- 6 Use asphalt or metal shingles, 5V crimp, or standing-seam metal as a replacement for original asbestos shingle. These are all materials that were available at the time Cradock houses were constructed. See the *Maintenance* section on the preceding pages for background on these materials.



### D. Gutters

Gutters and downspouts provide a path to direct water away from your building and its foundation. The shape, size and materials of gutters and downspouts may contribute to or detract from the historic character of your building.

Many Cradock houses do not currently have gutters and downspouts installed and these items may not have been part of the original design of these houses. The illustrations in this section show the proper placement of gutters and downspouts on a typical Cradock house style.

#### Maintenance

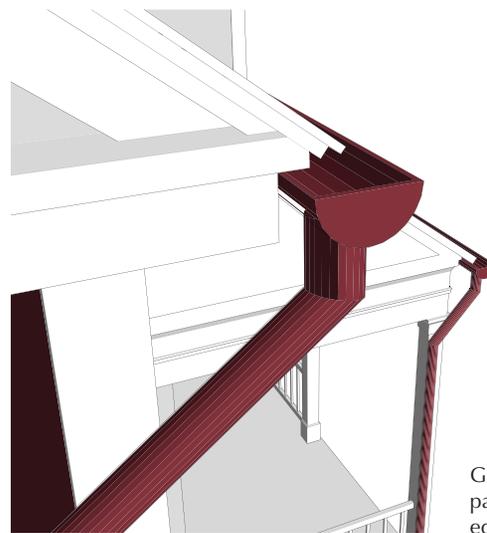
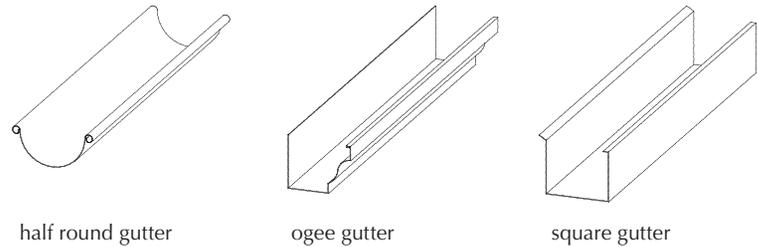
Check and clean gutters on a regular schedule to avoid clogging which can lead to moisture damage.

#### Inappropriate Treatment

Avoid the removal of historic fabric from the building when installing gutters and downspouts.

#### Guidelines

- 1 Retain existing metal gutters and downspouts. They should not be removed from the structure.
- 2 Repair existing gutters and downspouts, and provide ongoing maintenance to prevent their deterioration.
- 3 Replace gutters and downspouts according to the illustrations provided. In most instances, the historic profile of the gutter is a half-round rather than an ogee, “k,” square, or rectangular shape.
- 4 Make certain new metal gutters and downspouts are of the appropriate size and scale. Some types are finished with an enamel or baked-on coating.
- 5 Ensure that the finish color is compatible with the overall color scheme for the building.



Gutters should be placed partially underneath the roof edge to be most effective.



The gutter and downspout are painted to blend in with the house color as not to detract from the overall appearance of the structure.



Proper gutter placement, as shown in this example, can help prevent moisture problems.



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### E. Windows

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. The window sash, framing, and architectural detail surrounding the window play a major part in defining the style, scale and character of a building. Original windows in Cradock houses are illustrated later in this section and in *Chapter I: Cradock: History and Architecture: Cradock House Types*.

Since all Cradock houses were constructed according to similar plans and within a defined time period, there is less variation in style than may be found in most neighborhoods. Windows on the first

and second levels of Cradock houses were originally six-over-six double-hung wooden sash. This means that there were six window panes in the upper frame and six in the lower and that each frame could be raised or lowered independently.

Dormer windows were either a smaller version of the six-over-six sash or a single sash with nine panes which opened from a side-hinge. These windows are commonly referred to as casement windows.

Prior to any replacement of windows, a survey of existing window conditions is recommended. By noting the number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes, you may be able to more clearly gauge the extent of rehabilitation or replacement necessary.

Representative photographs showing condition should be submitted with your COA application so that the Planning Staff can gain a clear picture of your project scope.

#### 1. History and Benefits of Historic Wooden Windows

- a. Double-hung windows, the first form of air conditioning, date back to the 1400s.

- b. The first growth wood, from which many original windows are fabricated, has dense growth rings that may provide for better resistance to water and insect damage.
- c. Properly restored and cared-for wooden windows should last another 100 years before full restoration is needed again.

#### 2. Energy Conservation and Heat Loss

Historic elements, such as plantings, porches, transoms, shutters, cupolas, and awnings, play a role in energy conservation and should be retained and maintained.

By understanding the way in which your house loses heat, you may be able to reduce your energy costs without a large investment of time or money.

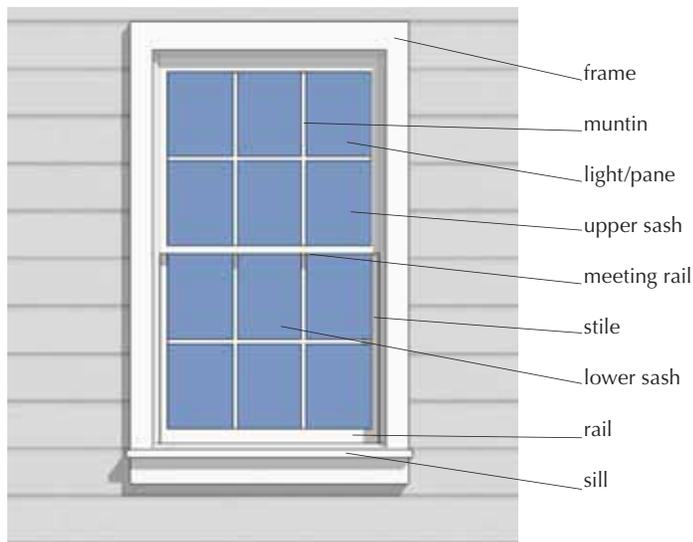
Listed below are a number of projects to reduce heat loss that can easily be completed by most homeowners and result in significant energy savings.

##### a. Insulation

Most heat loss occurs through the attic, not through windows.

Adding 3.5 inches of insulation to the attic has three times the impact of replacing single-pane windows with the most energy-efficient replacement windows.

ELEMENTS OF A DOUBLE-HUNG WINDOW





**b. Weatherstripping**

Heavy solid wood doors are good insulators if they fit tightly and are weatherized. Install weatherstripping of spring bronze, felt, or new vinyl beading around the edges of the doorway.

Metal strips/plastic spring strips can be installed on rails, and when space allows, between sash and jamb.

**c. Sash Locks**

Install on meeting rail to assure a tight fit between upper and lower sashes.

**d. Caulking and Putty**

- i. Caulk joints/seams around the edges of window frames to avoid moisture penetration.
- ii. Replace deteriorated glazing putty and repaint to create a weathertight seal.

**e. Storm Windows**

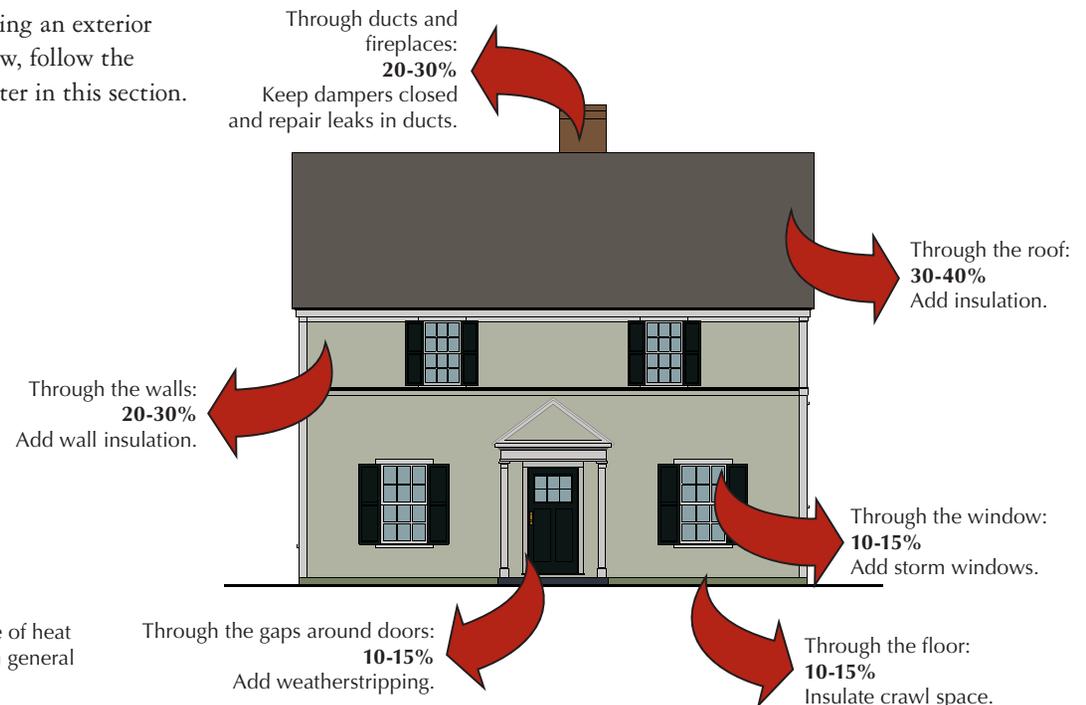
Storm windows and doors can save energy and provide increased comfort by reducing air leakage. Storm windows also provide an insulating air space between the storm and primary window.

A well-maintained original wooden window with an exterior storm window may provide as good, if not better, insulation than a double-paned new window. A Certificate of Appropriateness (COA) is required for installation of exterior storm windows. When choosing an exterior storm window, follow the guidelines later in this section.

Storm windows made for interior use are more energy efficient than exterior storm windows. Choose models with:

- i. no mullions, muntins or wide frames visible from the exterior of the building,
- ii. clear glass or other transparent material,
- iii. airtight gaskets, and
- iv. ventilation holes and/or removable clips to ensure proper maintenance and avoid condensation.

**Preservation Brief #03:**  
**Conserving Energy in Historic Buildings**  
[www.nps.gov/history/hps/tps/briefs/brief03.htm](http://www.nps.gov/history/hps/tps/briefs/brief03.htm)



This graphic shows the percentage range of heat loss in different areas of your house with general suggestions to reduce that loss.



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### E. Windows *continued*

#### 3. Replacement Window Fact Sheet

##### a. Background Information

You should figure that approximately 36% of your total energy cost comes from heating your home, according to the U.S. Department of Energy. By figuring out what your actual heating costs are, you can more accurately assess the cost savings and payback associated with the purchase of storm windows or replacement windows.

Window replacement means replacing both the frames and the sash. Sash replacement means replacing just the movable parts of the window and may be a less costly alternative to full window replacement.

Thirty percent of windows being replaced each year are less than 10 years old.

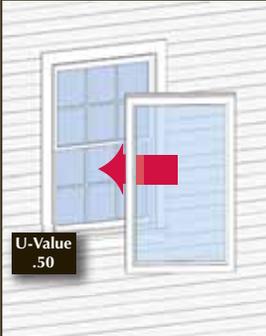
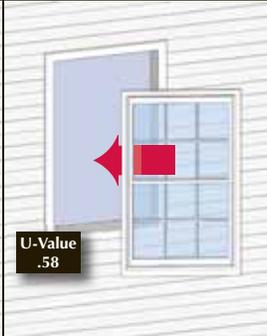
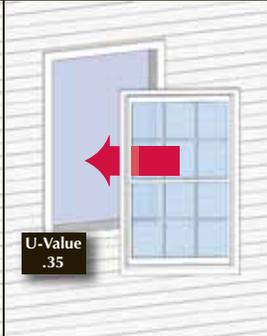
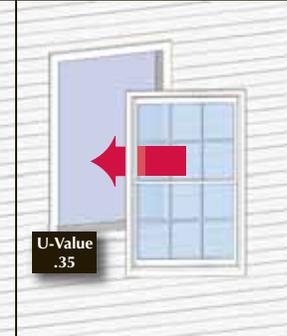
Some replacement windows must be fully replaced if any part fails due to modern construction techniques and materials.

Single-seal replacement windows may fail in two to six years.

Jamb-liners for tilt-in windows often fail in six to ten years.

PVC/vinyl is toxic, can't be recycled, and may only last 16-18 years.

Metal clad wood (especially finger-jointed) may trap moisture, leading to rot.

			
Existing single-pane wooden window with storm window	Replacement of existing single-pane historic wooden window with double-pane thermal window	Replacement of existing single-pane historic wooden window with double-pane window with low-e glass	Replacement of existing single-pane historic wooden window and storm window with double-pane window with low-e glass
\$0 for existing window and \$50 for storm	\$450 for new window	\$550 for new window	\$550 for new window
Annual savings per window: \$13.20	Annual savings per window: \$11.07	Annual savings per window: \$16.10	Annual savings per window: \$2.29
Payback on investment: 4.5 years	Payback on investment: 40.5 years	Payback on investment: 34 years	Payback on investment: 240 years

This graphic compares the expenditure and the energy savings for typical new windows versus keeping your existing windows and adding an inexpensive storm window.

Credit: Proud Neighbors of Collingswood (New Jersey) and the Collingswood Historic Preservation Commission



### b. Common Terms

#### i. U-Value:

Many homeowners are familiar with R-value as applied to home insulation. The higher the R-value, the more insulating properties of the material. When considering the U-value of a replacement window, the energy savings result from the lowest available number – just the opposite of insulation. The illustration on the preceding page shows the relative U-value of historic wooden windows with storm windows, as well as a number of replacement options.

#### ii. Double-Pane Thermal Window:

A window that is glazed with two layers of glass, separated by an air gap that may or may not be filled with argon gas, may further reduce heat transfer.

#### iii. Low-E Glass:

The glass of choice for many replacement windows, low-e glass, has a metal or metallic coating that reduces the heat transfer between inside and outside without noticeably diminishing the light coming into the building.

### c. What Does All This Mean?

The most cost-effective method to reducing your heating costs, and the method that you are most likely to see a payback from during your ownership of the property, is to add storm windows to your existing wooden single-pane windows. You may also want to look at a more efficient boiler/heat pump/furnace as well as insulating your attic space.

As shown in the chart on the previous page, the payback time for replacement windows is in the 30-40 year range. Many of the replacement windows being manufactured today do not have warranties beyond 20 years.



This replacement window does not fit the historic window opening nor does it convey the historic number of window panes. The original wooden window trim appears to have been covered in vinyl which may trap moisture and lead to future maintenance issues.



These replacement windows represent the historic number of panes but do not convey the same three-dimensional qualities as the original window, due to the false flat muntin bars. It also appears that the original wooden window frame has been removed or covered by replacement siding.



An example of an inappropriate treatment, this window was not sized to fit the existing opening which was then filled-in with a painted board.



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Through-the-wall dormers are a Colonial Revival architectural element with their characteristic six-over-six windows.



These original six-over-six double-hung wooden sash windows with their original trim are an important character-defining feature of the house and should continue to be preserved.

**Preservation Brief #09:****The Repair of Historic Wooden Windows**

[www.nps.gov/history/hps/tps/briefs/brief09.htm](http://www.nps.gov/history/hps/tps/briefs/brief09.htm)

**E. Windows *continued*****🏠 Maintenance**

- 1 Ensure that all hardware is in good operating condition.
- 2 Ensure that caulk and glazing putty are intact and that water drains off the sills.
- 3 See *Energy Conservation and Heat Loss* on the previous pages for steps to take to improve the performance of existing windows.

**🚫 Inappropriate Treatments**

- 1 Do not install replacement windows that do not fit the opening.
- 2 Do not use materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality of color of glazing, or the appearance of frame.
- 3 Avoid using clip-in/false muntins and removable internal grilles as they do not present a historic appearance.
- 4 Do not change the number, location, size, or glazing pattern on the primary elevation(s) visible from the street.
- 5 Do not install horizontal, picture, round or octagonal windows not appropriate to the architectural style of house.
- 6 Avoid cutting new opening(s).
- 7 Do not block in existing windows.
- 8 Avoid covering or obscuring wood sills and exterior frames during the installation of replacement siding.
- 9 Do not use muntins for storm windows.
- 10 Do not use raw metal finishes.

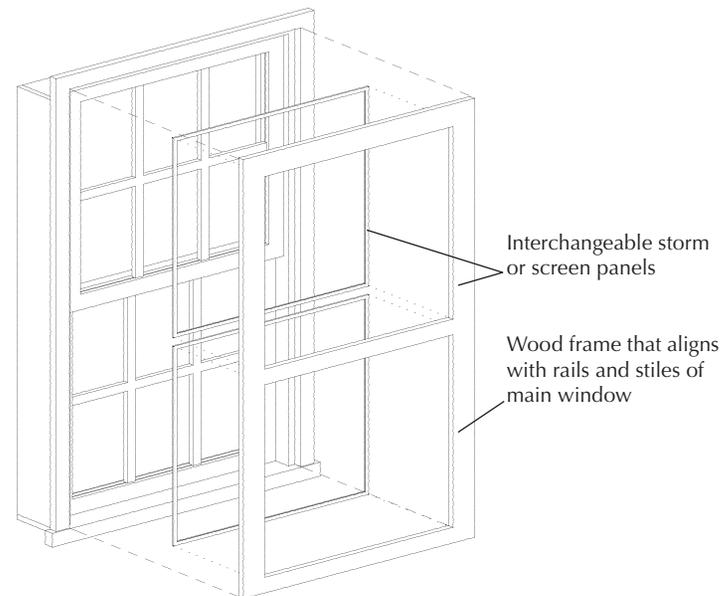


**✓ Guidelines**

- 1** Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features such as frames, sash, muntins, sills, trim, surrounds, and shutters.
- 2** Retain the glass if the window is no longer needed, and screen or shutter the backside so that it appears from the outside to be in use.
- 3** Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can, in fact, be repaired rather than replaced.
- 4** Uncover and repair covered-up windows and reinstall windows with their original dimensions where they have been blocked in.
- 5** Use interior storm windows if possible.
- 6** Exterior aluminum storm windows, if used, should meet the following criteria:
  - a.** Match divisions to sash lines of the original windows. Use meeting rails only in conjunction with double-hung windows, and place them in the same relative location as in the primary sash.
  - b.** Size exterior storm windows to fit tightly within the existing window openings without the need for a subframe or panning (a filler panel) around the perimeter.
  - c.** Match the color of the frame with the color of the primary window frame.
  - d.** Use only clear glass.
  - e.** Set storm sash as far back from the plane of the exterior wall surface as practicable.
- 7** Replace only those features of the window that are beyond repair.
- 8** Replace entire windows only when they are missing or beyond repair.
- 9** Consolidate original windows on the most visible side(s) of the house. If a window on the front of the house must be replaced and an original window of the same style and size is identified on a secondary elevation, place the historic window in the window opening on the primary facade.

STORM WINDOW MATERIALS	
Wood	Aluminum
a. Insulates better than metal	a. Lighter weight than wood
b. Can be painted to match trim	b. Integrated glass and screen panels
c. Easily repaired	c. Should be prepainted to match the color of the window frame
d. Available with glass and screen inserts	

**ELEMENTS OF A STORM WINDOW**





## IV. GUIDELINES FOR EXISTING STRUCTURES: ELEMENTS

### E. Windows *continued*

- 10 Retain existing wood window frames when replacing windows. This reduces damage to the interior and exterior historic materials. Use sash replacements where wood windows are badly deteriorated.

By placing a track and a new sash in the old frame, no trim is removed so there is no need to repaint woodwork or adjacent walls.

- 11 Replace the unit in-kind, if replacement of a deteriorated window is necessary, by matching the:

#### a. Design and Dimension of the Original Sash

- i. Maintain the original size and shape of windows. Thin sash frames rarely maintain the overall appearance of historic sash.
- ii. Fit full window replacements to the height and width of the original openings.
- iii. Retain the appearance of a double-hung window whether one or both sashes are operable.
- iv. Do not reduce the glass surface area.

#### b. Pane Configuration

- i. Maintain the original number and arrangement of panes.
- ii. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins.

#### c. Detailing

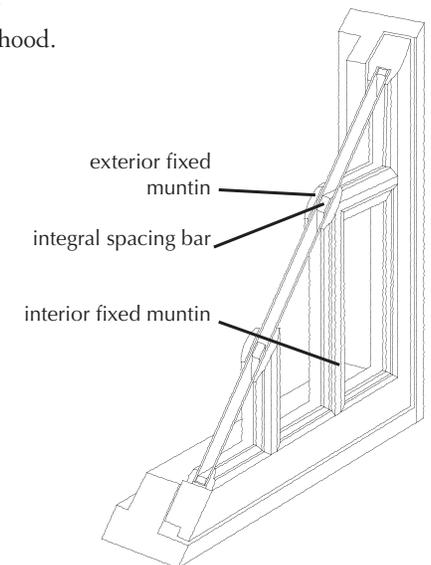
Small variations, such as the width and depth of the muntins and sash, may be permitted if those variations do not significantly impact the historic characteristics of the window design.

Finish windows in a historically appropriate paint color.

#### d. Materials

- i. Replace a wood window with a wood window when possible.
  - ii. In Cradock, you may consider using wood-resin composite, aluminium- or vinyl-clad wood, fiberglass or vinyl windows that meet these guidelines. However, make sure you understand the limitations of some of these newer products as discussed earlier in this section.
  - iii. Use translucent or low-e glass.
- 12 Base reconstruction of missing windows on old photographs and drawings and similar examples in the neighborhood.

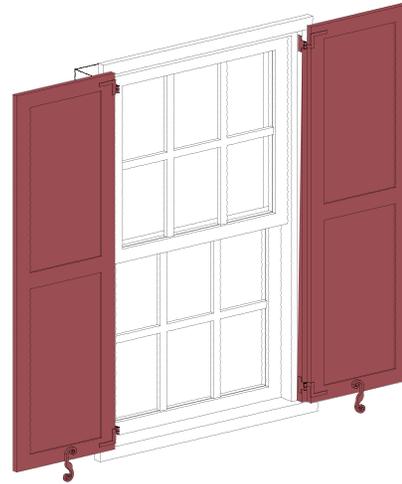
ELEMENTS OF A THREE-PART SIMULATED DIVIDED LIGHT WINDOW



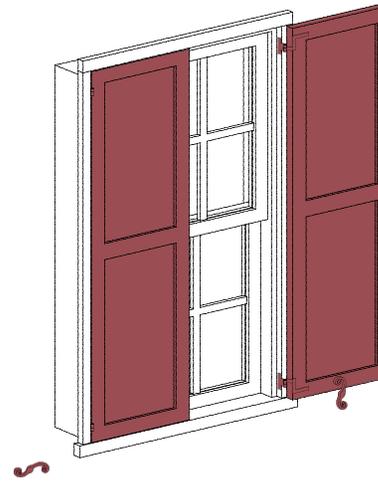
The three-part construction illustrated at the right uses a spacer bar between two layers of glass with fixed muntins to approximate the depth and overall appearance of a traditional single-pane wooden window.



This pair of board-and-batten shutters are properly sized, installed on their hinges, and kept open with shutter dogs.



Properly mounted shutters have upper and lower hinges and are kept open with shutter dogs.



When shutters are properly sized they cover the window and fit closely within the frame when closed.

## F. Shutters

Shutters originally functioned as a means to control the amount of light and air entering a structure, as well as providing privacy and protection from the elements. Operational shutters can work with double-hung sash windows to provide you with a variety of options for controlling the interior temperature of your home without air conditioning.

Shutters in the Cradock Historic District were originally paneled or louvered and hinged to the window frames. Most homes no longer have their original shutters, and replacement shutters are rarely operational.

### Inappropriate Treatments

- 1** Do not use vinyl and aluminum shutters or exterior blinds for any historic structure.
- 2** Avoid shutters on multiple or bay windows.
- 3** Do not nail, screw, or permanently secure a shutter open and eliminate its hardware.

### Guidelines

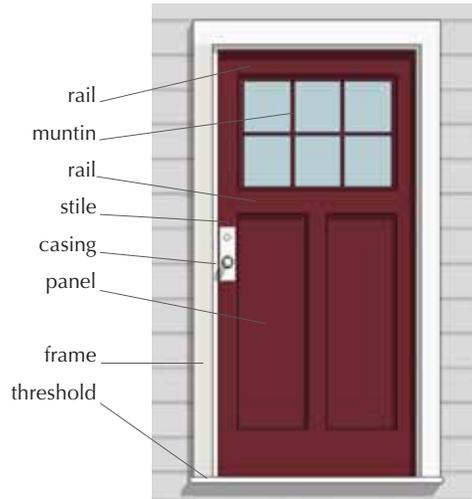
- 1** Retain original shutters and hardware.
- 2** Repair existing historic shutters following the guidelines for wood found in *Chapter V: Guidelines for Existing Structures: Materials*.

- 3** Replace shutters that are beyond repair in-kind according to the following criteria:
  - a.** Shutters should be constructed of wood or a composite material that retains the characteristics of wood and is able to be sawn and painted.
  - b.** Shutters should be sized to fit the window opening and result in the covering of the window opening when closed.
  - c.** Mount shutters on hinges to give them the appearance of being operable.
  - d.** Replace original hardware with non-rusting metal in the same design.



# IV. GUIDELINES FOR EXISTING STRUCTURES: ELEMENTS

## ELEMENTS OF A DOOR



A glass panel storm door should be large enough to reveal the basic panel design of the door beyond.

## G. Doors

The front door of a house defines public from private space. It also provides security for the inhabitants and is a necessary element in providing natural ventilation, through cross-breezes, to aid in the cooling of the house.

A standard door style was chosen for Cradock houses to complement and complete the overall character of these historic facades as shown in the accompanying photo. Over time, many of these original doors have been replaced, detracting from the character that defines the historic district.



Wooden doors with six glass panes over two vertical wooden recessed panels were the standard original front and back doors in Cradock.

### Inappropriate Treatments

- 1 Do not use generic or “stock” doors with details that provide a false sense of historical accuracy.
- 2 Do not replace original trim with trim that conveys a different period, style, or theme.

### Guidelines

- 1 Retain and repair existing historic or original wooden door(s) and surrounding wood trim.
- 2 Replace historic doors that are beyond repair with a new or salvaged door(s) of the same size, design, material and type as used originally, or sympathetic to the building style, including number and orientation of panels and location and size of any glass.
- 3 A storm door, if used, should meet the following guidelines:
  - a. Construct storm doors of wood or a composite material that can be sawn and painted.
  - b. Relate openings for screen or glass panels to the proportions of the door.
  - c. Use the same overall dimensions for the storm door as the existing door.



## H. Porches

Entrances, porticos and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, and railings, they can be extremely important in defining the overall historic character style of a building. Porches have traditionally been a social gathering place as well as a transitional area between the interior and exterior.

Most Cradock houses originally had either a front or side porch. Not only did these porches increase the available square footage for the residence, but they also provided shelter from the weather and its effects on the comfort of the inhabitants.

Although there are a limited number of house designs in Cradock, the variety in streetfront appearance is increased by the choice of porch on each structure. The illustration below shows original porch and portico designs.

### Inappropriate Treatments

- 1 Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, and columns.
- 2 Do not enclose porches on primary elevations.
- 3 Avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.

### Guidelines

- 1 Retain porches that are critical to defining the design and integrity of the historic district.
- 2 Repair and replace damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric.
- 3 Keep porches open to provide shade and reduce heat gain during warm weather.



Cradock's distinctive porch types are a prominent architectural feature of the houses and should be retained.



## IV. GUIDELINES FOR EXISTING STRUCTURES: ELEMENTS



This graphic shows locations of various house trim elements that help define Cradock's unique architecture.

### I. Trim

Simply detailed wide wooden boards provided the original trim for the roof, windows and doors of Cradock houses. Square columns with minimal decorative trim and balusters formed the porches. By painting the trim a light color that blended with the siding, the darkly painted shutters became one of the character-defining features of these houses. The soft color scheme originally specified continues today although, without shutters, the facades of many Cradock houses are missing the contrasting element that was an original hallmark of the district.

#### ✓ Guidelines

- 1 Retain original porch, window, door, and roof trim that defines the architectural character of the historic building.
- 2 Repair rather than replace existing historic trim. Match original materials, details, and profiles.
- 3 Match deteriorated trim with new as closely as possible in material, details and profiles.
- 4 Replace missing trim based on physical evidence.