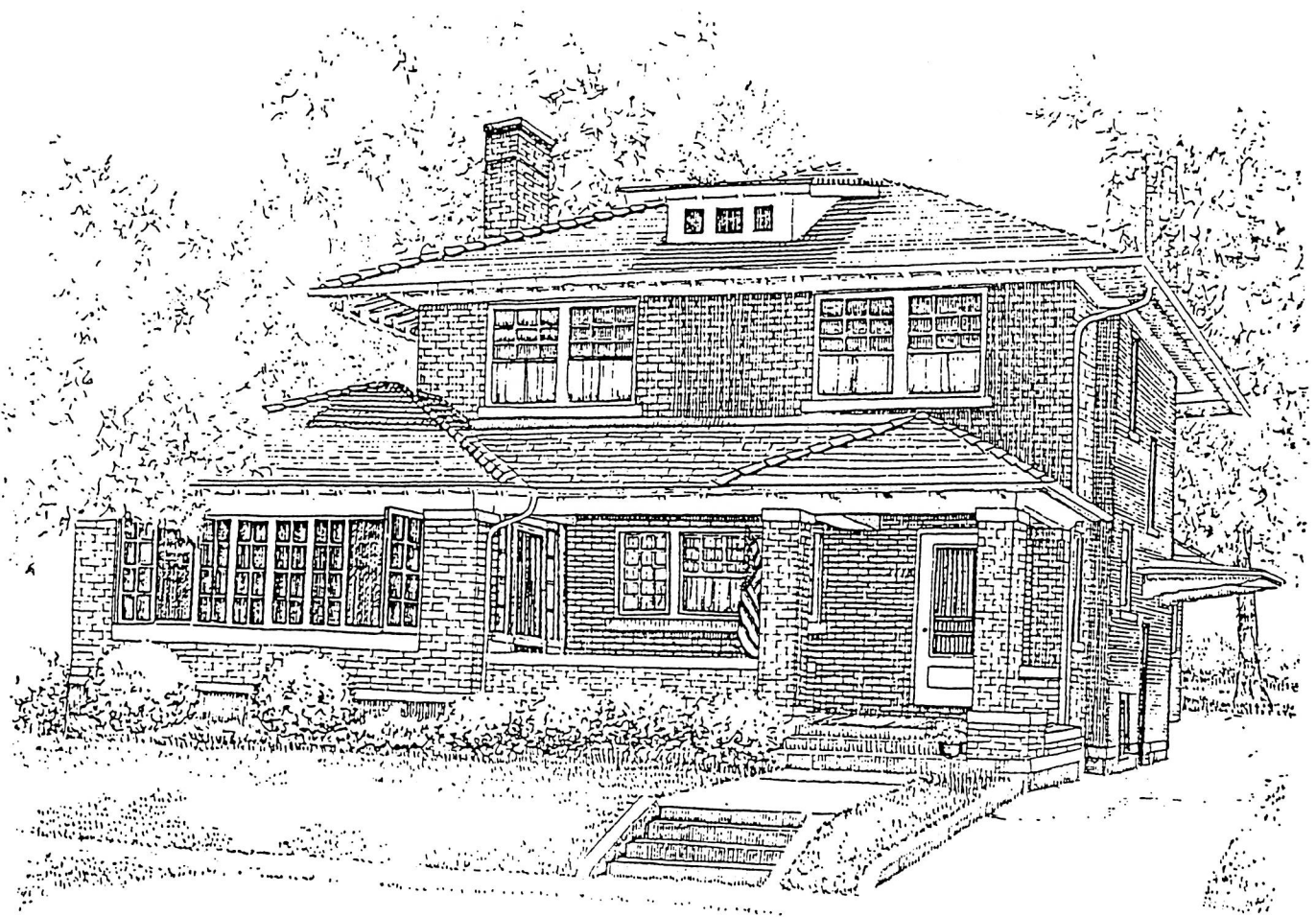


# PRESERVATION GUIDELINES



## A. C. AND MARGARET BEESON HOUSE

1118 Warren Street  
Huntington, Indiana

## **ENVIRONMENT**

### A. Plantings

Preserve mature plantings and treat with sensitivity whenever possible, unless they pose a potential threat to the preservation of the house. If considering fences, choose a slat, picket, lattice or wrought iron design, keep the height under 40" in the front yard and conform to current setback requirements.

### B. Site

Confine any parking areas to behind the house and along the northwest side of the property. Keep exterior lighting around the front of the house low in intensity and designed to highlight exterior features.

## **EXISTING STRUCTURES**

### A. Building Materials

All attempts shall be made to retain exterior building materials. Deterioration of original wood, masonry, or terra cotta materials shall be prevented through repair, cleaning and painting. Building materials that are deteriorated beyond repair and preservation shall be replaced with similar or like materials duplicating the original in design and style.

The original architectural detail around windows, porches, doors and eaves shall be preserved or replaced by replicas of the same design and materials when deteriorated beyond repair.

The brick masonry of the building shall be maintained, tuckpointed and properly cleaned when necessary. Mortar joints shall be repointed only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Original mortar shall be duplicated in composition, color, texture, joint size and method of application and joint profile. The limestone sills, beltcourse, and capping shall be cleaned only when necessary to halt deterioration or to remove stains and shall be done with the gentlest method possible, such as low pressure water and soft bristle brushes. Do not paint the masonry surfaces unless they were originally painted.

### B. Paint Colors

Although paint colors are reversible and have no permanent effect and have usually changed many times throughout the history of a building, it is important in defining certain architectural styles and their elements. A paint palette of appropriate and pre-approved colors is available to the property owner for the A. C. and Margaret Beeson House. The palette consists of various colors and groupings and is developed to assist you in choosing appropriate colors. When applying for a Certificate of Appropriateness, the palette will assist you to choose a color scheme that has already been approved by the Historic Review Board.

Repaint with colors commonly in use at the time the building was constructed. Consider using different shades of the same color when variation in color is desired however there is a danger of the color scheme becoming too busy.

C. Compatibility of Exterior Design

Additions and new buildings constructed on the site should be designed to be harmonious in style but visually different from the existing buildings. Contemporary designs that take into consideration the surrounding site, building materials, height and proportion of existing buildings (as described above) are encouraged. The style of additions and new construction will develop as a result of implementation of the aforementioned criteria.

**ROUTINE MAINTENANCE**

Every effort shall be made to keep the house, garage structure and grounds in a safe, neat and well-maintained condition. Normal measures of routine maintenance should be undertaken in order to ensure the preservation of the property.

**PRESERVATION OBJECTIVE:**

The subject structure, exterior features of the site, and architectural and historic character thereof shall be preserved as a significant resource of Huntington and Huntington County according to the standards set forth above. The A. C. and Margaret Beeson House is identified and designated as a Huntington Single-Site Historic District.