

Preservation Guidelines

City of Huntington Historic Review Board

LaMont-Runyan House Single-Site Historic District



550 W. State Street

EXHIBIT B PRESERVATION GUIDELINES

LaMont Runyan HOUSE
550 W. STATE STREET, HUNTINGTON, INDIANA

ENVIRONMENT

A. Plantings

Mature plantings should be preserved and treated with sensitivity unless they pose a potential threat to the preservation of the house or garage structure. If possible, an attempt should be made, to create a landscape plan which is appropriate to the period of the house. Appropriateness of new plantings should be based on size at maturity at a particular location.

B. Site

Proposed fences should be of slat-style, picket, lattice or wrought iron design and conform to current setback requirements. Parking areas should be confined to the area behind the garage and along the west side of the property. Exterior lighting around the front of the house should be low in intensity and designed to highlight exterior features.

EXISTING STRUCTURES

A. Building Materials

All attempts should be made to retain the original exterior building materials. Building materials which are deteriorated beyond repair and preservation should 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 concrete foundation of the building shall be properly maintained. Mortar joints on brick walls 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. Masonry 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.

B. Roof and Roofing

Architectural features which give the roof its essential character, such as its shape and dormers shall be retained. Nothing shall be done to change the essential character of the roof by adding architectural features or roofing materials inappropriate to the style of the building. The roof shall not be stripped of architectural features important to its character.

C. Windows and Doors

Original windows and exterior doors, including sash, lintels, sills, decorative glass and hardware shall be retained or replaced with replicas of the same design. If new sash and doors must be used they should replicate the original design and materials and should retain the original hardware. Original windows and doors should not be discarded when they can be restored and re-used in place. New window and

door openings, or enlargements of existing window or door openings, that would alter the scale and proportion of the building as viewed from the street should not be introduced.

D. Entrances, Porches, and Steps

The reconstructed front porch and steps, including handrails, pilasters and columns shall be retained or replaced with replicas of the same design and materials when deteriorated beyond repair. Any future back porch or deck should be designed in a style that is compatible with the style of the house and should use compatible materials and colors.

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 under taken 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 house at 550 W. State Street is identified and designated as a Huntington Historic Preservation District.