

# Preservation Guidelines

City of Huntington Historic Review Board

Humbert House Single-Site Historic District



337 E. Market Street

## **EXHIBIT B PRESERVATION GUIDELINES**

HUMBERT HOUSE  
337 E. MARKET STREET, HUNTINGTON, INDIANA

### **PURPOSE AND USE**

The purpose of the following Preservation Guidelines is to establish a standard of appropriate physical design to improve and maintain a certain quality of a given Single-Site Historic District. The City of Huntington Historic Review Board realizes that these guidelines cannot cover every situation but will make every effort to work with you, the property owner, in achieving the desired goals while also preserving the historic integrity of the HUMBERT HOUSE Single-Site Historic District.

As the property owner of the HUMBERT HOUSE, you must apply for a Certificate of Appropriateness (COA) and the City of Huntington Historic Review Board must approve and issue the COA **before the Building Department issues a building permit, or any work begins** on any of the following changes to the property:

*demolition, moving, additions, new construction, reconstruction, alteration, color change, or any conspicuous change in the exterior appearance of the existing building, including windows, doors and all exterior features, walls or fences*

All work to the HUMBERT HOUSE should conform to *The Secretary of the Interior's Standards for Rehabilitation*. When considering a rehabilitation project, or any exterior work to your property, consult the City of Huntington Historic Review Board staff first for free advice on proper methods and materials, answers to your "how to" questions, and ways to save you money.

To apply for a COA or if there are any questions regarding these Guidelines or about work you wish to do to your building contact:

### **THE CITY OF HUNTINGTON HISTORIC REVIEW BOARD**

Community Development & Redevelopment Department  
City Building, 2<sup>nd</sup> Floor  
300 Cherry Street  
Huntington, IN 46750  
(260) 356-5146

### **CHARACTER-DEFINING FEATURES**

Character-defining features of the HUMBERT HOUSE are elements, which stand out and are important to the overall design of the structure and site. These include the footprint, porch, massed roof, and cupola; the brick masonry walls and intricate brick and stone details; the historic wood windows and doors; and the decorative wood brackets, cornices, and detailing.

## **ENVIRONMENT**

### **A. Plantings**

Preserve mature plantings and treat with sensitivity whenever possible, unless they pose a potential threat to the preservation of the house. Appropriateness of new plantings should be based on the size at maturity at a particular location.

### **B. Site**

Confine any parking areas to the existing driveway and garage behind the house. Keep exterior lighting around the front of the house low in intensity and designed to highlight exterior features. When considering fences, choose a slat, picket, or lattice design and keep the height under forty-eight inches in the front yard and conform to current setback requirements.

## **EXISTING STRUCTURES**

### **A. Building Materials**

All attempts shall be made to retain historic exterior building materials including masonry, doors, windows, and trim. Deterioration of original or historic wood 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. Vinyl is usually not considered an appropriate material for use on historic properties. When considering repair/replacement to the soffit, it is encouraged that the existing vinyl be replaced with an appropriate material.

The original architectural detail around windows, doors, and cornices shall be preserved or replaced by replicas of the same design and materials when deteriorated beyond repair. Reproduction of missing cornice and bracket elements is encouraged.

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 foundation 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 brick surfaces. Removing existing paint from the exterior brick (where the two-story porch was formerly located) by gentle means is encouraged. Sandblasting or other harsh means of cleaning is not acceptable.

### **B. Paint Colors**

Although paint colors are reversible, have no permanent effect, and have usually changed many times throughout the history of a building, they are important in defining certain architectural styles and their elements. Most paint brands offer a palette of historic exterior colors and you are encouraged to consult the City of Huntington Historic Review Board early for assistance in choosing a color scheme that is appropriate.

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. In lieu of replacing the existing aluminum storm windows with wood

storms, consider painting the storms to match the chosen approved color scheme until wood storms are feasible.

### C. Roof and Roofing

The original roof shape shall be retained. Architectural features that give the roof its essential character, such as its shape and the cupola 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. Guttering shall be maintained and kept clear of debris to prevent water damage.

### D. Windows and Doors

The windows and exterior doors, including sash, lintels, sills, and hardware shall be retained or replaced with replicas of the same design only if deteriorated beyond repair. If new sash and doors must be used, they shall replicate the historic design and materials and should retain the original hardware. Historic windows and doors should not be discarded when they can be restored and re-used in place. You should consult with the City of Huntington Historic Review Board so that a site visit to inspect the existing windows can take place before any windows are discarded/replaced. New window or door openings that would alter the scale and proportion of the building as viewed from the street shall not be introduced.

### E. Entrances, Porches, and Steps

The existing c.1910 front porch shall be retained; replacement of the porch may be considered to replicate the original porch design only if historic photographs are found to guide its appearance. The existing ramp may be removed and replaced with appropriate stairs and sidewalk/landscaping if so desired. Non-obtrusive and simple handrailing is encouraged, such as black pipe railing.

### F. Mechanical Systems

Required mechanical systems should be placed in areas that will result in not changing the appearance of the building. Early mechanical systems, including plumbing and early lighting systems should be utilized whenever possible. Holes should not be cut through walls in areas that can be seen from the street to accommodate an air conditioner or other mechanical equipment.

### G. Accessory Buildings

The removal or redesign of some existing additions may be appropriate to return the house to an earlier or original appearance. However, the c.1900 bay addition should be retained as a character-defining feature of the property. Locate new accessory buildings in the rear and design so that materials and proportions are compatible with the existing house and landscape features.

## **NEW CONSTRUCTION**

### A. Height and Proportion

The height and proportion of an addition to the original building or a separate building constructed on the site should be compatible with the original in regard to facade proportion and window patterns; size, shape and proportions of entrances and porch projections; and roof forms. Additions or new buildings that would add height or change the scale and architectural character of the original building should not be constructed.

### B. Building Materials

Exterior materials used in additions or other new construction should be compatible in scale, texture, color and their visual characteristics with the building materials used in the original building.

### 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, any accessory structures, 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 the City of Huntington and Huntington County according to the standards set forth above. The HUMBERT HOUSE is identified and designated as a Single-Site Historic District.