

Design Guidelines: Siding & Trim

- ST1** Original materials and historic siding and trim should be preserved and repaired.
- ST2** If historic siding or trim is damaged, use epoxies and other maintenance and repair techniques such as splicing or patching to preserve original fabric. Retention of original fabric is preferred to ensure the authenticity and integrity of the historic resource.
- ST3** If wooden features are missing or damaged beyond repair, replacing them in-kind is the preferred approach. Use wood of the same species, size, shape and configuration for the replacement. The use of alternate materials will be considered on a case-by-case basis, if the applicant can demonstrate that the materials would be compatible.
- ST4** Artificial siding is generally not appropriate for use on a historic building. When historic materials are replaced or covered with artificial siding, the character of the building is altered through the change in width and profile of the siding and the reduction of shadows. Projecting details around windows or doors become inset, and often molding, trim and other details must be removed to accommodate artificial siding.
- ST5** Do not cover wood siding with impervious materials (i.e. aluminum or vinyl siding, stucco, impervious paint, etc.), as it limits the wood's ability to

'breathe,' trapping moisture that will eventually lead to rot.

- ST6** Removal of artificial siding and trim is encouraged in the district. Remove later siding carefully, to avoid damage to the original fabric.
- ST7** Some types of artificial siding – such as smooth-finish cementitious or composite siding – may be appropriate on new buildings in the district or on additions. Special design considerations such as width, texture, orientation, trim, etc. will apply, to ensure that the application conforms with the historic character of the district.



The fishscale shingles and gable ornament are key elements of the architectural character of this Farquar Avenue home.

- ST8** Use the gentlest means possible for cleaning, scraping or stripping wood surfaces. Avoid sandblasting, water blasting, heat machines or chemicals that are designed to dissolve paint.

ST9 Replacement siding should be installed without irreversibly damaging, removing or obscuring the architectural features and historic materials of a building.

ST10 Siding should only cover areas that were originally covered by siding.

ST11 Avoid the use of blown-in insulation in exterior walls, as it often leads to moisture build-up and rot.

ST12 Replacement of missing features should be based on written, pictorial or physical evidence, rather than conjecture.

ST13 Orient all replacement siding horizontally, unless there is sound historic documentation of a different original orientation. Textured plywood (T-111) vertical siding is not an appropriate siding material for historic buildings.

SIDING MAINTENANCE TIPS:

- ★ Inspect wood siding on a regular basis. Correct any problems, ensuring that structural integrity is not compromised.
- ★ Maintain a sound coat of paint on wood siding and trim. If it won't hold paint (often because of excessive moisture) find and correct the source of the problem – don't just cover it up with new materials.
- ★ Inspect paint regularly, searching for signs of failure such as checking, crazing, blistering or peeling. Scrape, sand, clean, splice, fill, prime and paint using traditional methods to match existing siding.

Because of the addition of vinyl siding, the window trim is now inset rather than projecting. The rot that is apparent will be worsened by covering the wood.

