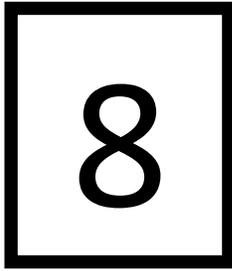


# Winchester Historic District Design Guidelines



## SUBSTITUTE MATERIALS

This brochure serves as an amendment to the adopted [Winchester Historic District Design Guidelines](#), published in 1999 in a series of seven brochures. The intent of this brochure is to update or reinforce existing guidelines pertaining to the use of substitute or nontraditional materials.

New building materials routinely become available for use. Each of these can change the character of a building depending on the nature of the material, the material it is intended to replace, and the prominence of where the material is placed. In the mid to late 20th century, vinyl, aluminum, and asphalt shingle siding, synthetic frame windows, and thin asphalt roofing shingles came into common usage. These materials are usually inconsistent with the historic character of buildings in the District. More recently a variety of composition board sidings have been developed. While these materials more closely resemble traditional wood siding, they often lack the subtle visual characteristics that define the overall historic character of a building.

As stated in Brochure 1, *Owning Property in the Historic District*, and in Article 14 of the Winchester Zoning Ordinance, the [Secretary of the Interior's Standards for Rehabilitation](#) remain as the primary guidance for the Board of Architectural Review when considering an application for a Certificate of Appropriateness. The Secretary's Standards, plus its related Technical Guidance Publications (including its Preservation Briefs), are largely weighted toward guidance pertaining to preservation, rehabilitation, restoration, and reconstruction of existing, contributing resources. Guidance as to additions and new construction is much more limited.

### **Standards applicable to additions/new construction:**

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*\*as endorsed by the Board of Architectural Review June 19, 2014*

*\*\*pending consideration by City Council*

## GENERAL GUIDELINES

When using substitute materials, avoid combinations that contribute to a patchwork appearance. For example, use a uniform application of primary wall-cladding material on all sides of the building rather than different materials on various elevations. Creating a false façade (such as using a traditional material on a front elevation and a substitute material on secondary elevations) is generally not appropriate. However, a combination may be appropriate to differentiate separate elements (such as an addition from the original structure).

When considering the application of substitute materials, the Board shall consider the prominence of such features in relation to the primary structure (for additions) and adjacent properties and, in general, Standard #9 pertaining to differentiation of old and new work and compatibility with regard to massing, size, scale, and architectural features. The relationship of a building to its site and its surrounding neighborhood is a significant dimension of its character; as such, ***the context of the application is important***. Just as a particular roof dormer, ornate cornice, or porch column on an historic structure may be appropriate in one application but not another, approval of use of a substitute material in one application does not imply a precedence by which it is appropriate in other applications without regard to context. Such materials, when used judiciously, can effectively complement other properties in the District without becoming defining characteristics themselves.

The consideration of the use of substitute materials will generally fall into one of three categories:

- 1) Replacement/Rehabilitation of Existing Appropriate Materials;
- 2) Replacement/Rehabilitation of Existing Inappropriate or Synthetic Materials; or,
- 3) New Additions or New Construction.

The appropriateness of such materials will vary depending on the intended application.

*The owner of this two-story vernacular dwelling chose to use traditional materials in all aspects:*

*-Previously applied stucco was removed to expose beaded lap siding, much of which was deteriorated beyond repair and required replacement (cat. 1);*

*-Wood windows were installed, replacing inappropriate vinyl-sash windows (cat. 2); and,*

*-A small front porch was then constructed using wood framing and columns with a metal roof and half round gutters to match the main structure (cat. 3).*



## 1) Replacement/Rehabilitation of Existing Appropriate Materials

The Secretary of Interior's Standards and existing *Winchester Historic District Design Guidelines* continue to serve as the guiding documents for preservation, rehabilitation, restoration, and reconstruction. Original materials should be retained and repaired as needed wherever practical. All repairs should match the original work in design, material, texture and workmanship. Where replacement is necessary due to excessive deterioration or damage, appropriate replacements should match the historic conditions in design, materials, appearance and workmanship to the greatest degree practical.

***In general, substitute or synthetic materials will not be approved for replacement or repair of original or otherwise appropriate materials on existing structures.*** For example, replacement of deteriorated wood siding with fiber-cement siding is not appropriate. Preservation Brief 16, [\*The Use of Substitute Materials on Historic Building Exteriors\*](#), is a good resource for examining the limited circumstances that warrant consideration of use of substitute materials.

## 2) Replacement/Rehabilitation of Existing Inappropriate or Synthetic Materials

This category is intended to address rehabilitation of structures that were constructed or modified with non-traditional materials prior to the adoption of the Historic Winchester District. Examples may include structures that were fitted with vinyl, aluminum, or asphalt shingle siding, synthetic frame windows, or thin asphalt roofing shingles prior to the requirements for obtaining a Certificate of Appropriateness. This category is not intended to provide a means of redress for work that was done in violation of the Ordinance.

Owners of such properties are encouraged to remove synthetic materials where they have been previously installed and to reclaim and restore any underlying original materials or replace with traditional materials. However, ***it may be appropriate to replace previously applied synthetic materials with substitute synthetic materials that better replicate original/traditional materials found in the District.*** For example, it may be appropriate to upgrade from vinyl or aluminum siding to fiber cement siding (a composite material made of sand, cement and cellulose fibers), or to upgrade from three-tab shingles to "architectural" shingles (also known as "dimensional" shingles; a multi-layer, laminated shingle which gives more varied, contoured visual effect to a roof surface).

*The two-story, integral rear porch of this dwelling with limited visibility from a public alley was previously enclosed and clad in metal siding. The owner replaced the deteriorated metal with fiber-cement siding.*



### 3) Additions or New Construction

Synthetic materials generally do not replicate the defining characteristics - warmth, patina, texture, light-reflecting qualities, etc. - of traditional materials. An abundance of such materials detract from the District's character. ***Traditional materials remain preferred for additions or new construction; however, certain substitute materials may be appropriate when they are compatible and complementary to materials on adjacent historic structures and when such materials do not detract from the overall character of the District.*** Such materials should replicate the workability of original materials (i.e. substitute siding should be adhered and applied in traditional patterns such as wood siding commonly found in the District).

*While constructed of limestone and concrete with a metal roof and other traditional materials sympathetic to the original structure, the rear of the Handley Library is easily discernible as an addition.*



*Variation in the roof line and breaks in the awnings allow the use of architectural shingles to not become too predominant on this newer commercial building.*

*While the main structure (background) on this property is brick construction with a standing seam metal roof and has a highly visible front elevation, the rear addition and small detached garage seen here are only visible from along a narrow, infrequently traveled alley. Both were constructed with fiber-cement lap siding and shingles were deemed appropriate for the garage.*

