

CITY OF FROSTBURG REGISTER OF HISTORIC PLACES GUIDELINES

Siding, Trim

These guidelines are based on Standards for Rehabilitation written by the National Park Service. The Historic District Commission has adapted the following information with the hope of making the process of review and approval of work on properties located in the Historic District as clear and simple as possible.

Utilization of “Not Recommended” materials and/or techniques will increase the difficulty of approval, may increase the amount of time it takes to get approval of an application, and may ultimately result in the denial of the landowner’s application.

Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is needed, the new material should match the material being replaced in color, composition, texture, design, and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.

The distinguishing original qualities or character of a structure or site should not be destroyed. The removal or alteration of any historic material or distinctive features should be avoided.

A. Siding

Recommended

- Repairing or replacing wood siding when necessary with siding that duplicates the old in size, shape and texture as closely as possible.
- Retaining and preserving architectural features, such as cornices, brackets, railings, shutters, window trim, and doorway pediments.

Not Recommended

- Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed, such as, artificial stone, brick veneer, asbestos or asphalt shingles, and vinyl or aluminum siding.
- Removing distinctive architectural features or covering trim.

B. Trim

Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is needed, the new material should match the material being replaced in color, composition, texture, design, and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building shall be treated with sensitivity.

Recommended

- Retaining original decorative details on porches, cornices, windows, and doors by replacing and repairing existing material.
- Replace missing trim with exact duplication if possible or try to match mass and rhythm of the original.

Not Recommended

- Avoid decorating a building with inappropriate "gingerbread" trim which never existed on the building.
- Avoid "colonializing" any building by adding pedimented doorways, pent roofs, columns, shutters, etc. which never existed on the building and detract from its true architectural style.
- Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface.

For more information on this topic read:

Preservation Briefs: Aluminum and Vinyl Siding on Historic Buildings by John H. Myers
Preservation Briefs: Exterior Paint Problems on Historic Woodwork by Kay D. Weeks