

Chapter 3 – Renovation and Alteration

3.1 Foundations and Structural Repairs

- .1 Retain and preserve original form, pattern, color and texture of historic foundations including masonry bond patterns, decorative vents, grilles, lattice work, water tables, banding, and the like.
- .2 Retain and preserve historic foundation materials wherever possible. If repair or replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern and texture. Consider substitute materials only if the original materials are not technically feasible.
- .3 Protect and maintain a historic foundation in appropriate ways:
 - .1 Provide adequate ventilation of the crawl space to prevent moisture problems.
 - .2 Provide adequate drainage of surface water by grading the site away from the foundation.
 - .3 If necessary, install drains around the foundation to eliminate surface water problems.
 - .4 Maintain foundation plantings so that they do not hinder adequate ventilation and drainage of the foundation.
 - .5 Eliminate any vegetation that may cause structural damage to the foundation.
 - .6 Follow the guidelines for maintenance of masonry where applicable.
- .4 Locate new utility and mechanical connections through foundations on non-character-defining foundation walls or inconspicuously on side or rear walls where they are not visible from the street.
- .5 It is not appropriate to apply paint or other coatings to unpainted foundation material that was historically not coated.
- .6 Paint previously painted foundation in dark colors that best reflect the foundation material.
- .7 Removal of paint from painted masonry foundations is not recommended unless the brick is of high quality and intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first. The use of acetic acid as a cleaning agent is not appropriate.