

Design Guidelines - Foundations

- F1** Retain and preserve the original foundation form as well as the pattern, color, texture and detailing of historic foundations. The latter includes features such as decorative vents, grilles, water tables, windows, etc.



Foundation materials can help show the development of a structure over time.

- F2** Retain original foundation materials to the extent possible. When replacement is necessary, choose materials that match the original as closely as possible in form, texture, color, etc.
- F3** Original foundations should not be covered with plaster, stucco, concrete or other applied material unless documentation shows that such covering was historically present.
- F4** Unpainted foundations should not be painted.

- F5** Window openings or window wells should not be permanently closed through filling with a masonry material, such as brick, stone, block or other material.

- F6** Window openings that are to be closed off should be closed with wooden panels fastened to the window frame, or by replacing the glazing with wood or metal panels. Decorative grilles should be left in place and visible.

- F7** Use traditional foundation materials when building new structures in the historic district. Poured concrete or pre-cast concrete block may be used in brick/stone/ stucco foundation applications, but should be sheathed in a veneer of brick, stone, stucco or other masonry materials.

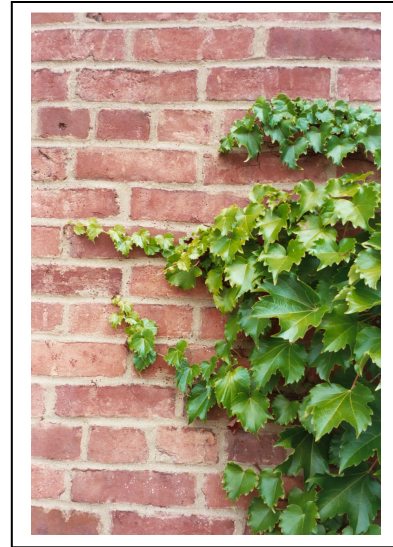
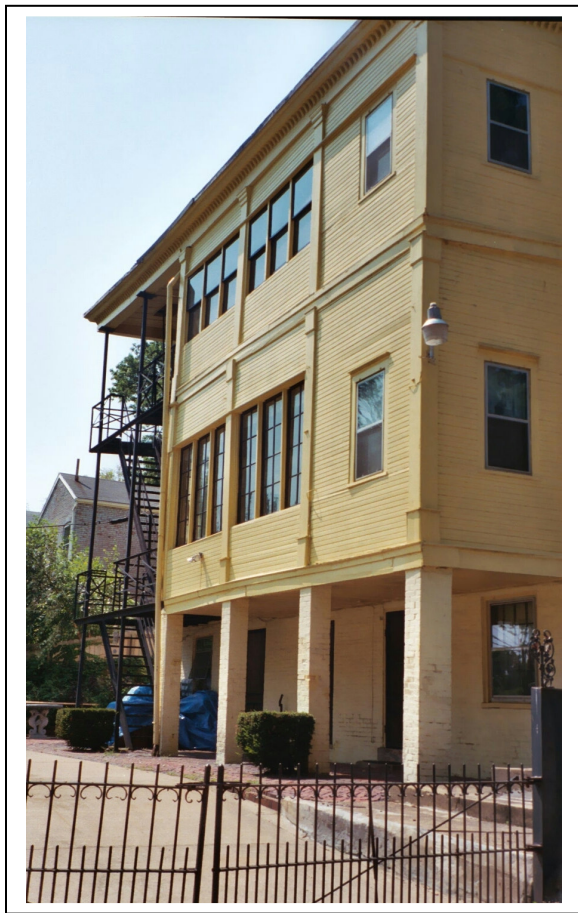


Decorative foundation elements such as these cast iron grilles should be preserved and maintained.

F8 The foundation of an addition should match the appearance of the original foundation in materials, height and style.

F9 Maintain the integrity of historic foundations through preventive maintenance and regular inspections. Provide sufficient drainage so that water is carried away from the foundation.

F10 Avoid adding new foundation features such as vents or access doors on the primary façade of a historic building. If such features are to be added, they should respect the pattern and design of other openings found on the building.



If allowed to grow unchecked, ivy will eventually damage brick, particularly soft 'pumpkin' brick

F11 Locate new utility and mechanical connections through foundations in inconspicuous locations on secondary elevations.

F12 When infilling between brick piers (i.e. on a porch foundation), recess the new brick so that the original piers remain visually prominent.

F13 Vines or plantings should not be allowed to grow on or near foundation walls. Firewood, mulch and other organic materials should also be kept at a distance.

Distinctive foundation forms, such as the piers on this East Main Street home, should be maintained and preserved.