

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.

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. This creates an ongoing maintenance need and may trap water in the masonry.

F5 If a foundation has failed and requires complete rebuilding, the new foundation should match the original in materials, texture, color and mortar joint detailing. The original building proportions should be maintained, including the height from grade to the sill. The original grade should also be maintained as much as possible, while still providing proper drainage away from the foundation.

F6 Window openings or window wells should not be permanently closed through filling with a masonry material, such as brick, stone, block or other material.

F7 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 glass block or wood or metal panels. Decorative grilles should also be left in place and visible.

F8 Use traditional foundation materials when building new structures in the historic district. Poured concrete or modern pre-cast concrete block may be used, but should be sheathed in a veneer of brick, stone, stucco or other traditional masonry materials.



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

F9 The foundation of an addition should match the appearance of the original foundation in materials and style. The height of the foundation in an addition should be equal to or slightly less than the primary structure's foundation.

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

Use vegetation to screen new foundation openings from public view to the extent possible.

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.

FOUNDATION MAINTENANCE:

* Maintain the integrity of historic foundations through preventive maintenance and regular inspections. Provide positive drainage so that water is carried away from the foundation and be sure that downspouts are positioned to empty away from foundation walls.

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



Above: Variations in foundation design and materials can help show the development of a structure over time.

Left: Ivy will eventually damage masonry if allowed to grow unchecked, especially soft, "pumpkin" brick.

