

Historic Buildings

This section provides design guidelines for renovating or modifying historic buildings (as determined by the National Register of Historic Places or local equivalent). A large portion of Downtown Hollister is classified as a historic district and there are several individual buildings listed as historic buildings on the National Register throughout the downtown area. These guidelines also apply to property owners who wish to maintain the historical integrity of a building. These guidelines should be used in conjunction with the guidelines for the appropriate building type (i.e. main street commercial building, apartment flat building, townhouse building, or detached house building) and other resources, such as the Secretary of the Interior's standards.

This section includes guidelines for:

- Secretary of the Interior's Standards
- General
- Roofs
- Building Facades
- Projecting Facade Elements
- Landscaping
- Mechanical Equipment



Secretary of the Interior's Standards

The Secretary of the Interior has prepared standards for preserving, rehabilitating, restoring, and reconstructing historic buildings.

The above terms are defined as:

- **Preservation:** the act or process of applying measures necessary to sustain the existing form integrity, and materials of a historic property.
- **Restoration:** the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and reconstruction of the missing features from the restoration period.
- **Rehabilitation:** the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.
- **Reconstruction:** the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

The following pages include guidelines that are based on the Secretary of the Interior's standards. The complete standards may be viewed at <http://www.nps.gov/history/hps/tps/standguide>.

General

E



Example of appropriate (bottom) and inappropriate (center) additions to an original structure (top).

- A. Developers and property owners should follow the Secretary of the Interior's standards for preservation, restoration, rehabilitation, and reconstruction of buildings throughout Downtown Hollister.
- B. Developers and property owners should conduct research of the historic use of the existing structure and its surroundings prior to any rehabilitation or reconstruction efforts.
- C. Buildings should be given treatments appropriate to the materials used, the architectural style, and the building's overall state of condition.
- D. If original architectural elements (i.e. facades, details, windows, or doors) remain, they should be repaired rather than replaced to maintain the architectural integrity of the building. If a replacement is necessary, it should be of a high quality material and design and should reflect the color, size, and overall integrity of the original architectural element.
- E. Additions to buildings should be designed with a style, materials, colors, and details that are compatible with the existing structure. Additions are encouraged to the side or rear of the building.
- F. Rehabilitation efforts should not try to create or add a perceived concept of the history, but should reuse the existing or appropriate features.
- G. Only the damaged portions of foundations should be repaired or replaced. Materials and design should be consistent with the architectural style of the structure.

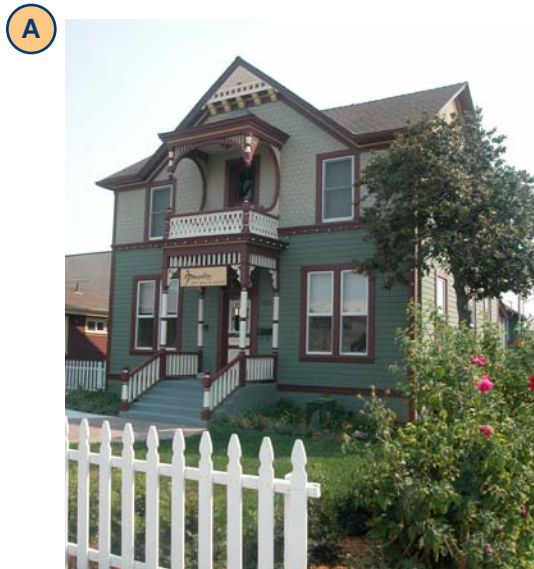
Roofs



Examples of rooflines that do not match (top) and appropriate rooflines that match one another (bottom).

- A. Leaky roofs should be repaired as soon as possible to avoid damage to the building.
- B. Replacement roofing materials should match the original roofing material as closely as possible.
- C. If a roof needs to be patched, the colors and material should match the rest of the roof.
- D. Eaves, fascias, soffets, and other roofing details should be maintained preserved.
- E. Original gutters and downspouts should be repaired or restored. If an original gutter or downspout does not exist or the original is damaged beyond repair, replacements should be made of the same material and have the same style as the original.
- F. Roofs of secondary units and additions should match the pitch and style of the original building.

Building Facades | General



Example of an appropriately restored and preserved building in Downtown Hollister. The details, window configurations, stoop and balcony, and overall character make this building look like it did when constructed.

- A. When repairing or remodeling exterior facades the original materials should be retained. If replacements are necessary, the materials, colors, sizes, textures, and overall character should match the original facade.
- B. Cracks or water damage to the walls, chimneys, or other building elements should be closely monitored and, if necessary, repaired by an experienced professional.
- C. The character-defining elements and details of building facades should be preserved. These elements should not be removed or altered, but may be replaced if damaged beyond repair.
- D. Existing facade materials should not be replaced with other materials in an attempt to “modernize” the building.
- E. If bricks need to be replaced on walls or chimneys, the replacement bricks should be of a high quality and match the size, texture, and color. The existing brick and mortar patterns should also be maintained.
- F. Buildings should be painted with the original building colors. If the original color is not known, colors consistent with the architectural style may be used. Matte finishes consistent with the architectural style of the building should be used instead of glossy finishes.



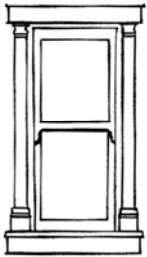
Building Facades | Windows

A



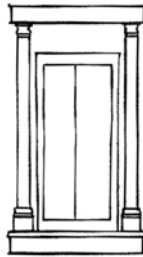
Example of an inappropriate modification (left) to the original (right) window configuration.

B



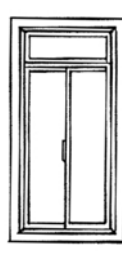
Original window

C



Shape and style are different (discouraged)

C D



Inappropriate frame material and trim is removed (discouraged)

A

Original window openings should be retained. If the original window opening has been altered, it should be restored to its original location and configuration. Original window openings should not be blocked or filled. Such window openings should be restored to the original configuration and replaced with a window.

B

Original windows and window frames should be saved and restored. Missing, rotting, or broken sashes, frames, mullions, and muntins should be replaced with like materials.

C

If repair or restoration of a window is not possible, replacement windows should be the same operating type, shape, material as the original. Aluminum or vinyl window frames should be avoided.

D

The original trim should be repaired or restored. If a replacement is necessary, it should be of like materials of the original.

E.

Off-the-shelf windows that closely match the original window may be appropriate for windows that do not front a street or public space.

Building Facades | Doors

A



Examples of new doors that reflect the design and materials of the originals.

A

Original doors should be repaired and restored. When a replacement is necessary, it should match the design, materials, and details of the original door.

B.

If an original door is missing, a replacement with an appropriate design should be selected based on a review of doors typical of the architectural style and of Downtown Hollister.

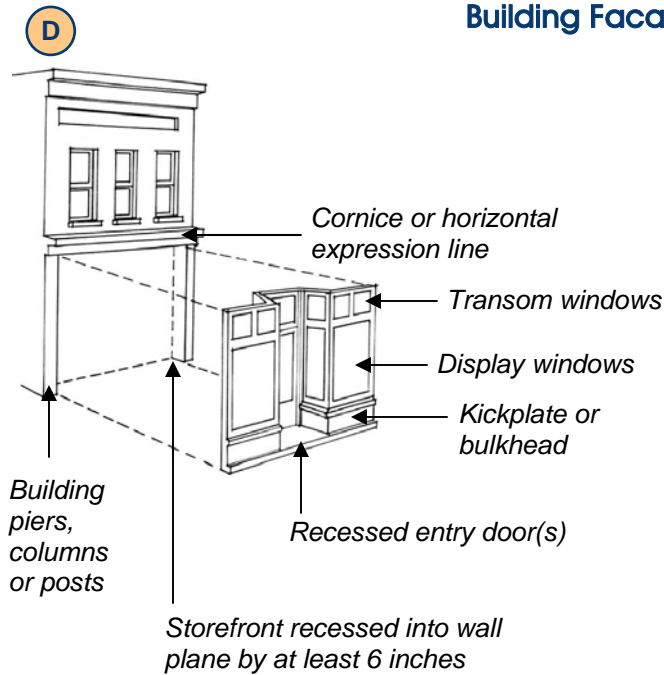
C.

Replacement doors should be compatible with the original architectural style of the building.

D.

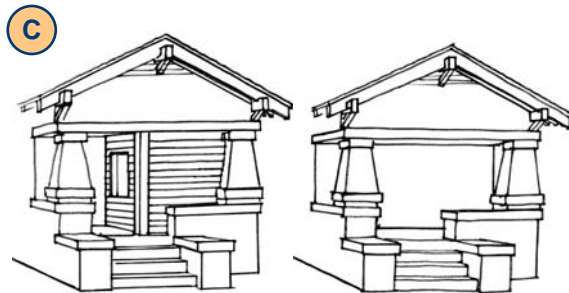
If an original door has been modified to block or fill window openings, the window openings should be restored with panels appropriate to the design of the door and architectural style of the building.

Building Facades | Storefronts



- A. The property owner should conduct research to determine the design of the original storefront and storefronts from nearby buildings in Downtown Hollister prior to any restoration, rehabilitation, or reconstruction efforts.
- B. Original storefronts should be preserved and repaired as necessary.
- C. Where portions of a storefront have been modified, they should be restored to the design and character of the original.
- D** Typical elements of traditional storefronts include:
 - Recessed entry
 - Entry doors with large or multiple windows
 - Large display windows
 - Kickplate or bulkhead
 - Transom windows
 - Cornice defining the top of the storefront

Projecting Facade Elements | Porches



Porch enclosures (left) should be removed to reflect the original configuration of the porch (right).

- A. When repairing or reconstructing a porch, the original design, colors, materials, and details should be used.
- B. Alterations to the original design of porches should be avoided. Alterations include, but are not limited to adding porch enclosures, stairs, rails, balustrades, and support columns.
- C** When buildings are restored or rehabilitated, porch enclosures should be removed and the original design of the porch should be reconstructed.
- D** When restoring or rehabilitating porches, stairs and railings compatible with the original structure should be used. Off-the-shelf, ready-made stairs and railings should be avoided.



Examples of inappropriate railings (discouraged).

Appropriate railing that matches the original.



Landscaping



A



Landscaping and landscaping elements should be preserved if they contribute to the overall character of the building or property.

- A. Developers and property owners should identify, retain, and preserve landscaping features that contribute to the overall historic character of the property. Landscaping features may include:
- Walkways and paths
 - Fences and walls
 - Trees and vegetation
 - Landforms
 - Furnishings
 - Sculptures and fountains
 - Subsurface archaeological remains
- B. Large, mature trees and landscaping features should be retained if they contribute to the overall character of the building or property or if they can be seen from the street or public space.
- C. Historic landscaping treatments that must be removed should be replaced with similar vegetation or landscaping features.

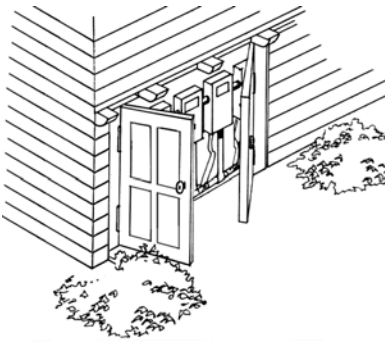
Mechanical Equipment

B



Heating, venting, and cooling equipment should not be placed in windows.

D



Example of a screening device that is compatible with the architectural character of the building.

- A. Mechanical equipment should be screened from public view. Examples of mechanical equipment that should be screened include:
- Electric and water utility meters
 - Power transformers and sectors
 - Heating/ventilation/cooling equipment
 - Irrigation and pool pumps
 - Satellite dishes
 - Antennas
 - Rooftop mechanical equipment
 - Other mechanical equipment
- B. Heating, venting, and cooling equipment, such as air conditioners, should not be placed in window openings.
- C. Rooftop equipment should be screened from streets or public spaces.
- D. Screening devices should be compatible with the architectural character of the building.