

Facade Improvement Program

Delphi Main Street Organization



Commerce
Culture
Community



City of Delphi

Date: 8/24/04

Introduction

The Delphi Main Street Organization is committed to establishing downtown Delphi as a hub for commerce, culture and community. Creating an inviting environment that incorporates new, attractive amenities as well as preservation and care for architectural assets is crucial.

The Facade Improvement Program provides direct assistance to property owners to improve building facades. This program will help the private sector make their buildings the best they can be in order to generate income from their investment.

To manage this program, the Main Street Organization has established a **Design Review Board**. This team of local individuals comprising one City Council member, one Main Street member, and one Delphi Preservation Society member will review program applications, choose projects to support financially and assist property owners in making wise decisions as they seek to improve their buildings.

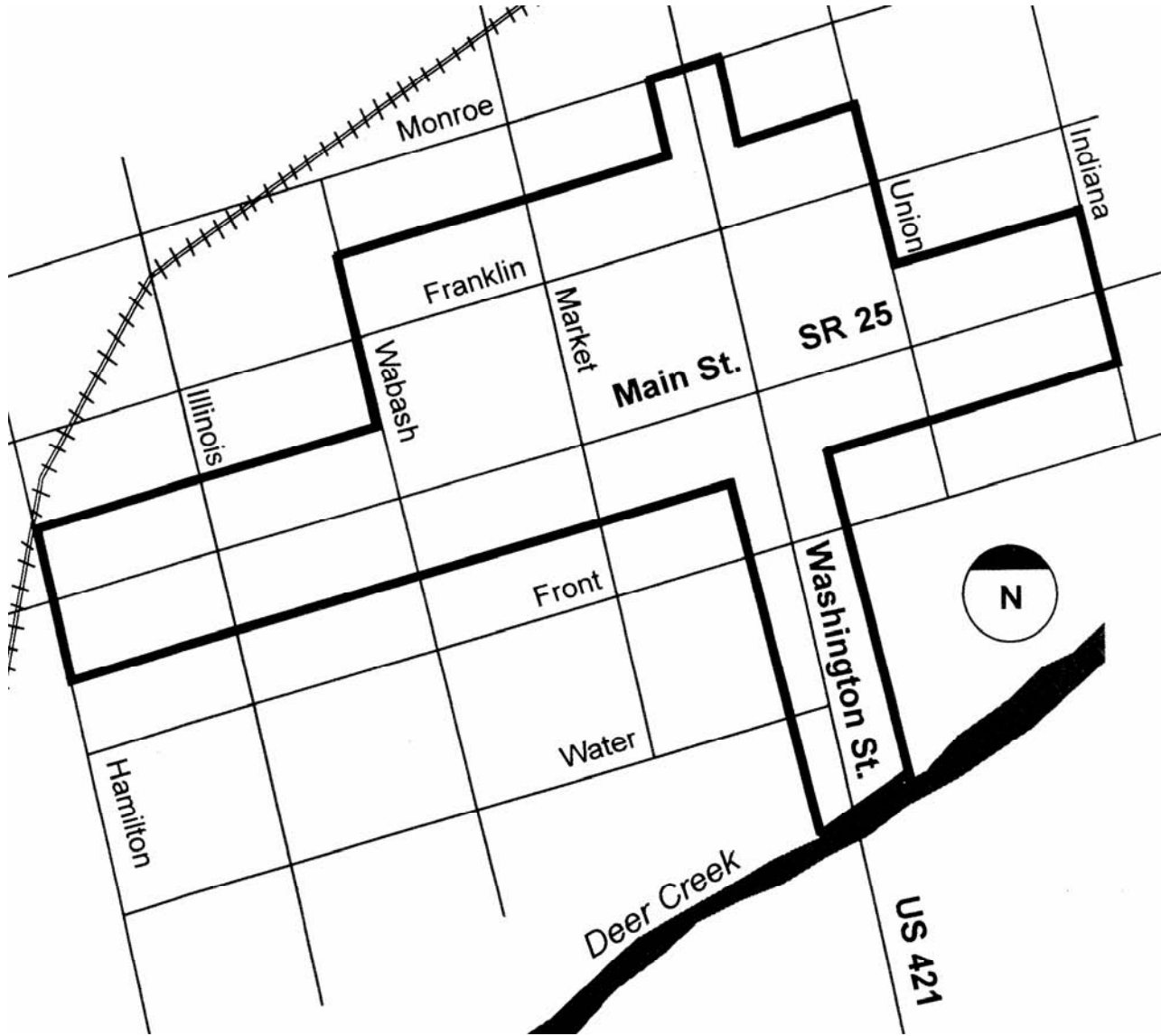
In addition, the Delphi Main Street Organization has established the **Design Review Guidelines** that are contained in this document. While historic preservation can be challenging because of the attention to detail, it is very important that Delphi's architectural gems be appropriately improved and preserved. The guidelines are a tool to help, not hinder, building improvements.

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Del phi Main Street Boundaries

Everything contained within the boundaries of Washington Street from Deer Creek to Monroe Street, Main Street from Indiana to Hamilton and Franklin Street from Union to Wabash.



Facade Improvement Program

An investment in the further enhancement of Downtown Delphi is an investment in the further economic growth and prosperity – and overall quality-of-life – of the entire Delphi community, Carroll County, and the region

Delphi Main Street Goals:

1. Work with the City government and private landowners to improve the downtown's appearance.
2. Preserve, promote, and educate about rich historical architecture and heritage in downtown Delphi

Program Overview

The program is designed to initiate: aesthetic improvements, architectural appreciation and economic development. The Delphi Main Street Organization Design Review Board is the administrative group for the program and will work directly with applicants to achieve successful revitalization projects in a timely manner, providing financial support of approved projects.

Eligibility Requirements

1. Available to commercial downtown Delphi properties.
2. Commercial operators/tenants are eligible to apply with written approval of the property owner.

Eligible Activities

Items include, but are not limited to, the following:

1. Repair to building exterior facades (front, rear and side facades are eligible).
2. Masonry repair.
3. Cleaning of building exterior.
4. Exterior painting.
5. Repairing or replacing cornices, entrances, doors, windows, decorative detail, awnings.
6. Sign removal, repair or replacement.
7. Other repairs that may improve the aesthetic quality of the building.
8. Facade Renovation—Must involve the general upgrading of a building's external appearance in compliance with the Delphi Main Street Organization's Design Guidelines and Design Review process.

Renovation may consist of:

- a. Accentuating the existing features of the building through painting, lighting, restoration, replacement, cleaning or other treatment of exterior surfaces;
- b. The addition of design elements which may have appeared on the original building or are in keeping with the building's character, e.g. awnings.

Ineligible Activities

Items include, but are not limited to, the following:

1. Interior improvements (except window display areas).
2. Roofing
3. Additions to existing structures.
4. Sidewalks
5. Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.
6. Improvements completed or in progress prior to notification of approval.
7. Repair or creation of features not compatible with original architecture.

Funding

Facade Improvement Grant: A 50% reimbursement up to \$5,000 for the actual costs of the facade and/or related exterior rehabilitation expenses.

Architectural Assistance: A 100% reimbursement up to \$1,000 of actual architectural costs associated with facade improvements, providing the owner utilizes the architectural plans in the facade renovation. An accredited architect shall be retained for concept drawings, specifications and consultation to maintain the historical character of building renovation. For properties eligible for, or listed on the National Register (50 years or older).

Sign, Awning and Lighting Rebate: This plan offers a rebate for the fabrication, construction, and installation of an awning, lighting and/or signage. A 50% reimbursement (up to \$2,500) of actual costs associated with replacement of an existing awning, lighting, and/or signage with new items meeting Delphi Main Street Organization Guidelines. Assistance may be used to add or improve an awning, lighting, and/or signage meeting Delphi Main Street Organization Guidelines. A rebate is available for each street level business within a storefront project.

- The Design Review Board does reserve the right to grant additional money to targeted projects that they believe will have a significant impact on the area.

Application Process

Submit a Facade Improvement Program application to Delphi Main Street Organization and include the following:

1. A Facade Improvement Program Application completed in full.
2. Current photograph of property to be improved.
3. Project plans and specifications including a written description of improvements, including materials and colors.
4. Application Checklist
5. Preliminary estimate of costs by a licensed contractor of construction. Any work done by property owners or tenants requires an estimate from an outside source to verify that costs are within reasonable parameters.

Timeline

1. Delphi Main Street Organization Receives Application
2. Preliminary Approval: There will be an on-site inspection of the property by the Design Review Board. After this inspection, they will make a preliminary decision on the status of the application.
3. Architectural Assistance applications selected. (If applicable)
4. Completed architectural drawings and plans of the building which illustrate all proposed work, including any structural work or repair, awnings, signage, cost estimates, construction schedules and paint colors submitted to the Design Review Board; \$1,000 architectural assistance grant issued.
5. Design Review Board selects projects on a first-come, first-served basis. The decision to grant is based on adherence to Design Review Guidelines, the applicant's readiness to take action, project impact and historic significance. If not approved, the Design Review Board will explain, in writing, to the applicant the reasons for rejection and what, if any, steps can be taken to receive approval.
6. Grant agreement signed; total grant determined. The intent is to assist property owners by providing reimbursement for major elements as they are completed. No funds will be issues without proof of payment.
7. Grantee is responsible for obtaining any permits required for the project.
8. Project proceeds. The Design Review Board must approve an changes in approved work specifications; deviations from an approved plan may disqualify the applicant from this grant program.
9. Projects not completed within one year after initial application approval will be reviewed for possible extension of up to one year.
10. Project is completed. Proof of payment submitted and full amount of grant allocated.

General Requirements

1. All work must be in accordance with the Delphi Main Street Organization Design Review Guidelines, all applicable local, state and federal codes.
2. All interior/exterior code deficiencies or violations and imminent health and safety hazards must be corrected in conjunction with facade renovation.
3. All construction management shall be the responsibility of the applicant.

Program Amendments

The details of the Facade Improvement Grant Program may be amended subject to the formal approval of a majority of the City Council.

The ultimate goal of this program is to encourage improvements that stress the historic significance and uniqueness of downtown structures through building restoration and beautification.

Design Review Guidelines

Why Design Guidelines?

Delphi Main Street Organization encourages property owners, merchants and resident to recognize, enhance, protect and promote downtown Delphi's unique character and identity. To assist business and property owners in improving their storefronts as part of this revitalization process, the Delphi Main Street Organization has created these guidelines in conjunction with its Facade Improvement Program, which offers matching grants.

These guidelines shall be followed in restoring facades that are accepted into the Facade Improvement Program.

The economic vitality as well as the aesthetic quality of each business enterprise is important, and both are linked in part to the success of surrounding commercial establishments. Studies have shown that thoughtful design improvement often lead to greater sales for a business. Similarly, the physical character of downtown Delphi contributes greatly to the overall image of the community for its residents, customers and visitors.

Secretary of Interior's Standards for Rehabilitation

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the

massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Secretary of Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* is available at the Delphi Public Library.

When using this guide, keep in mind that the Secretary of Interior's Standards recommend repairing and maintaining rather than replacing all defining elements. This should be the first course of action when rehabilitating significant properties. If no historical, pictorial or physical documentation exists and the elements are missing, they should be replaced with contemporary but compatible elements.

Removing defining elements, radically altering the building, or introducing elements that cannot be documented historically is not appropriate. Installing an element that is thought to have been original to the building without proper documentation could create a false sense of history. For example, if a building is missing its cornice, and no documentation exists to support its reconstruction, it would be inappropriate to install a new "historic" cornice. Contemporary yet compatible designs and alterations are the appropriate approach to handling missing elements.

Overall Goals

The goal of Delphi Main Street is to revitalize downtown Delphi. Delphi Main Street encourages renovations and improvements which create a unique and attractive image for each business while respecting the original design parameters of its facade as well as those of its neighbors. Finally, while Main Street values high design standards and creativity, it also encourages solutions which achieve these goals affordably so that business and property owners are benefited rather than burdened by the revitalization process.

In general:

- All improvements must be compatible with applicable zoning codes, satisfy permit requirements, and conform to any other regulatory restrictions.
- If a building has historic or aesthetic merit, improvements should be designed to reveal the buildings original style, form, and materials, whenever possible.
- A building's distinguishing elements should be identified and preserved, when possible.
- Previous renovations are sometimes evidence of a building's history and use. In instances where alterations have acquired their own significance and contribute a positive visual quality to the building and the district, they should be recognized and preserved. However, when they are not integrated into the building's design, added elements should be removed.
- In the case where original building elements have been removed or substantially altered, contemporary treatments are suitable. However, they should not appear to be of poor quality, or temporary in nature, or ill suited to the area (e.g., vinyl or aluminum siding).
- Individuality within a standardized or unified appearance is encouraged for single buildings containing multiple storefronts. Separate buildings — even in cases where several adjacent to each other are occupied by a single tenant or owner — should remain visually distinct.

- Colors of exterior materials, signs, window frames, cornices, storefronts and other building features should be coordinated. Choice of colors should be determined by the nature of the building. The exterior colors of historic buildings should be chosen with their historic character in mind.

Storefront Design and Display

The storefront is the most important architectural feature of many historic commercial buildings. It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business.

- Storefronts' design should be in keeping with a building's overall design. Storefront elements such as windows, entrances and signage provide clarity and lend interest to facades. It is important that the distinction between individual storefronts, the entire building facade, and adjacent properties be maintained.
- Storefront windows should display products or services, local business logos, hours of operation, and/or public service messages. Displays in retail and non-retail storefront windows that add color, texture, information, and/or visual activity to the pedestrian experience are encouraged. However, storefront windows should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.
- "Transparent" storefronts are not necessary for some businesses, such as professional offices. Nevertheless, even for such businesses it is preferable to maintain the size of original storefront windows. Proprietors can provide attractive window displays or install blinds. This solution contributes to the vitality of the streetscape and is more flexible for future changes than permanently blocking windows.

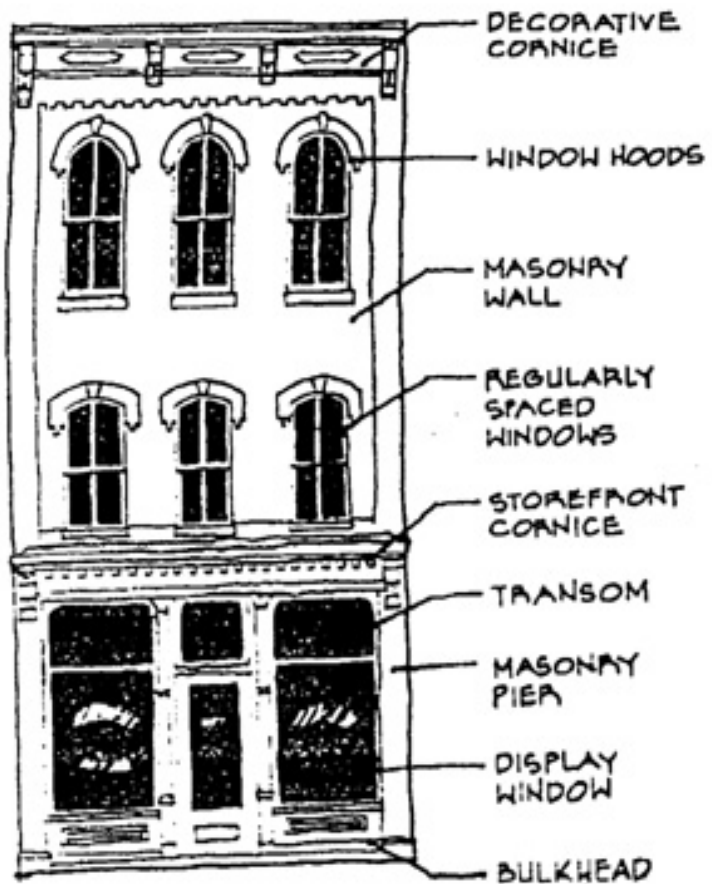
Bulkhead

The bulkhead is the base that supports the storefront display window. Although bulkheads have been made of a variety of materials, including wood, glass, brick, and stone, bulkheads are typically solid wood, occasionally with some decorative moldings.

- Intact bulkheads should be preserved.
- In general, the bulkheads, including their defining elements and materials should be repaired rather than replaced.
 - If the bulkheads need to be replaced, the original should be replicated, matching the original design and materials as closely as possible. The use of plywood or rough-sawn



Anatomy of a Building Facade



wood paneling is inappropriate and are inefficient because they deteriorate and need constant maintenance and frequent replacement. Aluminum, vinyl, imitation brick or stone are other materials that are inappropriate and should not be used.

- Where there is very little evidence of their original configuration, missing bulkheads should be replaced in keeping with the size, scale, and materials of the building.

Piers

Piers are defined as a vertical supporting member that frames an opening such as a window or door. Sometimes designed as a flat column or pilaster, piers are often used to divide storefronts, display windows or the entrance to a building's upper floors. Metal, wood, brick, or stone are the most common materials used for piers.



- Intact piers should be preserved.
- Defining elements and materials should be repaired rather than replaced.
- Obscuring or otherwise covering piers with unsympathetic materials (imitation stone, rough or sawn wood and similar products) is not appropriate and should be avoided. If such coverings exist, they should be removed. When replacing a pier becomes necessary, look to the building for guidance about consistent materials, including metal, wood, brick or stone.

Display Windows

Usually extending from the transom to the bulkhead and consisting of one pane of glass, the display window is an essential element that helps define a building's storefront.

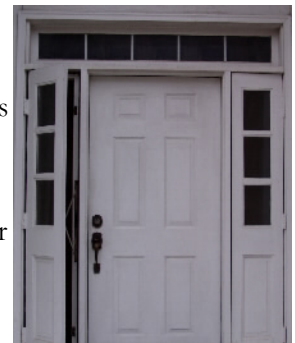
- The display windows should be preserved and character defining elements and materials, including the dressing, trim and reveals, should be repaired rather than replaced.
- Under no circumstances should the display windows be filled or concealed.
- Because glass block is incompatible with the original function and design of display windows, it should not be used to fill window openings in downtown Delphi.
- If the display window needs replacement, the new window should match the existing in terms of size, material and configuration.



Transoms

Defined as a window or series of windows located about a door or display window, transoms are usually made of glass.

- Transoms along with their character defining elements should be preserved. If necessary, the transoms' defining elements including the trim and dressing should be repaired rather than replaced.
- Replacement should be consistent with existing transom window.
- Like display windows, transoms should not be covered or filled.
- Removing the transom and filling it with masonry, glass block or other material is not appropriate.



Entrances

Many entrances are flush with the building facade, recessed entrances (in an alcove used to accentuate the entry to a building or store) are also common.

- Primary entrances should be clearly marked and provide a sense of welcome and easy passage from exterior to interior.
- The features of a building's entrance, including pilasters and columns should be preserved and repaired rather than replaced.



- Where the entrance was originally recessed, it should be preserved to provide overhead protection from the elements. They also provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage, and displays.
- The style and character of the door and its hardware should be compatible with the design of the storefront and the scale of the building. Doors should also include glass panels to maximize visual access to the interior of the building.
- Using stock commercial and residential doors should be avoided.
- Replacement doors should match the building's original opening and configuration.

Cornices

Cornices are projecting ornamental moldings at the upper portion of a building wall or storefront. They are most apparent on late 19th century commercial structures, when several ornate, bracketed types were used. Mid-20th century buildings were, as a rule, less decorated and had simpler ornamentation. In each case the character of the cornice is an important feature that should be preserved.



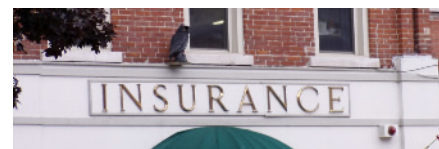
- Intact cornices should be preserved. Their defining elements should be repaired rather than replaced.
- Removing all or part of a projecting cornice is inappropriate, as is covering or obscuring the cornice in any manner.

Frieze

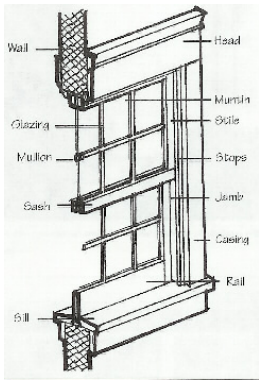
A frieze is a decorative horizontal band that is frequently combined with a cornice to emphasize the horizontal division(s) of a building facade. In Delphi, friezes are often used to divide the display windows or transoms of the ground floor from the upper story windows, and to add to the decorative character of a parapet.

Located directly below the cornice, first floor friezes were frequently used for signage and where possible, should continue this practice.

- Intact friezes should be preserved, with their defining elements repaired rather than replaced.
- Removing all or part of the frieze is inappropriate, as is covering or obscuring the frieze in any manner.
- The use of incompatible materials, such as aluminum, to cover or obscure the frieze is inappropriate.
- Installing an awning into the frieze is not appropriate. Instead, awnings and projecting signs should be installed below the frieze.



Upper-level Windows



Unlike the display windows of ground level storefronts, upper level windows are usually fitted with a frame that supports one or more operable sash containing panes of glass.

- All existing upper level windows should be preserved, with their defining elements repaired rather than replaced.
- Many windows throughout Delphi are wood. If replacement is necessary, the new windows should be constructed of wood, when possible.
- The functional and decorative features of the windows that help define the building's historic character should be identified, retained and preserved. These features include, but are not limited to frames, sash, glazing, sills, heads, hoodmolds, and paneled or decorated jambs and moldings. These elements should be repaired rather than replaced.

- Original upper story window openings should be restored and reglazed. The proportions of the restored windows and rhythm of the window openings should be true to the original design as possible.
- Instead of replacing original glass with double-glazing, thermal upgrade should be achieved by installing or replacing inadequate or damaged weather stripping and caulking.
- Replacing multi-sashed windows with a single span of glass is not appropriate.
- The use of mirrored or tinted glass is not appropriate and is to be avoided.
- If decorative elements are missing, those elements should not be recreated unless strong pictorial, historical, or physical documentation exists.



Inappropriate upper windows



Appropriate upper windows

Parapets

The parapet is a low protective wall that extends above the roof of a building. Parapets on the front facade of building in Delphi are ornamented with cornices and friezes. Typically made of wood, brick, and stone cornice/parapets were also occasionally made of decorative metal such as pressed sheet metal.

- Existing parapets should be preserved, repaired and restored.
- Only elements that are lost or deteriorated beyond repair should be replaced, matching any new elements as closely as possible to the original.
 - Entire replacement of a parapet should be considered only where the parapet is severely deteriorated and cost prohibitive to repair. The replacement should match the original as closely as possible.
 - Proper maintenance is important to ensure the integrity of the parapet and prevent deterioration. Because water damage is the primary cause of deterioration, it is imperative to keep the coping and flashing in good repair, to seal openings, to paint wood and metal and to correct deterioration of the masonry wall on a regular basis. These steps will help to minimize deterioration and more costly repairs.



Exterior Lighting

In order to maintain an attractive image, exterior building lighting should be appropriate to the building's architectural style.

- Original fixtures, if present should be preserved and repaired whenever possible, or replaced in kind.
- Domestic fixtures are not appropriate for commercial structures and should be avoided.
- New fixtures should not dominate the facade nor should they be a design feature. The new light should be relatively small and utilitarian in design. Additionally, the fixtures should be restrained in terms of placements and intensity.
- Exterior lighting should highlight building elements, signs, or other distinctive features rather than attract attention to the light fixture itself. Lighting that attracts attention to itself, such as neon tubing surrounding display windows, should be avoided.
- Building lighting should provide an even illumination level. Avoid flashing, pulsating, or similar dynamic lighting that poses a hazard to motorists.
- Avoid lights which glare onto streets, public ways or onto adjacent properties.

Provide indirect lighting whenever possible.



Signage

In broad terms, a sign is defined as any device, structure, painting or visual image designed to be seen by the public. Signage can incorporate graphics, symbols, letters or numbers for the purpose of advertising or identifying any business, product, goods or services.

The objectives of this signage program is to provide signage that enhances the architectural design of buildings within downtown Delphi, is compatible from building to building and is harmonious with adjacent businesses and public ways.

Sign materials should be compatible with the design theme and use of materials on the building where the sign is to be placed. Painted wood and metal are preferred materials. Plastic, highly reflective materials and neon or flashing signs are inappropriate.

Signage should not obscure or overwhelm existing architectural details. The size and location of the sign should be consistent with the scale and design of the building. All signs shall be limited to the business conducted upon the property. Signage shall be limited to the business name, logo/graphics, hours of operation, address and/or directional identification.



Fascia Signs

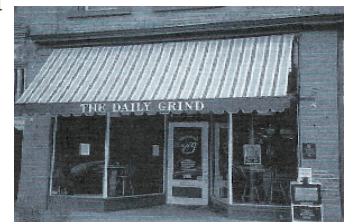
A fascia sign is defined as a single-faced sign, which is mounted on the exterior wall of a building. The maximum area permitted for the sign is 15 percent of the wall area.

Freestanding Signs

A freestanding sign may be used in areas where the primary use is set back from the street edge. A pole-mounted sign, where a small sign panel is suspended from an arm that is attached to the pole is a preferred freestanding sign.

Awning Signs

An awning sign is a building sign placed on the surface of an awning. The maximum height permitted for the sign is to the top of the first story. An awning sign may be



woven, sewn or painted. Internal illumination of an awning sign is not recommended.

The size of the sign lettering shall be dictated by the size of the awning and shall be proportional to the awning. Variety in lettering styles is encouraged. Color of the lettering shall compliment the awning color and must be compatible with the overall facade of the building.

Projecting Signs

The maximum area permitted for a projecting sign is 80 square feet provided no sign face is more than 40 square feet.



Window Signs

A window sign is a building sign that is permanently affixed to a window, embedded in a window intended to communicate its message to passersby from the outside. The term “window sign” does not include merchandise or displays, posters, and other signs located inside the building though visible through a window.

Sandwich Signs

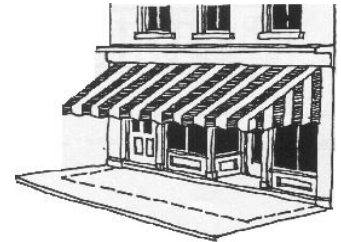
Sandwich board signage are temporary signage and are encouraged permitted they do not obstruct access to public sidewalks.



Awnings

Awnings are a simple, inexpensive but highly effective device for focusing attention on the storefront. They are a vehicle for introducing color, variety, and interest to the streetscape. In addition, they create a strong horizontal element that can be repeated along the blockface to make a group of buildings “read” as a unit.

- Unless photographic or other documentation suggests otherwise, canvas (not plastic, vinyl or aluminum), shed-type awnings that slope away from the building will be the ONLY type of awning approved by the design review committee. Operable fabric awnings can be rolled up during winter storms to protect and extend life of material.
- Barrel, crown, umbrella or domed awnings that extend to the curb are discouraged because they tend to cover important character defining elements. Historically, barrel awnings were not common in downtown Delphi. For this reason, if there is no photographic or physical documentation to support their installation, these types of awnings will be reviewed on a case-by-case basis.
- Although open sided awnings are preferred to minimize the visual intrusion on building elements, both open and closed sided awnings with valences are appropriate. The awning valence provides an excellent opportunity for graphics and signage. They are an appropriate solution for signage on buildings lacking space designed specifically for that purpose.
- The awning should be attached directly to the building rather than requiring columns or supporting poles on the sidewalk. On wide buildings, awnings should be segmented to articulate each display window and give a better sense of proportion to the facade. Awning colors should complement those used on the storefront and upper facade. Internally lit awnings are not appropriate and should be avoided.



Rear and Side Facades

Where visible, the rear and side facade of buildings have an equally important impact on the character of downtown Delphi. For rear facades any of the features listed above are subject to the same guidelines for preservation, repair and replacement. In addition:



- Blocked windows should be reopened.
- An appropriate entrance door, business sign, and lighting should also be used to make the rear entrance interesting and appealing. Such an approach to doors, signage and lighting would include solutions that are contemporary and compatible, in terms of design and materials, to the historic character of the building.

- Awnings and landscaping can also enhance the rear elevation.

Materials and Colors

Much of the special character of historic buildings derives from the use of traditional materials and construction techniques. Although new materials and methods can be successfully used in rehabilitation and infill development, every effort should be made to preserve the original character of downtown Delphi's buildings. This means preserving, repairing and maintaining the original materials where possible, and when replacement is necessary, selecting appropriate new materials that are compatible in quality, texture and color.

Common building materials of downtown Delphi are wood, glass, cast iron, and various types of masonry, including brick, limestone and granite. Some of the older masonry walls were painted, but typically, painting was limited to wooden window frames and sash, doors and other non-masonry building elements.

Masonry

Masonry should be repaired as necessary, making sure to match the original color, material composition and size and profile of the mortar joint as closely as possible. Similarly replacement materials should closely match the originals.

Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features. Provide positive drainage away from foundations to minimize rising moisture.

Low pressure water and detergent cleaning, using bristle brushes, is encouraged. Abrasive cleaning methods, such as sand blasting, will not be allowed. They may remove the water-protective outer layer of the brick and thereby accelerate deterioration.

Metals

Metals were used for a variety of applications including columns, roofing and decorative features. Metal applications should be maintained where they exist. Proper maintenance is imperative to prevent rust. Additionally, provide proper drainage to minimize water retention. Regular painting of metal elements will help prevent rust and future maintenance problems. Harsh, abrasive cleaning methods should be avoided.

Wood

Proper maintenance and a regular painting schedule will ensure the longevity of wood doors, windows, transoms and other character defining elements. Maintain protective coatings to retard drying and ultraviolet damage. Provide proper drainage and ventilation to minimize decay.

Abrasive methods such as sandblasting are not appropriate.

Maintenance and Cleaning

Before undertaking any cleaning or repair of these features, please review recommended techniques. The Preservation Assistance Division of the National Park Service has prepared Preservation Briefs on the maintenance, cleaning and repair of specific materials and building elements which are available at <http://www2.cr.nps.gov/tps/briefs/Presbhom.htm>

Paint

Masonry of the nineteenth century buildings was low fired and porous, and therefore was frequently painted. Contrasting paint colors were used to highlight wood window frames and sash, door panels and other architectural details. The more decorative and less porous masonry of the twentieth century was not designed to be painted. In those cases elements such as windows, doors and other non-masonry elements were the only parts of the buildings to be painted. Bright colors rarely used and most color schemes were designed in earth tones that complemented the natural colors of masonry.

The repainting of any building requesting grant funding in downtown Delphi must first receive committee approval before work commences. Proposals must include a definition of preparation methods as well as proposed color schemes. The following guidelines will be applied:

When cleaning or removing paint, the gentlest means possible shall be used.

Unpainted masonry should remain so.

The building's period, style and character should be taken into consideration in defining a painting strategy. As a means of determining the building's original paint color(s), samples can be taken from the building and analyzed. This technique is useful if the goal is to repaint the building in its original historic colors.

The neighboring buildings should also be considered in developing an appropriate color scheme.

Generally, one muted color is used as a background, which unifies the composition. One or two colors are usually used for accent, to highlight details and trim. A single color scheme should be used for the entire exterior so upper and lower floors are subordinate wings of the buildings are seen as components of a single structure. Bright colors should be avoided unless there is historic evidence to suggest otherwise.

References

Delphi Preservation Society

Carroll County Historical Society

Indiana Department of Natural Resources Division of Historic Preservation and Archeology: www.in.gov/dnr/historic

National Park Service: www.nps.gov

National Trust for Historic Preservation: www.nthp.org

Preservation Briefs: www2.cr.nps.gov/tps/briefs/Presbhom.htm

The Complete Home Restoration Manual by Albert Jackson and David Day is available at the Delphi Public Library. Although, it is focused on home restoration it provides great illustrations and photographs with easy to read and understand text. Great descriptions of elements.

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City of Delphi