

Zoar Historic Preservation Standards

Frame *Construction*



From about 1825 the houses within the district began reflecting the changes in construction techniques related to the improved building materials which became available. Houses constructed during the period through about 1860 display the following general characteristics:

SHAPE

Generally of simple, rectangular floor plans of one or two rooms. The houses remaining from the period are of two and two-and-one-half stories in elevation. Roofs are of moderate to steep pitch (e.g. 9/12), side gabled, and with slight to moderate overhanging eaves.

CONSTRUCTION

Foundations were of cut sandstone. Some homes featured complete or partial basements with vaulted ceilings. Frames were heavy timbered, covered with horizontal board siding, frequently displaying a beaded edge, with five to six inch exposure. Roofing was originally wood shakes, locally produced flat clay tile, or slate.

WINDOWS AND DOORS

Doors were originally of plain vertical planking on the earlier houses with panelled doors appearing on later houses. Transom and side lights may have been included in the original construction or added later. Windows and doors were arranged symmetrically. Windows were single or double-hung sash type with 6/6 or 9/6 glazing patterns. Simple crowns were featured over windows and doors. Windows were shuttered.

CHIMNEYS AND PORCHES

Chimneys were of brick construction and located on the interior walls. Porches were usually included in the original construction, frequently extending across the entire front and rear of the houses. Porches of twelve to sixteen feet in width were frequent.

DECORATIVE DETAIL

As originally constructed the houses demonstrated little ornamental or decorative detail except for porches

which often displayed scroll work or other similar designs around the porch roof. Porch posts were chamfered. Roof lines typically featured cornices and cornice returns.

ADDITIONS AND MODIFICATIONS

Additions to the houses included smaller frame room additions and larger extensions, usually added to the rear of the house and usually in the same construction as the original. Porches were frequently removed and replaced. Replaced porches frequently differed in some ornamentation from the originals.

FOUNDATIONS

Existing foundations should not be removed, replaced, or covered with other materials unless the foundation is structurally unsound. Repairs or replacement to the foundation, and foundations for new additions to existing buildings should be of similar materials to the original or other material consistent with the character and appearance of the original foundation, from the ground level to the point where the foundation meets the superstructure. Existing foundation walls should not be painted.



Summary

SIDING

Partial replacement of siding on buildings should be matched as closely as possible to the existing siding. When substantially all of the siding on a building is to be replaced, new siding should reflect the appearance and if possible the original siding material used during the historic period. New siding should not be installed so as to cover window or door trim, cornerboards, cornices, or any other ornamental detail. aluminum, steel, vinyl, asphalt, or other similar type siding should not be used except to match partially replaced or remaining. Acceptable types of horizontal wood siding used on buildings during the historic period include bevelled, dropped, and flush mounted siding. Acceptable vertical wood sidings include board on board, board and batten, and flush mounted siding. Vertical siding should be used only on barns, garages, and other outbuildings. Siding widths and designs should be consistent with the original or if undeterminable, with that used during the historic period.

COLORS

Color schemes used on buildings in the historic district varied from time to time, although a few generalizations can be made. The colors of paints and stains used during the historic period were duller and more muted than today's colors due to the methods of manufacturing pigments. Color usage should reflect the historic appearances but specific color schemes and combinations are not prescribed. Examples of colors used in paints and stains for buildings during the historic period are available through the Ohio Historical Society.

The essential ingredients for replacing and maintaining a historic roof are:

- Understanding the historic character of the building and being sympathetic to it.
- Careful examination and recording of the existing roof and any evidence of earlier roofs.
- Consideration of the historic detailing and reproducing them wherever visible.
- Supervision of the roofers to assure preservation of historic fabric and proper understanding of the scope and detailing of the project.
- Consideration of alternative materials where the original cannot be used.
- Maintenance program to assure that the owner understands how to take care of the roof and of the particular trouble spots to safeguard.

Construction Permit

U.S. Department of the Interior
National Park Service Cultural Resources
Heritage Preservation Services

PRESERVATION BRIEFS
Roofing for Historic Buildings
by Sarah M. Sweetser

Resource

Per the
Village of Zoar, Zoning Ordinance
any roof construction requires a
"Certification of Appropriateness" (COA)
Issued by the Zoar Historic
Preservation Commission in order to obtain a
"Project permit"
Approved by the Zoning Board and
issued by the Zoning Inspector.

