Newtown Borough HARB Materials "Cheat Sheet"

Newtown Borough established the historic district to preserve its cultural, historical, and architectural character. This preservation involves good stewardship and responsible use and management of historic properties as a tool to protect them for future generations. This is best practiced by maintaining the features that define the character of individual historic buildings. When individual historic resources are appropriately maintained, the historic district — the collection of these resources — also is preserved. By taking the time to learn how to treat historic features sensitively, we can serve as good stewards for properties in the historic district while they are in our care.

Good preservation maximizes the use of existing materials, repairing them when needed to ensure the character as well as the materials remain intact. Because the existing materials in a historic building often are superior to their modern replacements, it is best to repair, rather than replace, those materials. For instance, old wood is denser than new wood and will wear better if well maintained with rotted sections repaired.

However, if historic materials are beyond repair and too deteriorated, then replacement in kind is appropriate. Replacement-in-kind is defined as matching the original building material or component in specific material, design, size, configuration and profile. After repair, this is the best option for protecting and preserving a historic building.

If replacement in kind is not feasible, then replacement with a new material may be appropriate. Ideally, replacement materials will continue to be those that were used historically, often referred to as traditional building materials. Traditional materials include wood, slate, brick, stone, stucco and metal. "Non-traditional" materials refer to artificial items such as cementitious boards, composite trims, fiberglass shingles, metal clad windows, etc.

In the Newtown Historic District, the following is the consistent approach to material applications:

- For an existing building in the historic district where repair is not possible, all efforts should be made to replace existing traditional materials in-kind, continuing to use traditional materials.
- For additions to existing buildings, traditional and non-traditional materials may be used.
- For new construction within the historic district, traditional and non-tradition materials may be used.

For additions in the historic district, the materials chosen should be differentiated from, but compatible with, the existing materials of the existing building. This will enable the addition to read as a new component rather than create a false sense of history in alignment with the Secretary of Interior's Standards for Rehabilitation.

For new construction in the historic district, traditional and non-traditional materials may be used.

The following is a "matrix" for materials that may be allowed on an existing historic building and for additions to those buildings.

Materials Matrix Guideline "Cheat Sheet"			
	Existing Building: Existing Material	**Existing Building**: Recommended Replacement Material	**Addition**: Recommended Materials
ROOF	Slate	Slate, simulated slate, dimensional asphalt/fiberglass shingles in slate color	Traditional & Non-Traditional materials including fiberglass shingles, wood shingles, copper standing seam, painted steel panels. Material selection shall differentiate new from existing
	Wood shingles	Wood shingles, dimensional asphalt/fiberglass shingles in wood color	
	Metal	Replace in-kind if feasible, copper, painted steel, or copper or pre-fabricated applications to match historic with minimal panel width (16-18") and seam height (<1"), rubber roof on low-slope applications with limited visibility	
	Asphalt	Asphalt to match existing or historic color	
WALLS	Stone	Stone to match existing in color, material, profile, dimension and pattern	Traditional & Non-Traditional materials including smooth cementitious or composite siding, artificial stone, and thin brick. Material selection shall differentiate new from existing
	Brick	Brick to match existing in color, material, profile and dimension	
	Stucco	Stucco to match existing in strength, color and texture	
	Wood siding, shingles or trim	Wood to match existing in material, profile and dimension	
	Aluminum, vinyl or absestos siding	Wood, match historic profile and dimension if evidence exists	
WINDOWS	Wood	Wood to match existing light configuration or return to historic configuration if evidence exists	Traditional and Non-Traditional incluing Wood, aluminum clad wood with true or simulated divided lights. Differentiate new windows possibly by size and light configuration that is compatible with existing
	Vinyl or aluminum including clad	Ideally wood. Return to historic light configuration if evidence exists. Replacement in kind is also acceptable	
DOORS	Wood	Wood	Traditional and Non-Traditional including smooth finish metal
	Vinyl	Wood	
PORCH	Columns	Wood	Traditional and non-traditional including smooth composite or cementitious boards and composite trim. Decking shall be wood
	Decorative features	Wood	
	Balustrade	Wood	
	Decking	Wood, cementitous board	