

## Applying the Guidelines

The following pages illustrate ways in which the preservation guidelines can be applied, through hypothetical examples of work on actual Bennington buildings. They include changes to existing buildings, as well as construction of new ones, and they cover both residential and commercial buildings.

In this section, each example of proposed changes includes before and after photos or sketches of places around the town of Bennington. Comments on how various changes affect the building's character positively or negatively, and how the changes relate to the Guidelines, are then included. The examples illustrate not only positive approaches to applying the guidelines, but negative ones as well - with the idea that it is equally important to know what to do and what not to do.

Another tool available which can help in preservation planning is the use of the Building Worksheet shown below. The worksheet lists the same building elements which are discussed in the guidelines - roofs, walls, doors, windows, etc. It leaves space for assessing the material of each feature, its condition, and its contribution to a building's history and character. If a change is being considered, space is left for a description. By organizing information about a building vertically on a single page, the form makes it possible to look at the building as a whole, to see at a glance what its parts are made of, which are original or not, which are in good condition, and what kinds of changes are needed or planned.

CENTRAL BENNINGTON HISTORIC DISTRICT  
BUILDING WORKSHEET

ADDRESS OF BUILDING (AND NAME IF APPLICABLE) \_\_\_\_\_

ASSESSMENT BY \_\_\_\_\_ DATE \_\_\_\_\_

FEATURE	EXISTING MATERIAL	ORIGINAL	ADDS TO CHARACTER	GOOD CONDITION	CHANGE PROPOSED	DESCRIPTION OF CHANGE	PROPOSED MATERIAL	CHANGE ADDS TO CHAR.
Roof								
Chimney								
Cornice/ Gutter								
Walls								
Windows								
Storm Windows								
Doors/ Entrances								
Storm Doors								
Porches/ Stairs								
Secondary Buildings								
New Additions								
Storefronts								
Signage/ Lighting								

**MATERIALS**

Wood	Stone	Y = Yes	<b>GOOD CONDITION</b> indicates that a feature can be repaired without removing or replacing more than 25% of existing material.
Aluminum	Concrete/Stucco	N = No	
Metal	Asphalt	? = Don't Know	
Vinyl	Other (specify)	Blank = Does Not Apply	
Slate			

ADDITIONAL DESCRIPTION \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SITE & LANDSCAPE \_\_\_\_\_  
\_\_\_\_\_

PAINT \_\_\_\_\_  
\_\_\_\_\_

Both the worksheets and the hypothetical examples of work are meant to serve as practical models for real planning and decision making for future work on buildings in Bennington. Good work always starts with planning. Just taking time to look carefully can help focus on what will really help a building best, not only in terms of historic character, but for simple practicality!

Left: Central Bennington Historic District Building Worksheet. Worksheets like this can help property owners assess the strengths and weaknesses of a structure before making decisions on exterior renovations.

## Applying the Guidelines



### Existing Conditions

Exterior walls are covered with aluminum siding; all trim around windows and at corners of the building has been removed or covered; cornices on the main roof and porch roof are covered with aluminum siding; the original wood porch columns and railing have been replaced with wrought iron. [Photo: Union Street c. 1990]

### Rehabilitation - Successful

Aluminum siding has been removed and replaced with new clapboard to match the original; the wood trim is restored around the windows and at corners; aluminum siding is removed from cornices on main roof and porch roof, wood cornices are restored; original wood porch columns and railing are restored - the new wood columns and railing are of simplified design, reflecting the original proportions and materials but not necessarily duplicating all moldings and details.



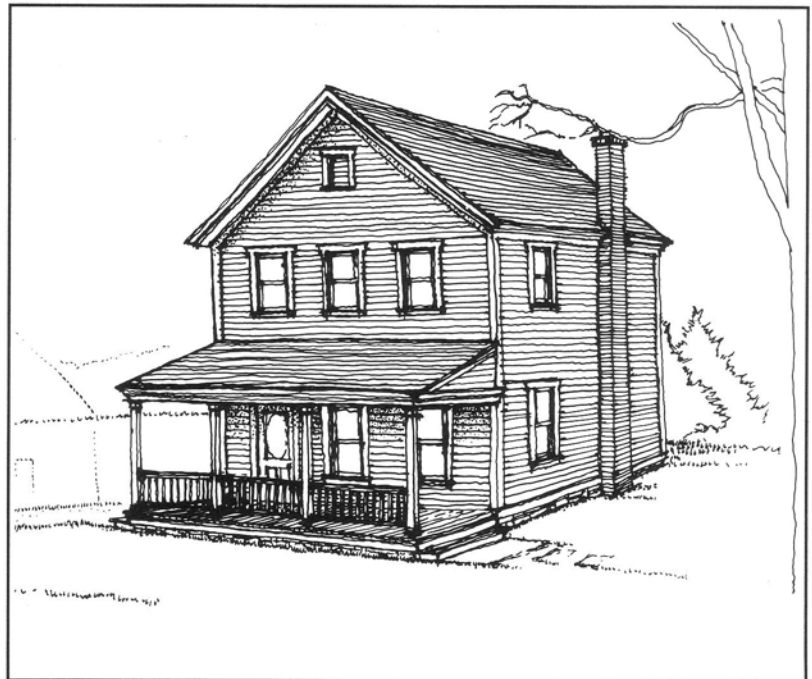


### Existing Conditions

All original exterior trim has been removed; the building is sheathed in unpainted plywood; original windows and window openings have been removed and replaced; original door has been removed and replaced; original porch has been removed and replaced; a bare concrete block chimney has been installed. [Photo: c. 1990]

### Rehabilitation - Successful

The exterior is rehabilitated to reflect historic materials, scale and proportions. By removing the large windows, replacing them with three smaller ones, and adding the clapboard siding, the overall scale of the structure has been significantly reduced and returned to a more historic character. Although it does not necessarily duplicate all original moldings and details, the overall spirit of the historic detail is expressed.



## Applying the Guidelines



### Historic Conditions

Historical photo showing building in original condition, with all windows, shingles, porches and other features in place. [Photo: Corner of Union and Silver Streets – 1904]



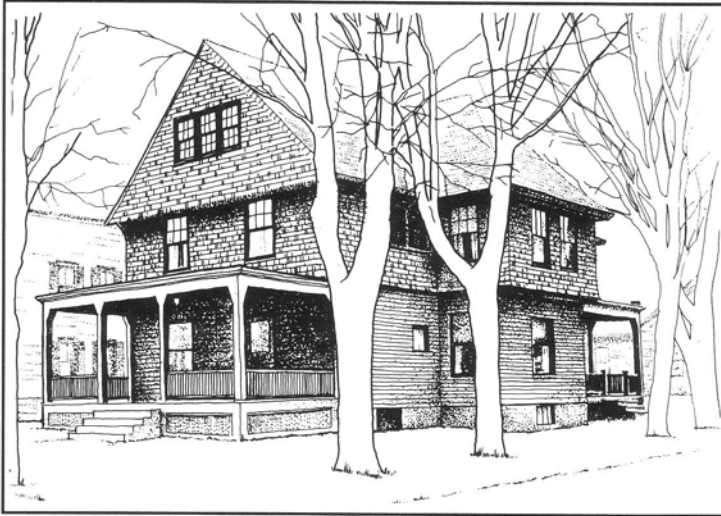
### Later Conditions

Original front porch has been removed; side window converted to door; new stairs and door hoods are installed; some window sash and openings are altered. [Photo: c. 1990]



### Existing Conditions

View of east and south facades.



### Rehabilitation – Successful

The front porch is restored and side entry returned to its original window configuration, based on historical photograph; all exterior shingles, roofing, windows, etc. are repaired using same materials as original.

NOTE: An alternate rehabilitation, also successful, would be to keep the existing side entry. Even though this entry is a change from original conditions, it has been carefully done: the new door, stairs and porch roof are compatible with the building's original design and materials.



### Rehabilitation – Unsuccessful

All exterior shingles are removed and replaced with horizontal aluminum siding (first floor) and vertical wood siding (second floor); Front porch is out of scale and poorly designed; all multi-pane windows are removed and replaced with single-pane windows and picture windows; an inappropriate dormer is installed on the side of the building: it is too large, and its roof shape is not in keeping with the original.

## Applying the Guidelines



### Historic Conditions

Historic photo provides clues to the original design of storefronts and entries. The storefronts had tall plate glass windows between iron columns, with a decorative metal cornice above and narrow wood panels below. [Photo: 469 Main Street - c. 1900]

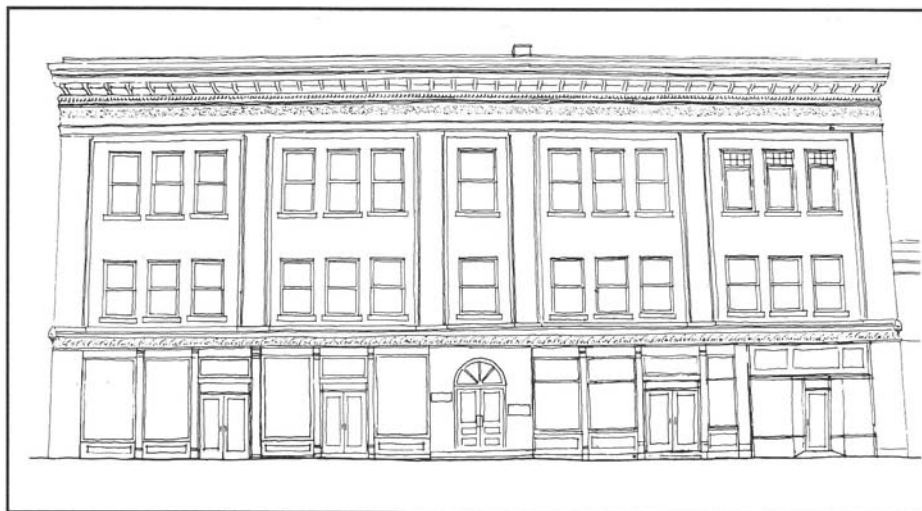


### Later Conditions

The existing storefronts combine surviving original material with later changes. Some changes cover or remove original materials (especially left of the main entry at the center of the building). Others include successful contemporary design which reflects the basic materials and character of historic storefronts without duplicating all details (storefront to right of main entry). In the far right storefront, recent changes are combined with earlier changes of c. 1930-40, which have historical significance of their own. Original brickwork, windows, cornices and other details have been preserved and maintained. [Photo: c. 1990]

### Restored Conditions

Brickwork and cornice have been restored. Decorative metal cornice has been retained, and new dark wood storefront infill has been provided along the ground floor shops.



### Rehabilitation – Successful

This successful storefront rehabilitation combines several approaches: original conditions are restored in all openings left of the main entry; the well-designed recent storefront remains to the right of the main entry; and the basic materials and proportions of the significant 1930-40 storefront are restored. Original brickwork, windows, cornices and other details continue to be preserved and maintained.

## Applying the Guidelines



### Historic Conditions

Careful study of an historical postcard of c. 1925 provides clues to the original design of the building (left – foreground). Storefronts included leaded-glass panels above plate-glass display windows. Entrances appear to have been at the center of each storefront. Also note that the second floor had one wide window in each opening.



### Later Conditions

The historic storefronts are largely covered or removed; existing storefronts have been altered with materials and design differing substantially from the original. Note that the second floor windows have been changed: there are two windows in each opening rather than one. [Photo: c. 1985]



**Existing Conditions (top)**

The original leaded glass above the storefronts has now been covered over completely by a long strip of vertical wood siding to act as a sign backdrop.



**Rehabilitation – Successful**

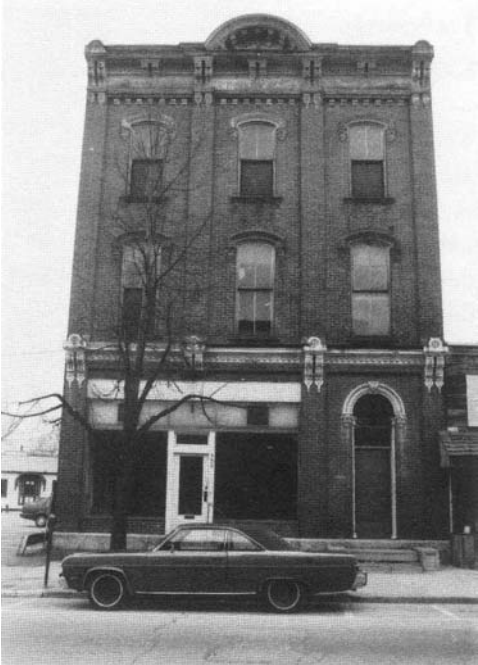
Recent storefronts are removed, with the original proportions and design restored. Note that the leaded glass is restored based on the historical photograph; areas not shown in the photo (entry doors, for example) have modern doors which are simple but in keeping with historic character. The double windows on the second floor are not restored to original; an alternate rehabilitation treatment, also successful, would be to replace the existing windows with single windows like those shown in the historic photo.

## Applying the Guidelines



### Historic Conditions (left)

Historical photo showing original condition. Note the two windows on the ground floor, left of the entrance; and the decorative details in the cornice between first and second floors. [Photo: c. 1895]



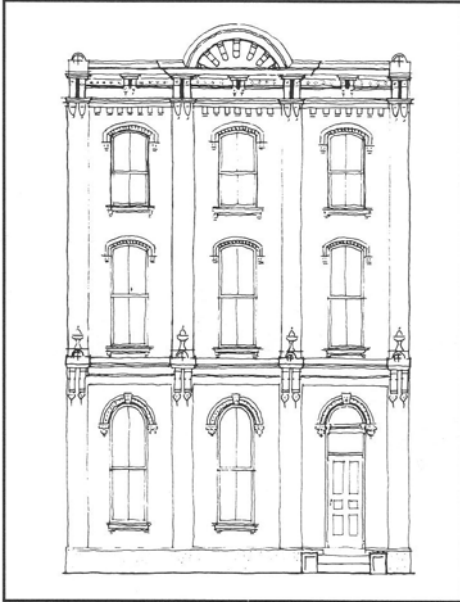
### Later Conditions (right)

Most original material still survives, but the first floor has a wide storefront in place of the original windows. The building suffers from a general lack of maintenance. [Photo: c. 1970]



### Existing Conditions (left and above)

Most of the original woodwork has been restored, including the cornice above the storefront. Trim work has been painted in a detailed color scheme that accentuates its three-dimensional appearance.



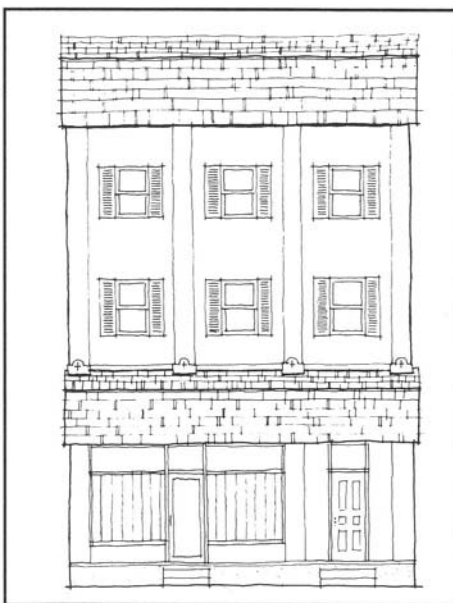
**Rehabilitation - Successful**

Original windows on ground floor and decorative cornice details are restored based on the historic photograph. All surviving original material - cornice, windows, brickwork, etc. - is repaired and preserved. The surviving original stone steps to entry door are preserved.



**Rehabilitation - Successful**

An alternative treatment, also successful, keeps the storefront but changes its proportions and details to bring it closer to the building's original design. Missing parts of the original cornice above the storefront are restored. All other original material is repaired and preserved.



**Rehabilitation - Unsuccessful**

The size and proportions of original window openings are changed; new windows are installed with artificial shutters; All cornices are removed or covered with wood-shingle mansard roofs; the storefront is covered with vertical wood siding; surviving original stone steps are removed.

# Applying the Guidelines

## Historic Conditions

Historic photo showing substantial public buildings which existed on the same site before 20th-century fires. [Photo: c. 1905]



## Later Conditions

The prominence of a significant corner site is diminished by the scale, materials, proportions, rhythm and details of existing recent one-story construction, not in keeping with the surrounding historic buildings. [Photo: c. 1990]



## Existing Conditions

The new one-story building at the corner is remodeled to improve its exterior appearance. Improvements include the expression of structural bays or pilasters on the exterior, and a more traditional cornice design.





**New Construction - Successful**

New buildings duplicate the scale, materials and detail of historic buildings, based on evidence from the photograph. The prominence of the corner site is regained.



**New Construction - Successful**

An alternative treatment reproduces the basic scale and materials of the historic buildings, but detail is simplified and more modern. This treatment is less ornate and expensive than the first, but still fits successfully with the site and surroundings.

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### Existing Conditions

The existing buildings at the center of the photo are lower in scale than the historic buildings to the left, and not related to them in detail or design character. They are set back from the street, in a large parking lot which breaks the line of the street wall established by the historic buildings. [Photo: c. 1990]



### New Construction - Successful

A new commercial building is contemporary in character, but reflects the scale, materials and general detail of its historic neighbors. Note that the walls are divided into varying planes and layers to provide variety and human scale; material is brick, typical of the district; size and rhythm of window openings reflect that of nearby historic buildings, without imitating them exactly; the cornice at the top of building provides unity and emphasizes the new building's scale and street wall.