



Wood: History and Value

Hastings' historic residential building stock is primarily of wood frame construction, and most buildings were originally clad in wood siding (clapboards). A few houses are clad in wood shingles, but in most cases shingles were used decoratively in gable ends.

Underneath layers of old asphalt, aluminum or vinyl siding, historic siding and other details sometimes remain intact. Often, this historic wood siding can be successfully restored by cleaning, replacing broken or deteriorated pieces, scraping and priming as necessary, and painting.

Painting and Staining

Properly maintained with good quality paint or stain, wood is a very durable material. A good paint job can usually be expected to last between seven and ten years. Peeling and blistering paint and premature failure is often caused by poor surface preparation or poor paint, or moisture problems originating inside or at the roofline.

Design Guidelines

1. Repair

Wood siding should be maintained with paint or stain. Deteriorated wooden siding should be replaced with new wood siding resembling the original in width, thickness and profile, and texture. New siding should be installed with the weather (exposed surface) identical to the original. Siding should be installed horizontally except in those instances where vertical or diagonal siding was used on the original exterior. Appropriate corner boards, frieze boards, drip caps, and other features should be included with new siding.

2. Vinyl and Aluminum Siding; other Manufactured Products

Buildings originally clad in wood siding should not be resurfaced with brick, stucco, artificial stone or brick veneer, or vinyl or aluminum siding.

If the historic siding is determined by the HPC to be unsalvageable, replacement with a product such as Hardiplank™ may be approved. Selection and installation should follow guideline #1, above.

3. Shingles

Buildings originally clad in horizontal wood siding should not be resurfaced with shingles of wood or other material. Wood shingles used for cladding material or decoration, such as in the gable ends, should be retained in repair or resurfacing. Deteriorated wooden siding should be replaced with new wood siding replicating the original in width, thickness and profile, and texture.

4. Decorative Siding Treatment

Decorative siding treatments, such as paneled herringbone patterns or shingles applied to gable ends, should be retained in repair or resurfacing.

5. Painting

Exterior wood surfaces should be maintained with appropriate paint or stain. Stained shingles, brick, and stone should not be painted. In most cases, unpainted historic stucco should not be painted.

Exterior paint colors should be appropriate to the age, style, and condition of the historic building.