

Conservation Guidelines
4030 Glenway Avenue
The Brinker Building

Note: Within the context of these historic conservation guidelines, the primary façade of the Brinker Building is the south elevation facing Glenway Avenue. The west and east side elevations are secondary, while the north elevation at the rear is utilitarian.

These guidelines are intended to ensure that rehabilitation will maintain the significant features of 4030 Glenway Avenue. They are not strict rules but serve as a guide for the Historic Conservation Board to assess the compatibility and appropriateness of proposed rehabilitation work. Reviews by the Board are limited to exterior changes. Repair and maintenance that does not alter significant features, and complies with the intent of these guidelines, does not require review. Interior alterations are not within the purview of the Board.

The following approaches are recommended:

1. Repair and Maintenance

- a. Ordinary repair and maintenance of like and kind for visible features, which does not change the appearance of the building, is acceptable
- b. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate

2. Maintenance

- a. Existing visible features that contribute to the building's character and are in good condition should be maintained and preserved
- b. Damaged visible features should be repaired rather than replaced wherever feasible

3. Replacements

- a. Replacement of features that are badly damaged, deteriorated beyond repair, or missing should harmonize with the building's original character
- b. Replication is appropriate but not required. Compatible contemporary materials may be considered if they match the historic scale, texture, and/or appearance

Specific Guidelines

Materials: The primary exterior material is common brick masonry laid in common bond. Replacement brick or stone should closely match the historic in color, size, bond, and texture. Synthetic materials may be considered for secondary facades if visually compatible.

Masonry Repointing: Repointing of deteriorated and/or missing mortar shall match the existing historic mortar as close as possible. Elements of the new repointing mix shall be consistent with the existing mortar in formulation, aggregate size, texture, color, and method of application. It is recommended that test patches be applied adjacent to existing mortar and allowed to dry. An assessment should be made of new repointing mix with respect to varied constituents to be matched. The sample that closely matches the original mortar should be used for the repointing.

Masonry Cleaning: Sandblasting diminishes the integrity of building materials. It is not an approved cleaning method. Should cleaning of exterior materials be undertaken, no harm should result from the approach taken to do the work. In the event that cleaning of building materials is undertaken, use the gentlest method possible to accomplish good results. Scrubbing with a bristle brush and a mild non-ionic detergent is recommended. Should this method be found ineffective, the use of approved chemical cleaning application can be used only after test patches have determined the most gentle means with respect to composition of cleaning agent, method of application, and cleaning results.

Water-Repellent Coatings: Use of water-repellent coatings on historic buildings is not permitted. The problem of water infiltration into a building is associated with structural or maintenance issues. Water-repellent coatings compound problems because the coating encapsulates moisture and does not allow it to evaporate naturally.

Window and Door Openings: Original wall openings on primary façades should not be altered or filled. On secondary façades, original wall openings should not be significantly altered without consideration of the impact to the overall character of the original design.

Entrances: Original doors should be repaired rather than replaced where feasible and where appropriate access and security can be achieved in compliance with building codes. If replacement of doors becomes necessary, new doors should be compatible in scale, size, type, kind, style, color and finish.

Windows: Original windows should be repaired rather than replaced where feasible. If replacement of windows is necessary due to their deteriorated condition and energy performance, new windows should be compatible in scale, configuration, style, size and color. Minor variations in replacement sash frames may be considered. Aluminum sashes are acceptable. Insulated glass of clear hue is acceptable. Rehabilitating a historic building to accommodate a new use may require increasing the number of window openings in a secondary elevation or a formerly blank wall to increase access to natural light and ventilation. Any new windows will be of a simple design to differentiate them and be distinguishable from the original, historic windows. Where energy performance improvements are necessary, interior-mounted or otherwise minimally visible storm windows may be installed, provided they do not obscure, alter, or damage historic window features and are reversible.

Ornamentation: Significant architectural features including brick and stone detailing elements should be preserved or conserved. Do not make replacements or substitutions of different size, scale, design, or incompatible materials. Replacement ornamentation should closely match originals in character, scale, configuration, style, size, texture, and color. Some synthetic materials, including fiberglass castings or composite materials, may be considered.

Roof: Chimneys, parapets, and other architectural features that define the buildings' roofline should be maintained. On primary façades, vents, skylights, rooftop utilities, and equipment such as elevator mechanicals and other new roof elements should be placed so that they are inconspicuous from the street. The primary architectural feature at the roofline is a mansard

roof, which appears to have slate tiles. The mansard material should be preserved and conserved wherever possible. Replacements will closely match original character, scale, configuration, style, size, texture, and color.

Painting: The building is not painted on the primary façade. The East façade has a portion of painted brick. Repainting exterior features that were historically painted is acceptable, using colors that are appropriate for the buildings' age, history, and style. Existing exterior elements that were historically not painting should be left unpainted.

Outside Attachments: Exterior light fixtures should be appropriate to the style of the building, or simple and contemporary. Where exterior light fixtures of a decorative nature consistent with the overall building history exist, repair, preserve, or reconstruct whenever possible and feasible to do so. Mercury vapor, high-pressure sodium, or other light sources that impart distortions of color when illuminated are not appropriate. Exterior light fixtures should be mounted or constructed so as not to cast undue glare onto neighboring buildings or damage the building on which they are mounted. The awning on the primary façade is not historical in nature and should be removed, with the materials underneath being repaired.

Signs: Signs should be designed for clarity, legibility, and compatibility with the building on which they are located. Signs on the property should not materially cover or obscure significant architectural features. Signs should be externally illuminated or based on historic precedent. Neon or shadow lettering internally illuminated signs are acceptable if designed and sized to be compatible with other signage in the vicinity. Temporary signage is permitted without review by the Historic Conservation Board.

Additions and Exterior Alterations

Additions: Additions should follow existing codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the building's existing context. Additions should be sympathetic, may be complementary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelm the original building.

Alterations: Alterations should follow construction guidelines for alterations, codes, and regulations. Alterations should not change or alter significant architectural features on primary facades. On secondary and utilitarian elevations, alterations may be designed to minimize impact on the overall character of the building.

Appropriateness: The appropriateness of design solutions for additions and alterations will consider how well the proposed design for the addition or alteration relates to the original building and neighboring buildings and how closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

Site Improvements: Site improvements, such as improvement and/or alteration to existing paving, fences, and landscaping should be in keeping with the character of the building and not detract from its setting or architectural character. The design of any new site improvement

construction should be in keeping with the character of the existing building and not detract from its setting or architectural character.

Demolition: Demolition may be considered if the demolition request is for an inappropriate addition or non-significant portion of the building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.