Heritage NL Conservation Policies

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Updated April 2023

In order to ensure the longevity of preservation work completed through our grant programs, Heritage NL has adopted the following policies regarding work performed on provincially designated structures (Registered Heritage Structures). These policies are in addition to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (see: http://www.historicplaces.ca/en/pages/standards-normes.aspx) which contains high-level guidance and must be applied to all projects.

Note: The approaches below are not exhaustive. To discuss other scenarios please consult Heritage NL staff. If there is a discrepancy between the Approaches and the Policy, the Policy will be taken to be correct. If there is discrepancy between a scope of work approved by Heritage NL and the Policy, the scope of work will be taken to be acceptable to Heritage NL and will be funded in accordance with all other conditions.

Structural Foundations

Foundations are often a source of worry for owners of heritage properties as they may visibly deteriorate over time as a result of water, frost damage, or site conditions. In most cases original foundations do not resemble the ubiquitous smooth concrete forms most of us are familiar with. Foundations in local heritage contexts are most often composed of stone or wood with rare examples of brick and early concrete.

Policy:

- Existing foundations must be repaired where possible using similar construction materials.
- Stone or brick foundations must be repointed using heritage-appropriate lime mortars.
- Modern concrete foundations may be permitted where existing foundations are damaged beyond repair or where additions are being made.
- Settling which is cosmetic in nature and does not impair the stability of the structure should not be corrected.
- Modern drainage systems (e.g. perimeter drains and weeping tile) are permitted and encouraged where flooding is an issue.
- Where foundations and crawl spaces were historically skirted (covered) they must be skirted using appropriate materials – in most cases vertical planks or tongue-and-groove boards. In rare cases horizontal clapboard was used. Plywood skirting must not be installed.

Case	Acceptable	Recommended	Prohibited
Repairing masonry foundations	▪ Repointing using mortar with a high lime content –type N or greater – unless specified by a qualified mason/consultant	▪ Repointing using heritage lime mortars	▪ Repointing heritage masonry foundations with modern cementitious mortars (e.g. types S or M)
Repairing wood shore foundations	▪ Treating water/rot-damaged shores with preservatives and/or consolidants to inhibit damage and restore structural integrity ▪ Selectively replacing heavily damaged shores with similar wood	▪ Treating water/rot-damaged shores with preservatives and/or consolidants to inhibit damage and restore structural integrity	▪ Replacing shores en masse with modern structural elements (e.g. steel columns, concrete piers or foundations)

	▪ Replacing heavily damaged shores with modern graded lumber ▪ Reinforcing spans with modern structural elements (leaving original structure in place)		
Repairing early concrete foundations	▪ Repouring damaged sections while ensuring a similar finish texture ▪ Repouring a compromised foundation		▪ Replacing viable early concrete wholesale ▪ Repouring foundations with modern (usually smooth) finishes
Addressing water issues	▪ Installing perimeter drainage/weeping tile to divert water ▪ Installing sump pumps to mitigate water buildup ▪ Regrading site to divert water from the structure		▪ Coating historic masonry walls with vapour-impermeable coatings ▪ Replacing foundations wholesale where drainage alternatives exist
Insulating basements and crawl spaces	▪ Insulating basement walls using reversible batt or rigid foam insulation ▪ Insulating between floor joists with batt or rigid foam insulation (ensuring plumbing is properly protected)	▪ Installing insulation where reversible and where impact on structure is demonstrated to be minimal	▪ Installing spray-foam insulation directly onto historic masonry foundations or floor structures ▪ Sealing uninsulated spaces such that they cannot properly dry

Walls and Cladding

Walls are the primary interface between a structure's interior and exterior, so their water-tightness, breathability, and thermal properties are crucial. Clapboard and trim in some conditions (e.g. near grade, on certain exposures) may weather prematurely, however with proper maintenance wholesale replacement should not be necessary. Wherever possible, traditional, proven cladding methods are encouraged. Modern underlayments and fastening systems may be used judiciously. Exterior walls in heritage contexts are most often clad in wood clapboard with a narrow exposure. Walls may also be clad in wood shingles, shiplap wood cladding, stone, or brick (structural or veneer).

Policy:

- Cladding must be retained and repaired where possible especially where cladding is deemed to be original to the building or from an early period in the building's history.
- Where limited deterioration or damage exists, cladding must be replaced selectively (i.e. only those pieces that are beyond repair).
- Only where damage is extensive on a wall or where addition of insulation or rainscreen details are required should complete replacement be considered.
- Walls must never be stripped or cleaned using abrasive or high-heat methods such as sand-blasting or torching which may cause irreversible damage to wood, brick, and stone. All stripping must be performed in the gentlest manner possible.
- New clapboard must be primed on all sides and painted on the weathering side prior to installation. Field-cuts should be primed prior to installation.
- Cladding should be caulked at trim boards and wall openings but not along horizontal laps.
- Clapboard should have an exposure of approximately four inches (100mm) except where evidence for different original spacing exists.
- Clapboard must be installed with hot-dip galvanized, stainless steel ring shank, or similarly corrosion-resistant nails. Electroplated galvanized or uncoated nails are not permitted.
- Where entire walls are being re-clad, rainscreen details are encouraged and may be required (check with code enforcement in your jurisdiction). *Rainscreen* refers to an airspace behind cladding that allows drainage and rapid drying.
- Tar paper/felt (#30/30lb) is strongly recommended over spunbonded olefin weather-resistive barriers in heritage applications.
- Any replaced millwork must match the original. Standard profiles or approximations are not permitted.

- For masonry exteriors, original units must be repointed using heritage-appropriate lime mortars. Replacement units must match existing units in size, shape, colour, and texture.
- Traditional masonry wall assemblies allow moisture to move through them while effectively excluding rain. Modern materials must not be introduced which may inhibit the "breathability" of the assembly except on the recommendation of a qualified consultant.
- For concrete exteriors, original surface textures must be replicated where possible.

Case	Acceptable	Recommended	Prohibited
Repairing damaged sills (foundation)	▪ Patching damaged sections with rot-resistant wood varieties ▪ Using borate rods or other treatments to inhibit rot ▪ Installing barriers to prevent wicking moisture	▪ Patching sills as needed while treating sound wood with acceptable preservatives	▪ Replacing entire sills where damage is repairable
Repairing exterior wood walls	▪ Replacing only sheathing or cladding (e.g. clapboards or shingles) compromised by rot ▪ Replacing damaged material with like (e.g. tongue-and-groove board sheathing) ▪ Reversing clapboards where appropriate	▪ Replacing only sheathing or cladding that is compromised by rot with like materials	▪ Replacing entire walls except where extensively damaged ▪ Introducing modern synthetic (including wood-textured) cladding ▪ Installing manufactured corner boards and other trim with textured faces exposed
Re-cladding exterior wood walls	▪ Installing clapboard or shingles over #30/30 lb tar paper with strapping/rainscreen ▪ Installing clapboard or shingles installed directly over #30/30 lb tar paper ▪ Installing	▪ Installing clapboard or shingles over #30/30 lb tar paper	▪ Introducing vinyl or other synthetic siding products ▪ Installing clapboard or shingles directly over spunbonded olefin moisture barrier (e.g. Tyvek, Typar)
Installing rainscreen details	▪ Installing 3/4" wood strapping or similar ▪ Installing synthetic rainscreen products (e.g. Home Slicker)	▪ Maintaining performing wall systems and unobtrusively introducing new details only where necessary	▪ Installing strapping with a thickness greater than 3/4"

Repairing masonry walls	▪ Repointing masonry walls with heritage lime mortars ▪ Selectively replacing damaged masonry units with matching units ▪ Rebuilding masonry walls using existing units and heritage lime mortars ▪ Removing mortar with hand tools or careful use of power tools	▪ Raking mortar joints with hand tools, repointing using heritage lime mortars, and replacing units only where necessary	▪ Replacing masonry units with incompatible units or concrete ▪ Repointing masonry walls with modern cement ▪ Removing mortar aggressively using rotary tools or grinders ▪ Introducing unsuitable or unproven modern materials/treatments

Only sheathing that is damaged should be replaced. This is known as “selective replacement.”

Windows and Doors

Windows and doors are important character-defining elements of historic structures. Their specific shapes, sizes, styles, and types of construction tell us about their purpose and their period. Functionally their primary purpose is to admit light and permit ventilation. It is important to note that windows, both modern and historic, are not thermal units and will not rival the energy performance of modern wall or roof assemblies. With proper restoration, draft proofing, care, and the installation of storm windows, historic wood windows have been shown to thermally perform as well as modern vinyl double-glazed units with much longer lifespans and less environmental impact.

Policy:

- Original windows and doors must be restored where at all possible. Generally, a window or door that is up to 30% deteriorated is considered reparable.
- Where windows have previously been replaced with modern (vinyl, metal, or inappropriate wood) windows they must be replaced with appropriate wood reproduction windows based on historic evidence.
- Where wood reproduction windows have been installed in the past they must be maintained rather than replaced.
- Wood reproduction windows must match original windows or period examples (where no existing window exists) in construction, size, and profile.
- Counterweighted windows should be restored and made functional where possible.
- Lead or galvanized flashing lapped onto the rain cap is recommended over windows and doors.
- In most cases weatherstripping (e.g. spring bronze) may be added to historic wood windows and is encouraged where thermal performance is a concern.
- Storm windows are encouraged and eligible for funding where structures are used year-round or where primary windows are particularly vulnerable to damage. They provide several benefits including reducing drafts and increasing thermal performance, inhibiting interior condensation, and protecting primary, often more ornate primary windows.
- Storm windows may not be advisable for unheated, well-ventilated structures that are not used year-round.
- Storm windows must be of wood construction except with written approval of Heritage NL.
- Storm windows are generally face-mounted in Newfoundland and Labrador. Window trim and assemblies must not be altered to permit flush-mounting except with prior written approval.

Case	Acceptable	Recommended	Prohibited
Repairing wood windows/doors	▪ Using "dutchman" patches to repair damaged members ▪ Using waterproof epoxies to consolidate and fill damaged wood ▪ Replacing individual rails or stiles where damage is severe	▪ Judiciously using dutchman and epoxy patches to repair sash as needed	▪ Replacing entire sash except where irreparable ▪ Using epoxies to fix joints (unless unavoidable) ▪ Introducing metal fasteners to traditionally joined sash
Reglazing wood windows	▪ Glazing with a pure linseed oil (e.g. Allback), oil (e.g. Sarco, Glazol), water (e.g. Aqua Glaze), or modified-oil (e.g. Dap '33') putties ▪ Priming glazing rebates using natural shellacs or other sealers	▪ Glazing with a linseed oil or other oil-based putty	▪ Glazing using modern, permanent caulks and sealants
Replacing windows and doors (where existing are beyond repair or where inappropriate replacements are installed)	▪ Building new wood windows/doors using traditional (old growth pine, spruce) or rot-resistant wood varieties (douglas fir, cedar) ▪ Building new windows/doors with details matching existing or period examples (where no originals exist)	▪ Building new wood windows/doors with details matching	▪ Installing vinyl or other synthetic windows/doors ▪ Introducing wood windows/doors with inappropriate thicknesses, profiles, or joinery (minor variation may be permitted) ▪ Introducing wood doors with plywood panels
Storm windows	▪ Installing wood storm windows ▪ Installing awning-style or other window hardware ▪ Installing other types of storm windows with prior approval of Heritage NL ▪ Installing storm windows with divisions matching primary windows	▪ Installing wood storm windows with divisions matching primary windows	▪ Installing storm windows with divisions that contradict the divisions of primary windows ▪ Installing metal or other exterior storm windows without prior approval ▪ Modifying window assemblies to accept flush-mounted storms, except with approval

- Installing storm windows with simplified divisions (with approval)

Storm window divisions must not contradict the divisions of primary windows.

Roofs and Chimneys

Roofs are important character-defining elements of most structures; salt box houses are named for their asymmetrical rooflines, and Queen Anne homes may have peaked bays with decorative shingle-work. Heritage NL encourages and may require the use of historic roof materials both for their distinct appearance and longevity. While many historic chimneys are no longer used, they remain important character-defining elements in their own right and must be retained where at all possible. A capped chimney flashed properly will require minimal maintenance and will qualify for our funding programs.

Policy:

- Where an existing wood roof requires replacement it must be replaced with a wood roof.
- Where an existing modern roof requires replacement it may be replaced in kind, however it will not be funded under Heritage NL's programs.
- All prior roof layers must be removed prior to re-roofing.
- Reinstating original roofing materials is strongly encouraged and is an eligible expense under Heritage NL's programs.
- Roof shapes/forms must never be altered except with express permission from Heritage NL.
- Roof ventilation must be as unobtrusive as possible.
- Cedar shingles must be installed with appropriate spacing, overlap, overhang, double eave courses, and flashing as per manufacturer or architectural specifications.
- Cedar shingles must have narrow exposures (no greater than 5in or 125mm).
- Modern underlayments (e.g. ice and water guard) are permitted.
- Cedar roofs must be installed over strapping, cedar breather products, or well-ventilated and uninsulated attics spaces.
- Finishing cedar shingles is not recommended due to increased maintenance requirements. Owners are required to maintain finishes if applied.
- All roof types must be cleaned of lichen and moss as needed to prevent water build-up and damage. Copper or zinc-coated strips are recommended at intervals to inhibit growth.
- Ridge caps on wood roofs must be made from rot-resistant woods (usually cedar).
- Flashing and fasteners must be compatible with other materials.

- Shingles must be installed with open valleys except where expressly recommended by manufacturers or consultants.
- Chimneys must be step flashed. Wall-roof flashing must be lapped rather than continuous.
- Original chimneys must only be repointed with heritage lime mortars.
- Replacement masonry units must be compatible in size, shape, colour, and texture.
- Prefabricated chimneys or liners are permitted provided they do not replace historic chimneys or impact other building elements. Projection must be the minimum permissible.
- Insulating attic spaces is often the most cost-effective energy efficiency intervention and is encouraged where this is a concern.
- Where attic insulation is not possible, installing rigid foam insulation over roof sheathing is permitted. Care must be taken to minimize impact on eave details.

All roofs should be cleaned of moss and lichen to prevent water from wicking beneath shingles.

Sound elements should be left in place and reinforced as required.

Case	Acceptable	Recommended	Prohibited
Re-shingling a historic sloped roof	▪ Installing grades #1 or #2 Eastern White or Western Red cedar shingles ▪ Installing 3-tab asphalt shingles where original roof has been lost ▪ Installing "cedar breather" products under wood shingles	▪ Installing grade #1 Western Red cedar shingles over strapping or "cedar breather" products where the interior is conditioned space	▪ Installing cedar *shakes* except where evidence for historic shakes exists ▪ Installing "architectural" asphalt shingles which poorly imitate the appearance of wood ▪ Installing shingles with staggered edges
Re-coating a historic flat roof	▪ Installing torch-on, modified bitumen, or other low-slope roll roofing products		▪ Installing asphalt or cedar shingles
Repairing or replacing roof sheathing	▪ Replacing "like with like" – typically planks/boards ▪ Installing plank sheathing or marine-grade plywood where original sheathing has been lost	▪ Patching or replacing wood sheathing with tongue and groove boards	▪ Installing OSB, MDF, or other composite wood products
Cladding valleys	▪ Constructing "open" valleys with lead, copper, or galvanized metal flashing		▪ Constructing "closed" valleys which may trap snow and water
Cladding hips (wood)	▪ Installing lapped cedar ridge caps ▪ Installing a continuous cedar ridge cap ▪ Installing a ridge vent where required		▪ Installing ridge caps manufactured from non-rot-resistant woods
Repairing a chimney	▪ Selectively replacing bricks with brick of a similar size, colour and texture ▪ Rebuilding using original brick ▪ Where original brick is damaged, rebuilding using modern brick of a similar size, colour, and texture	▪ Selectively replacing bricks with brick of a similar size, colour and texture	▪ Replacing a brick chimney with a prefabricated metal chimney ▪ Rebuilding a chimney with textured or inappropriate modern brick

Repointing a brick chimney	▪ Repointing using historic lime-rich mortar	▪ Repointing using historic lime-rich mortar	▪ Repointing a historic chimney with modern cement mortar

All roofs should be cleaned of moss and lichen to prevent water from wicking beneath shingles.

Sound elements should be left in place and reinforced as required.

Exterior Finishes

Applying the right finishes correctly, or in some cases not applying finishes, is key to a long-lasting restoration. Finishes are usually applied to wood building elements while masonry units should generally not be coated. It is important to note that there is no single accepted approach, but rather a knowledge base of time-tested approaches that informs our policies.

Policy:

- Where original finishes are present and well-adhered to their substrate they should not be stripped. Early finishes are an important historical layer that may inform future restoration or study. Where original or intervening layers are peeling or "alligatoring," loose finish should be removed prior to applying new finishes.
- Modern finishes may be stripped provided stripping is performed in the gentlest manner possible (e.g. steam, infrared heat, solvents). Finishes must never be removed using damaging abrasive methods such as sandblasting or pressure-washing above 600 psi.
- New finishes must be compatible with underlying layers or applied over an appropriate primer (e.g. alkyd (oil)-based).
- Exterior wood should not be painted at moisture contents above 15%, in temperatures below 10°C, or in humidities above 85%.
- Edges of existing paint layers should be sanded or "feathered" and existing finishes (especially gloss) should be lightly sanded to enhance the bond of new finishes.
- Surfaces should be gently washed and allowed to dry prior to applying finishes.
- New clapboard and trim must be primed on all sides and painted on weathering sides prior to installation.
- A variety of paints may be appropriate in a given context. Paint types must always be compatible with the rest of the building system.
- Dry rot and other damage should not be painted over. Rot should be treated as it is discovered to avoid trapping water and causing further deterioration. Early signs of rot may be evidence of water ingress locally or in the wall system.
- Masonry walls must not be finished except where it is demonstrated a finish system is breathable and compatible with historic masonry.
- Exterior wood must be painted except where heavy foot traffic (decking) is expected or in the case of outbuildings or other structures which were historically unpainted.

Note: When working around historic finishes, and especially when removing old paint layers, Heritage NL recommends taking all possible care to minimize the risk of lead exposure. Detailed information and procedures are available from the US Environmental Protection Agency: https://www.epa.gov/lead

Case	Acceptable	Recommended	Prohibited
Stripping existing finishes	▪ Stripping non-historic finishes using the gentlest means possible (e.g. steam, solvents, or infrared heat)		▪ Stripping finishes using abrasive methods such as sand-blasting or pressure-washing
Dealing with peeling paint	▪ Leaving paint layers that are well-adhered untouched ▪ Scraping loose paint by hand ▪ Stripping paint layers using the gentlest means possible (see above)	▪ Scraping loose paint by hand leaving well-adhered layers untouched	▪ Replacing clapboard where clapboard and finishes can be reconditioned
Finishing masonry structures	▪ Coating exterior masonry with breathable water-repellent coatings		▪ Coating exterior masonry with non-breathable coatings
Finishing wood roofs	▪ Painting or staining wood shingles using best practices ▪ Leaving wood shingles to weather	▪ Leaving wood shingles to weather	

Interiors

Please note: In most cases interiors are not covered by a designation and are therefore not eligible for restoration funding or held to the standards described below. Eligible interior elements will be referenced in your structure's Statement of Significance. The policies below apply to the restoration of any designated interior elements or spaces.

Policy:

- Wood elements must be repaired where at all possible. Where sections of wood trim or other features are damaged or missing they may be repaired using wood patches.
- Patches or dutchman repairs must be made using like or similar wood species, grain orientations, and texture characteristics.
- Wood trim must not be replaced with modern finger-jointed pine, MDF, or synthetic trim products.
- Wood floors must be repaired or patched using like or similar woods (e.g. softwood with softwood). Designated historic wood floors must not be replaced or covered with other floor types. Subfloors should be covered by period-appropriate flooring.
- Plaster elements must be restored rather than replaced. Repairs must be performed using heritage lime plasters.
- Services (e.g. plumbing and electrical) must be installed in the least intrusive manner possible.
- Designated interior spaces must not be altered (e.g. expanded or divided) without prior written approval of Heritage NL.
- Where colours, decorative techniques, or other finishes are deemed significant to a structure's heritage integrity they must be replicated during restoration (e.g. faux-wood-graining).
- Significant built-in furnishings must be retained and restored.
- Light and plumbing fixtures, unless explicitly covered, are not eligible for restoration funding.
- Designated interior elements must not be covered or obscured by modern additions (eg. of services, partitions).

Case	Acceptable	Recommended	Prohibited
Repairing wood floors	▪ Stripping non-historic or damaged finishes using the gentlest means possible ▪ Patching floors where necessary with like wood	▪ Patching and repairing floors as necessary while restoring or applying heritage finishes	▪ Aggressively sanding floors thereby removing floor thickness and patina

	▪ Leaving signs of patina and wear ▪ Filling gaps with felt, natural rope, or strips of like wood ▪ Applying appropriate heritage finishes (e.g. linseed oil, shellac)		
Finishing walls and trim	▪ Leaving sound paint layers untouched ▪ Scraping loose finish ▪ Stripping paint layers using the gentlest means possible ▪ Restoring or reapplying historic finishes	▪ Retaining and restoring historic finishes where possible, replicating finishes where necessary	▪ Stripping historic finishes unnecessarily
Repairing plaster walls and ceilings	▪ Anchoring loose plaster ▪ Repairing cracks and holes with lime plaster ▪ Replacing plaster with heritage lime plaster ▪ Replacing plaster with drywall of the same thickness only where entire surfaces are missing or compromised	▪ Repairing existing plaster using anchors (if necessary) and heritage lime plaster	▪ Replacing salvageable plaster with drywall ▪ Repairing cracks, holes, or irregular surfaces with modern drywall compounds
Repairing plaster trim	▪ Repairing existing trim with lime plaster ▪ Matching existing profiles with all repair work ▪ Replicating missing sections of trim in plaster	▪ Repairing existing trim with lime plaster	▪ Replacing plaster trim with finger-jointed pine, MDF, or foam products
Adding services	▪ Adding services in the least intrusive way possible	▪ Adding services in the least intrusive way possible	▪ Damaging historic trim or finishes to run plumbing, electrical, ductwork