

6.2 THE GUIDELINES

Following are excerpts from the *Standards and Guidelines for the Conservation of Historic Places in Canada* for protecting and maintaining specific materials. They emphasize non-destructive methods and daily, seasonal and cyclical tasks such as maintenance. Protection generally represents the least degree of intervention. For example, protection includes the maintenance of historic material through treatments such as rust removal, limited paint removal and the re-application of protective coatings; cyclical pruning, top-dressing and cleaning of drainage inlets or outlets; or installation of fencing, alarm systems and other preventive measures. The full document can be found at www.historicplaces.ca. The guidelines' approaches to work, treatments and techniques that are consistent with the *Standards for the Conservation of Historic Places in Canada* are listed in the **Recommended** column on the left. Those that are not, appear in the **Not-Recommended** column on the right. The guidelines are not meant to give case specific advice or to address exceptions or rare cases.

	RECOMMENDED	NOT-RECOMMENDED
EXTERIOR WOOD	<p>Protecting and maintaining exterior wood elements by preventing water penetration and by maintaining proper drainage so that water or organic matter is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.</p> <p>Inspecting painted exterior wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.</p> <p>Retaining coatings such as paint that help protect the exterior wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program that involves repainting or applying other protective coatings in kind.</p> <p>Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (scraping and sanding by hand), then repainting in kind.</p>	<p>Failing to identify, evaluate and treat the causes of exterior wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.</p> <p>Removing paint that is firmly adhering to and thus protecting exterior wood surfaces.</p> <p>Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.</p> <p>Using destructive paint removal methods such as propane or butane torches, sandblasting or water-blasting. These methods can irreversibly damage exterior woodwork or cause catastrophic fires.</p>
MASONRY	<p>Protecting and maintaining masonry by preventing water penetration and by maintaining proper drainage so that water or organic matter does not stand on flat, horizontal surfaces or accumulate in curved decorative features.</p> <p>Cleaning masonry using recognized preservation methods and only when necessary to halt deterioration or remove heavy soiling or graffiti.</p>	<p>Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, failed flashings or extreme weather exposure.</p> <p>Applying water-repellent coatings to stop moisture penetration when the problem could be solved by repairing failed flashings, deteriorated mortar joints or other mechanical defects.</p> <p>Cleaning masonry surfaces when they are not heavily soiled in order to create a new appearance, thus needlessly introducing chemicals or moisture into the materials.</p>

ARCHITECTURAL METALS	<p>Protecting and maintaining architectural metals from corrosion by preventing water penetration and by maintaining proper drainage so that water or organic matter does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.</p>	<p>Failing to identify, evaluate and treat the causes of corrosion such as moisture from leaking roofs or gutters.</p> <p>Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin and aluminum.</p>
ROOF	<p>Protecting and maintaining a roof by cleaning and maintaining the gutters and downspouts and replacing deteriorated flashing in kind. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to ensure that materials are free from insect infestation.</p> <p>Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.</p>	<p>Failing to replace deteriorated flashing or to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing and the underlying structure.</p> <p>Allowing roof fasteners such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.</p>
WINDOWS	<p>Protecting and maintaining the wood and architectural metals that comprise the window frames, sashes, muntins and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems in kind.</p> <p>Making windows weathertight by re-puttying and replacing or installing weatherstripping. These actions also improve thermal efficiency (see also section 4 ENERGY EFFICIENCY CONSIDERATIONS, BUILDINGS: WINDOWS).</p>	<p>Failing to provide adequate protection of materials on a cyclical basis, which results in deterioration of the window.</p> <p>Retrofitting or replacing windows rather than maintaining the sash, frame and glazing.</p>
ENERGY EFFICIENCY	<p>Identifying the historic place's heritage value and character-defining elements (materials, forms, location, spatial configurations, uses and cultural associations or meanings) so that energy efficiency modifications will not damage or eliminate them.</p> <p>Complying with energy efficiency objectives so that character-defining elements are conserved and the heritage value is maintained.</p> <p>Working with energy efficiency and conservation specialists to determine the most appropriate solution to energy conservation problems to minimize the impact on character-defining elements and the overall heritage value.</p>	<p>Undertaking energy efficiency modifications before identifying the elements that define the overall heritage value of the historic place.</p> <p>Damaging or destroying character-defining elements, or undermining the heritage value while modifying a historic place to comply with energy efficiency objectives.</p> <p>Making changes to historic places without first exploring equivalent energy efficiency systems, methods or devices that may be less damaging to character-defining elements and heritage value.</p>