

GUIDELINES FOR TREATMENTS

GUIDELINES FOR ORDINARY REPAIRS AND MAINTENANCE



Proper maintenance is critically important to the preservation of historic buildings and properties. Through general maintenance, the life of historic fabric is lengthened and potential problems corrected before negatively impacting the historic building and necessitating costly repairs. As an aid to property owners and to encourage the upkeep of historic properties, this section includes links to information on a wide variety of maintenance issues. The resources include preventive maintenance checklists, information on the life span of materials, and recommended actions to prevent deterioration. They have accessible information on how to prevent moisture penetration, insulate, and weatherize.

Maintaining sound paint on previously painted exterior surfaces is important to the preservation of materials and the prevention of deterioration. The resources cited below provide information on how to inspect, maintain, prepare surfaces for repainting, and repaint historic materials. They also contain information on how to safely remove paint, especially when the paint may contain lead.

General exterior maintenance work which does not change the appearance of a Landmark or a building or structure in a Landmark District does not require a Certificate of Appropriateness (C/A), nor is a C/A required for interior changes that do not change the exterior. Repair under the law is limited to “any work done on an improvement that is not an addition and does not change the exterior appearance of any improvement; provided, however, that any such repairs must be done with

materials and workmanship of the same quality as the existing materials and workmanship of the improvement” (Code of the Borough of Closter, Section 35-52). If repairs will result in change to the exterior of the building or structure, they require a C/A.

One should review the guidelines related to the specific type of planned work to determine if a C/A is required. For instance, repainting previously painted exterior materials does not require a C/A. However, painting previously unpainted historic exterior materials, such as brick or stone, requires one. All repairs to historic masonry, including cleaning and repairs to mortar, require a C/A because they have the potential to change exterior appearance. If there is any question whether a proposed activity requires a C/A, please consult with the Closter Zoning Official or the Closter Historic Preservation Commission.

RESOURCES FOR ORDINARY REPAIRS AND MAINTENANCE

For General Exterior Maintenance

Township of Hopewell, Historic Preservation Commission, *Guidelines for Exterior Maintenance*,

http://208.55.240.96/Historic_Guidelines-4.pdf

National Park Service/Heritage Preservation, Inc., *Caring for Your Historic House*, New York, NY: Harry N. Abrams, Inc., 1998

National Park Service, *From the Roof Down.. and Skin Deep*,
<http://www.cr.nps.gov/hps/tps/roofdown/index.htm>

RESOURCES FOR ORDINARY REPAIRS AND MAINTENANCE

For Painting

Block, Gordon, "Colorful Issues in Choosing Exterior Paint," *Old House Journal Online*, http://www.oldhousejournal.com/magazine/2001/march_april/exterior_paint/default.shtml

Cambridge Historic Preservation Commission, *Painting Historic Exteriors: Colors, Application, and Regulation*. Available from CHC, 831 Massachusetts Av., 2nd floor, Cambridge, MA 02139. Excerpt at <http://www.ci.cambridge.ma.us/Historic/paint.html>

City of Fredericksburg, Virginia, "Appendix D: Guide to Successful Exterior Painting," *Historic District Handbook*, http://www.fredericksburgva.gov/citypubs/Historic%20District%20Handbook_2003%20Reprint.pdf

Historic Preservation League of Oregon, *Selecting Historic Paint Colors*, <http://www.hplo.org/helpfulinfo/historicpaint.htm>

Hopewell, New Jersey, Historic Preservation Commission, *Design Guidelines: Guidelines for Porches, Guidelines for Exterior Woodwork, Guidelines for Exterior Maintenance*, <http://208.55.240.96/Guidelines-Historic-Properties.html>

Moss, Roger, *Century of Color: Exterior Decoration for American Buildings, 1820-1920*, Watkins Glen, NY: American Life Foundation, 1981

Moss, Roger W. and Gail Caskey Winkler, *Victorian Exterior Decoration: How to Paint Your Nineteenth Century American House Historically*. New York: Henry Holt and Company, 1992

Moss, Roger W., ed., *Paint in America: The Colors of Historic Buildings*, New York, NY: John Wiley & Sons, 1995

National Park Service, *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*, <http://www.cr.nps.gov/hps/tps/briefs/brief10.htm>

National Park Service, *Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing*, <http://www.cr.nps.gov/hps/tps/briefs/brief37.htm>



Recommended: Maintain sound paint on previously painted exterior surfaces.

For General Moisture Issues, also see the *Guidelines for Roofs* chapter

National Park Service, *All Wet and How to Prevent It... Managing Moisture in Your Historic House*, <http://www.cr.nps.gov/hps/tps/allwet/index.htm>

National Park Service, *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*, <http://www.cr.nps.gov/hps/tps/briefs/brief39.htm>

For Energy Conservation

National Park Service, *Preservation Brief 3: Conserving Energy in Historic Buildings*, <http://www.cr.nps.gov/hps/tps/briefs/brief03.htm>

New Jersey Historic Preservation Office, *FYI Publication: Insulation*, <http://www.state.nj.us/dep/hpo/4sustain/insulation.pdf>