

SAINT JOHN HERITAGE CONSERVATION AREAS

Facades

TYPICAL DETAIL – FACADES

This Typical Detail on Facades is one in a series intended to assist owners of heritage buildings to carry out appropriate maintenance, repairs and development. They are provided for you to mark up and submit as part of your application for a Certificate of Appropriateness. Simply checking the boxes will assist you to get quickly and easily through the process.

MAINTENANCE AND RESTORATION

Saint John is notable for its fine buildings, many of which have remained largely intact for a century. Good maintenance is critical to preserving your building. Repairing damaged areas can also greatly improve appearance, comfort and efficiency. Repairs can often be achieved at a fraction of the cost of replacement and will maximize the heritage qualities of your property while minimizing your restoration cost. For every dollar spent now on maintenance, you can save as much as \$100 in repairs and replacement in later years. Regularly maintained building components may never have to be replaced.

When planning repairs to these buildings, it is important to ensure that the work will be in keeping with the character of the original. Property owners should seek the advice of a design professional, such as an engineer, architect or preservation specialist, in order to determine the scope of work to be done.

If you have photographs, sketches, or written descriptions of the original facade of your building, please attach copies to your application. Museum, Historical Society and Library Archives, as well as local historians and photographers, may have drawings or photographs of your building. Neighbouring buildings (built before 1915) often provide useful information on how your building may have looked originally.

If you find this form too difficult or confusing, please phone the Heritage Planner for assistance. Grants are also available to help you hire a design professional who will work with you to figure out what work should be done on the facade of your building.



SAINT JOHN





SAINT JOHN HERITAGE CONSERVATION AREAS **FACADES**

YES NO

Check the appropriate boxes related to the work you are planning to do.

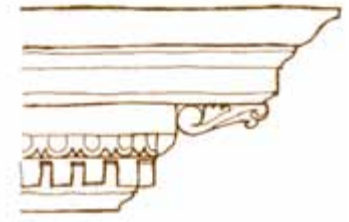
- Have you read the applicable Practical Preservation Guidelines related to the work you are planning to do?
- Have you received the advice of a design professional?
- Will you be removing all vinyl and aluminum siding on your building?
- Will your restoration use building materials and detailing compatible with those used before 1915?

ROOF AND FLASHINGS (See also Practical Preservation Guideline - Roofs)

- Is your roof sloped?
- Does your roof need replacement or repair?
- Has your roof been replaced or repaired in the last 10 years?
- If the roof is ballasted (tar and gravel), is there adequate ballast in place? *Gravel prevents ultraviolet ray from breaking down the tar.*
- Have you checked to ensure flashings and copings are in good shape and preventing water from entering the building at these weak points in the roof system?
- Will you be repairing or replacing flashings or copings?
- Is there any evidence that water is entering between the roof and walls, resulting in damage or staining of interior or exterior walls?

EAVES, CORNICES AND GUTTERS (See also Practical Preservation Guideline - Eaves and Cornices)

- Has the cornice of your building been covered, removed or altered?
- Does your building contain decorative architectural woodwork/masonry?
Decorative details are found on many residential and commercial facades. On some buildings these details have been covered up with aluminum or vinyl siding or simply removed. If so, they should be uncovered and/or restored.
- Are all the pieces still there (brackets, modillions, dentils, etc.)?
- Will you be restoring the decorative elements of your cornice?
- Does your building have gutters and downspouts?
- Have your gutters been cleaned and maintained this spring?
- Are you planning to repair or replace your gutters or downspouts?
- Can they be repaired by riveting, brazing or installing new galvanized pieces in place of rusted areas?
- Will you duplicate the profile of the original gutters?
- Has damage occurred to exterior walls due to rust holes or split seams in your gutters and/or downspouts?
- Do you plan to paint your existing gutters and downspouts?
- Are your gutters properly sloped and well-positioned to carry water away from the building?
- Is there an elbow and sufficient pipe at grade to carry water away from the foundation?



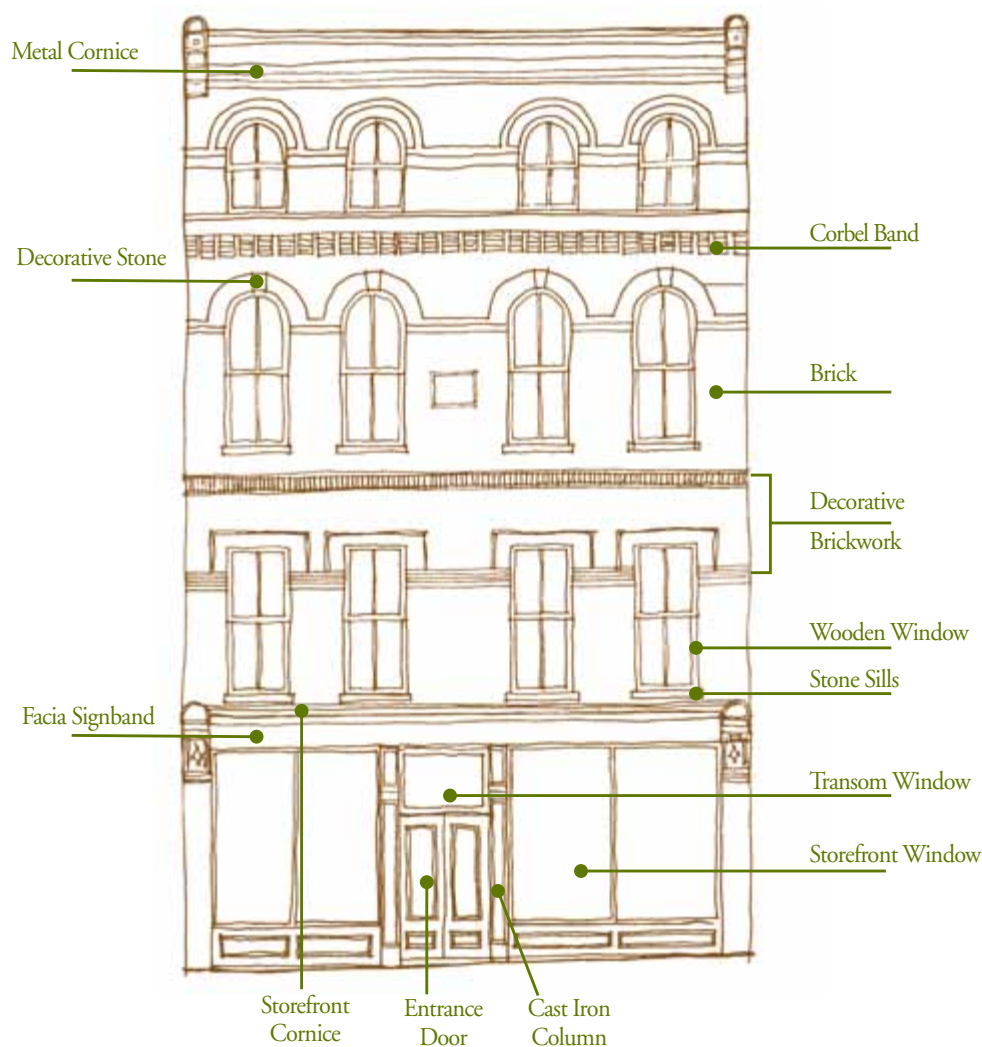
Cornice



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The sketch shown here is an example of the type of drawing suggested to indicate the work you plan to carry out.

Please provide a similar sketch of your building (to scale) with notes specifying in detail the work you propose to do and how it is appropriate to the architecture and heritage of the building. By having a design professional prepare such a drawing, you will be able to get competitive prices from contractors who will all be using identical specifications for pricing the job. Drawings will also help you understand the work to be done and can help you in establishing a project budget; The drawings can also form the basis of a contractual agreement between the property owner and the contractor, and may also lead to faster and easier approvals for a Certificate of Appropriateness and Building Permit.





SAINT JOHN HERITAGE CONSERVATION AREAS **FACADES**

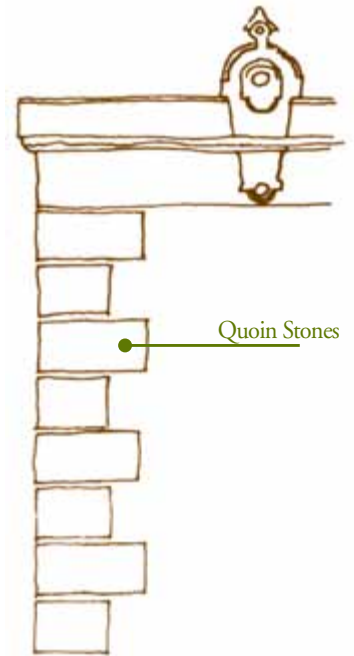
YES NO

MASONRY (See also Practical Preservation Guideline - Masonry)

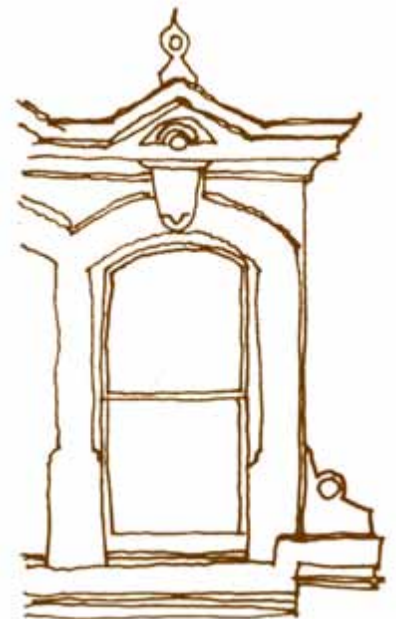
- Does your building have exterior brick or stone walls?
- Does your building contain decorative brick or stone details?
Many buildings in Saint John have significant decorative stone and brick ornamentation. Stone carvings, cornerstones, brick arches and intricate patterns in brick or terra cotta are common. These elements must not be covered up or removed. If they have, they should be uncovered and restored.
- Do you have stone elements such as sills or lintels around doors and windows, brackets at the cornices, quoin stones, etc.?
- Are the masonry walls used as structural support walls?
- Do the masonry walls in your building show signs of stress?
Have the walls cracked, sagged or bowed, or have the stones or bricks become loose or is the mortar missing?
- Do you plan to repoint the brick?
Building facades should be repointed using hand tools. Remove existing mortar only where loose or crumbling mortar is found. Care must be taken when repointing not to damage surrounding brick. New mortar should be of compatible strength to the existing brick and should match the colour of existing mortar.
- Do you plan to replace any of the stones or bricks in your building?
Masonry should only be replaced in locations where existing bricks are damaged beyond repair. Replacement brick should match existing brick in size, colour and texture.
- Will you be restoring or replacing decorative masonry details?
- Has the existing masonry been painted?
- If so, do you plan to remove the paint from the existing masonry?
Paint traps moisture below the surface of masonry which can damage the stone or brick if the moisture freezes, causing the material to 'spall' or crack. (Spalling is delamination of the exterior face of the brick due to the freezing/thawing of moisture trapped within.) Removal of paint will prevent further damage.
- Sandblasting must NEVER be used to clean or remove paint from buildings.
- Will you be applying a 'breathable' sealer to the masonry?
All sealers applied to the masonry must be able to breathe to allow the moisture to escape.

WINDOWS (See also Typical Detail and Practical Preservation Guideline - Windows)

- Does your building have its original windows?
- Do you plan to repair, replace or alter your existing windows?
- Will you clean and paint your windows?
- Have you read the Practical Preservation Guideline - Windows?
- Have you completed the Typical Detail - Windows?



Decorative Details



Segmented Arch Window



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YES NO

DOORS (See also *Typical Detail and Practical Preservation Guideline - Doors*)

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Does your building have the original doors still in place?
<i>Often they can be found in your basement or attic.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you plan to repair, replace or alter your existing doors? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you plan to clean and paint your doors using three colours? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you read the Practical Preservation Guideline - Doors? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you completed the Typical Detail - Doors? |

FOUNDATIONS

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Have you inspected the building foundations for structural soundness? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are there any indications that the foundation walls have shifted, failed or unevenly settled?
<i>Sometimes this will cause floors to be uneven or walls to crack or lean.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Are the walls spalling or does the mortar crumble easily? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have the foundation walls been kept dry? |
| <input type="checkbox"/> | <input type="checkbox"/> | Be sure that adequate drainage has been provided. |

STOREFRONTS (See also *Practical Preservation Guideline for Storefronts, Signs, Awnings*)

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Has the storefront on your ground floor been significantly altered? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the storefront cornice still in place? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are cast iron columns still visible? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you still have display windows with panels below? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the entry door set back from the face of the building? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you have transom windows above entry doors and windows? |
| <input type="checkbox"/> | <input type="checkbox"/> | Will you be restoring the storefront to its original appearance? |

PAINTING & COLOURS

(See also *Typical Detail and Practical Preservation Guideline - Paint & Colour*)

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Do you plan to paint your facade? |
| <input type="checkbox"/> | <input type="checkbox"/> | Will you use a traditional three-colour scheme? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you done research to determine what the original colours were? |
| <input type="checkbox"/> | <input type="checkbox"/> | Will you remove built-up layers of old paint and wash down with TSP before painting? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you read the Practical Preservation Guideline - Paint & Colour? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you completed the Typical Detail - Paint & Colour? |



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FOR MORE INFORMATION

The Practical Conservation Guidelines, application forms for Grants and Certificates of Appropriateness and other useful information for fixing up your older building is available from:

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Phone: (506) 658 2835

Fax: (506) 658 2837

Email: Jeff.gauley@saintjohn.ca

Email: Jim.bezanson@saintjohn.ca

Online: www.saintjohn.ca/heritage

Property Owners! Contact Heritage Staff before you begin to make any plan purchase supplies or hire contractors. Advice on ways to save you time, money and energy will be offered free of charge.