

## SECTION 01 35 91

### HISTORICAL TREATMENT PROCEDURES

#### PART 1 GENERAL

##### 1.01 SPECIAL CONDITIONS

- A. A list of DPS properties which have received historic designation or that qualify for historic designation is available upon request. Confirm the status of the project with DPS prior to the start of design work. This list is updated infrequently, so it is advisable to also verify with the City.
- B. Refer to The Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties, as managed by the National Park Service (NPS). Additional information may be obtained online at: <http://nps.gov/history/hps/tps/standguide/>.
- C. Historic Properties may include, but are not limited to:
  - 1. Districts or Entire Campuses
  - 2. Buildings
  - 3. Sites and Site Elements
  - 4. Natural Features
  - 5. Archaeological Components
- D. Considerations when choosing an appropriate treatment:
  - 1. Relative importance in history
  - 2. Physical condition, or material integrity of the building
  - 3. Extent to which previous work has altered the original building
  - 4. Proposed use of the building
  - 5. Code requirements
- E. Verify with DPS that the intended approach to the treatment of the historic property is appropriate for the project as a whole, and for specific materials and/or features of the project. Any or all four approaches may be applicable within a single project:
  - 1. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have been consolidated under this treatment).
  - 2. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
  - 3. Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
  - 4. Reconstruction re-creates vanished or non-surviving portions of a property.
- F. Assessment and documentation of existing materials and conditions shall be done as early as possible in the design process.
  - 1. Provide hardcopy and electronic copies of all photographs to DPS prior to the completion of Design Development Documents.
  - 2. Provide recommendations for best practices to stabilize, preserve, repair or consolidate character defining materials or features.

## **1.02 QUALITY ASSURANCE**

- A. Preservation Briefs, which provide guidance on preserving, rehabilitating and restoring historic buildings, are available online at: <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

## **1.03 WARRANTY**

- A. The warranty period for all materials and work performed on an historic property shall be same as for non-historic work and in accordance with the contract documents.

## **PART 2 PRODUCTS**

### **2.01 MATERIALS**

- A. Masonry and Mortar
  - 1. Masonry, mortar and terracotta vary considerably in quality and durability. The material's softness must be taken into consideration when determining the best cleaning method. Use the gentlest means available. New mortar must match the color, texture and hardness of the original mortar. Mortar testing should be performed to determine these characteristics.
- B. Wood
  - 1. Many decorative elements and interior finishes may be wood. Consolidation techniques should be performed to repair rather than replace wood elements whenever feasible. Consult the appropriate NPS Technical Preservation Brief.
- C. Metals
  - 1. Architectural metals typically found in historical buildings may include lead, tin, zinc, copper, bronze, brass, iron, steel, or others. Appropriate treatments, such as paint removal, will vary with the type of metal. Consult the appropriate NPS Technical Preservation Brief.

## **PART 3 EXECUTION**

### **3.01 MATERIALS**

- A. Masonry and Mortar:
  - 1. When determined that cleaning is appropriate, use the gentlest means available.
  - 2. Remove deteriorated mortar by hand; do not use power tools.
  - 3. Use mortar similar in strength, color, composition and texture to the existing mortar to remain. Do not change the joint profile when repointing.
- B. Paint:
  - 1. Where the original paint color is known, use the same color. If the original color is unknown, use colors appropriate to the historic building. Coordinate colors with DPS, and where possible, choose from DPS's standard colors.
- C. Wood:
  - 1. Replace, or do not remove, existing protective coatings such as paint. Use the gentlest means available to remove deteriorated paint.
  - 2. Apply consolidants where appropriate to extend the life of wood elements.
- D. Metals:
  - 1. Remove any corrosion prior to reapplying protective coatings. Do not leave previously coated metals exposed.
  - 2. Use the gentlest means available to clean metal components.

E. Roofs:

1. Do not alter the roof forms, materials or colors if possible. If the materials must be replaced due to code or other requirements, new materials should be selected which are in keeping with the textures, patterns and colors of the existing.
2. Repairs or replacements of existing flashing, gutters and downspouts is critical to the long-term preservation of existing roofs.

F. Windows:

1. When retaining the existing windows, preserve the functional and decorative features of the windows. Do not obscure the historic trim with new materials.
2. To the extent practicable, do not change the sash, depth of reveal, muntin configuration, reflectivity, color of glazing or appearance of the frame when replacing existing windows.

- G. If the use of the building or areas within the building change, consider installing protective coverings to prevent new traffic patterns and new building uses from deteriorating historic materials.

**END OF SECTION 01 35 91**