

CONSERVATION BULLETIN SERIES

Standards & Guidelines

FOR THE CONSERVATION OF HISTORIC
BUILDINGS IN SASKATCHEWAN



The Saskatchewan Heritage Foundation (SHF) is an agency of the Crown established by provincial legislation in 1991 to support heritage projects at the provincial and community level that seek to conserve, research, interpret, develop and promote Saskatchewan's diverse heritage resources.

The Heritage Conservation Branch (HCB) of the Ministry of Tourism, Parks, Culture and Sport facilitates the protection and conservation of heritage resources in Saskatchewan under *The Heritage Property Act*.

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards & Guidelines") represents nationally-adopted guidance on how to best conserve Canada's irreplaceable heritage resources. The Standards & Guidelines have been adopted by the SHF and the HCB.

Standards and Guidelines - This Conservation Bulletin is a resource guide for some of the most common issues surrounding approaches (also referred to as "Treatments") involving historic buildings in Saskatchewan. It provides information to anyone planning, designing and/or undertaking any type of work on a historic building.



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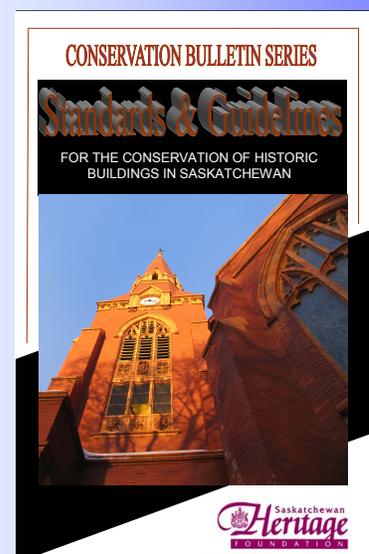
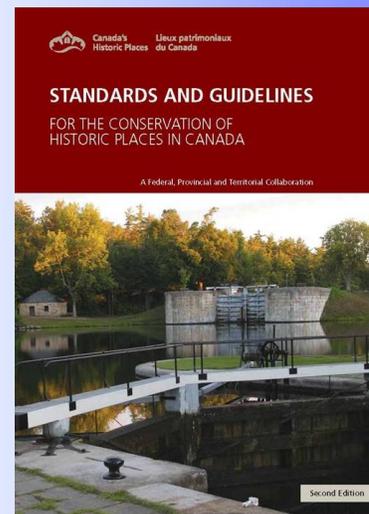
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1. INTRODUCTION

Why Do We Need Standards & Guidelines?

In addition to offering consistency across the country, the *Standards and Guidelines for the Conservation of Historic Places in Canada* is a tool to help users decide how best to conserve historic places. The Standards and Guidelines for the Conservation of Historic Buildings in Saskatchewan is a derivative of the nationally adopted Standards & Guidelines.

Applying the Standards & Guidelines requires an understanding of the historic place and why that place is significant.

Decisions made by all stakeholders including local authorities, property owners, professionals and skilled trades people are more robust when they are informed by the Standards & Guidelines in conjunction with a Statement of Significance or equivalent description of heritage value.

This understanding along with the Standards & Guidelines provides both a conceptual and practical framework for how interventions should be carried out.

In relation to the three (3) conservation approaches (also referred to as “Treatments”, i.e. Preservation; Restoration and Rehabilitation) this Bulletin reflects the Standards & Guidelines as they relate to historic buildings in Saskatchewan.

The Saskatchewan Heritage Foundation has adopted the *Standards and Guidelines for the Conservation of Historic Places in Canada* (the “Standards & Guidelines”) as the benchmark for best-practice in the conservation of historic places.

What is conservation?

Conservation is the overarching term for protecting historic places in Canada.

It consists of all actions or processes aimed at safeguarding the heritage values of an historic place while extending its physical life.

This may involve Preservation, Restoration, Rehabilitation, or a combination of these actions or processes. To conserve means to keep. It is the supreme preservation principle. Together with stabilization, conservation work that protects the fabric of a historic place and prevents its further loss should therefore have absolute priority over all other measures.



Fig. 1— St. Laszlo Roman Catholic Church, Prud' Homme (Photo: M.G. Miller, 2010)

2. CONSERVATION TREATMENTS

Preservation involves the protection, maintenance and stabilization of the existing form, material and integrity of an historic place.

Discussion: When the maintenance, repair and re-painting of the exterior balustrade and upper floor deck was undertaken at the Doukhobor Prayer House in 2010, it represented the preservation of its character-defining elements.

Guidelines — Wood and Wood Products

Retaining all sound and repairable wood that contributes to the heritage value of the historic place.

Repairing wood by patching, piecing-in, consolidating, or otherwise reinforcing the wood, using recognized conservation methods.

Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.

Discussion: Since the approach taken was one of retaining wood that could be repaired, it is considered an intervention that meets the Standards & Guidelines.

Piecing-in of new wood to reinforce the historic wood is now visible upon close inspection. Extensively deteriorated balustrades were replaced in kind, and were based on the physical evidence on the site.

That there was evidence on site enabled an accurate piecing-in of wood members. However, in situations where evidence is not available, the Standards & Guidelines do not recommend guessing or ‘conjecture’.



Fig. 2—Doukhobor Prayer House, Veregin
(Photo: M.G. Miller 2010).

Restoration involves the accurate revealing, recovering or representing the state of an historic place as it appeared at a particular period in its history.

Restoration is the process that relies on clear evidence and detailed knowledge of the earlier forms and materials being recovered.

It places greater weight on recovering the appearance of a place at a known period in its history than on safeguarding later changes that may have occurred. If the earlier form of a place or feature cannot be substantiated accurately, it is best not to attempt a restoration.

Guidelines for Restoration Projects — Recreating Missing Features from the Restoration Period

Recreating missing features of the exterior form that existed during the restoration period, based on physical or documentary evidence; for example, duplicating a dormer or restoring a carport that was later enclosed.

Discussion: When the chimney stacks of the Claybank Brick Plant were originally built, they featured corbelled crowns. However, over time, these crowns were altered to accommodate changing needs. In 2010, many of the chimneys were stabilized including the reinstatement of the chimney crowns that once existed. With the assistance of archival photographs, masons were able to restore the crowns to their 1914 appearance.

Recovering an earlier form may also include the removal of non-contributing additions or alterations such as those depicted in Fig. 3.



Fig. 3 — Stone House, Fort Qu' Appelle
(Photo: Ken Collum, 2009)



Fig. 4 — Stone House, Fort Qu' Appelle
(Photo: M. G. Miller, 2010)



Fig. 5 — Claybank Brick Plant NHS undergoing the restoration of chimney crowns to the 1914 period.
(Photo: Dan Flegel, 2010).

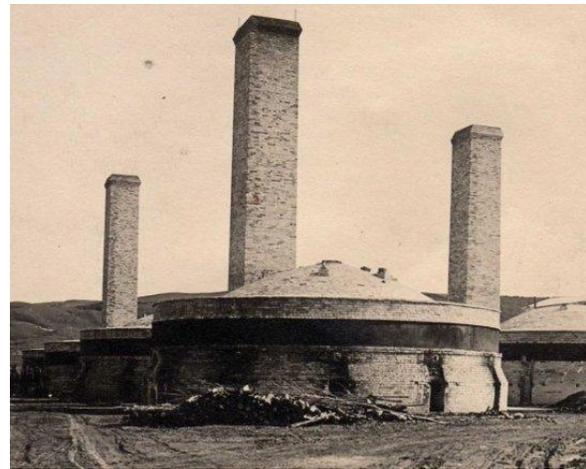


Fig. 6 — Claybank Brick Plant NHS in 1914.
(Photo: Saskatchewan Archives Board)

Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible new use.

Rehabilitation is the process that would be used when the repair or replacement of materials and/or features is necessary. It is the only process that allows for additions.

Discussion: When the former St. Chad's College was adapted to accommodate a new use, it included the construction of over-sized dormers with window openings of a proportion that would not be considered a "sensitive" adaptation of the building. In addition, the historic double-hung wood windows were replaced by 'picture' windows without mullions.

The result of this intervention is visual incongruity. In situations where there are no remaining historic windows, there are no 'regulatory' obligations on the property owner to 'restore' the windows to a particular period. In order to meet the Standards & Guidelines however, it would be necessary to design a 'compatible' window that respected the heritage character of the place. This would be considered 'rehabilitation'.



Fig. 8— St. Chad's College, Regina.
(Photo: F. Korvemaker 1979)



Fig. 7— St. Chad's College, Regina. (Photo: M. G. Miller 2010)

3. THE STANDARDS & GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Standard 1 — Conserve heritage value, including location

Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

Discussion: The former King’s Hotel and the Canadian Bank of Commerce together formed a substantial streetscape character in central Regina. Therefore, their locations and relationship to the street were character-defining elements. Their removal to accommodate the Cornwall Centre reaches into the essence of Standard 1—that being, not to remove or replace character-defining elements whose location contributes to its heritage value. In this regard, it is considered that in addition to the architectural heritage values of the former buildings the type of change represented by their removal does not satisfy Standard 1.

Further, the relocated remnants of the Canadian Bank of Commerce highlights key principles in Standard 4 where a false sense of historical development results from combining features of the property that never co-existed.



Fig. 9 —Remnants of the Canadian Bank of Commerce relocated to the Cornwall Centre, Regina (Photo: M. G. Miller, 2011)



Fig. 10—The former King’s Hotel, 1930s, Regina



Fig. 11 —The Cornwall Centre, Regina (Photo: M. G. Miller, 2011)

Standard 2 — Conserve character-defining elements

Conserve changes to an historic place that, over time, have become character-defining elements in their own right.

Discussion: One example where conserving changes to a historic place that may have gained significance over time includes historic signs. Signs are abundant, especially in urban centres. In certain contexts, they play an important role in understanding the significance of a place. They can identify, direct and add visual interest to a historic place. Signs are essentially social. They can name a human activity and often identify who is carrying out that activity. Signs allow the owner to communicate with passersby, and they can allow the people inside a building to communicate with those outside.

By giving concrete details about daily life in a former era, historic signs allow the past to speak to the present in ways that buildings by themselves may not. Multiple surviving historic signs on the same building can indicate several periods in its history or use and the ghosts or layering of painted signs can serve as evidence to those previous uses. They can also pose technical challenges in their preservation, rehabilitation or restoration.

Historic signs give continuity to public spaces, becoming part of the community memory. It is the community memory over time that can result in changes to a historic place acquiring heritage value. Historic signs can become landmarks in themselves, almost without regard for the building or property on which they are associated.

However, historic signs can pose challenges for those who seek to retain them. Buildings change uses; businesses undergo change in ownership; new ownership or uses such as adaptive uses to historic buildings can also attract a need for change to historic signs. Signs are typically part of a business owner's sales strategy, and may be changed to reflect evolving business practices or to project a new image.

Standard 2 recognizes that conservation is not just limited to the 'original'. Change occurs. The Standards and Guidelines recognize that some change, such as that depicted in Figs. 3, 7, 9, 34 and 39, can be adverse and it is appropriate to remove such changes. In other instances, change may not be original, however, those changes may become important over time.

A key principle of heritage conservation is understanding which changes that may have occurred are of heritage value to a place and which are not. In relation to the windows in Fig. 12 for example, such a change, where the windows inserted do not fit the original opening, need not be conserved.



Fig. 12—Main Street, Prince Albert (Photo: M. G. Miller, 2011)

Standard 3 — Minimum Intervention

Conserve heritage value by adopting an approach calling for minimum intervention.

Discussion: The minimum intervention approach means to do as much as necessary and as little as possible. It can also mean using very delicate techniques in order to safeguard historic material, features or finishes. For example, when paint is applied onto porous masonry such as limestone, removal methods need to be very carefully considered so as not to cause permanent damage that might arise when aggressive or abrasive methods are used.

Depending on the type of paint and the length of time that it has been in place, it is possible that a poultice may be required, to ‘draw-out’ the residue without an abrasive intervention.



Fig. 13 — Regina Telephone Exchange, Regina (Photo: M. G. Miller, 2011)

The timber spire at St. Mary’s Anglican Church in Maple Creek is a prominent feature in the local urban landscape. The deterioration of the spire has resulted from natural weathering and biological decay. Access to maintain the spire is an added factor. In terms of addressing the deterioration, the approach can range from conserving the spire in its current location to removing it for reconstruction. Standard 3 promotes the minimum intervention approach—as a means to safeguard the integrity of the place and its heritage values.

In relation to ‘reconstruction’, the Standards and Guidelines do not recognize the reconstruction process as a conservation treatment. Given the three treatments - preservation, restoration and rehabilitation, two approaches are possible, restoration and rehabilitation. Preservation is excluded in this instance because it would not be desirable to maintain the current condition of the spire without some degree of selective replacement.



Fig. 14 — St. Mary’s Anglican Church, Maple Creek (Photo: M. G. Miller, 2011)

Standard 4 — Recognize record of time, place and use

Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never co-existed.

Discussion: The exterior walls of the Jax Theatre were believed to have been clad in asphalt shingles originally. While that particular material may not be the first choice if the theatre were being clad for the first time today, the material does represent a record of its time and place. It is possible that other buildings in the area may have been clad differently. However, if it were deemed desirable to re-clad the building using a horizontal metal siding that imitated the ‘look’ of wood, this would amount to “creating a false sense of historical development”.

The use of asphalt brick siding at the Symons Metalworkers Factory in Rocanville raises an ‘availability’ matter, that being, the original material is no longer produced in a way that would allow selective replacement. Instead, an “in kind” material that is readily available may satisfy the treatment described previously as ‘rehabilitation’.



*Fig. 16 — Jax Theatre, Bengough
(Photo: M. G. Miller, 2009)*

While painting exterior masonry can cause technical maintenance issues in the future, it can also blur the historical development of the place, particularly from an urban streetscape perspective. The unpainted masonry would be the physical record of its time, which should be subject to the processes of conservation.



*Fig. 15 — Main Street, Prince Albert
(Photo: M. G. Miller, 2009)*



*Fig. 17 — Symons Metalworkers Factory, Rocanville
(Photo: M. G. Miller, 2009)*

(General Standards—continued)

Standard 5 — Compatible Use

Find a use for an historic place that requires minimal or no change to its character-defining elements.

Discussion: The use which tends to be the most compatible use is the original use. With changing demands and an abundance of under-utilized historic buildings, reinstating an original use is not always practical.

When a proposal to convert the Assiniboia Court House to residential use was considered in 2011, it required code-compliance upgrades such as second exits and change-of-use requirements including an elevator. These type of code upgrades and contemporary amenities are often characteristic of new uses.

The design challenge is therefore not whether the building could accommodate a change of use, rather it is whether the change of use is designed so as to minimize any adverse effect on character-defining elements. When the latter is achieved, it can be said that the use is ‘compatible’ with the heritage values of the building and would therefore satisfy Standard 5.



*Fig. 18 — Assiniboia Courthouse, Assiniboia
(Photo: M. G. Miller, 2011)*

Sustaining historic places often relies on some form of use. A utilized building for example is generally preferable to an under-utilized or vacant structure. Use, in terms of conservation principles, is fundamentally important, particularly if a new use results in impacts on the heritage values of the place, that would not meet the Standards and Guidelines.

Often a new use requires consideration of new systems—heating, ventilation and perhaps electrical. Mechanical systems continue to consume a large amount of space and these systems are often concealed behind walls or above suspended ceilings.

When suspended ceilings such as those at the E. A. Davies Building in Saskatoon extend below the heads of historic windows, the appropriate resolution of the new work will determine the degree to which the new use is considered to be compatible. The visual impact of such additions should be considered from the interior as well as the exterior.



*Fig. 19 — E. A. Davies Building, Saskatoon
(Photo: M. G. Miller, 2011)*

Standard 6 — Protect and if necessary, stabilize

Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Discussion: Vacant structures are particularly vulnerable to damage, accelerated deterioration or destruction arising from being exposed to the elements or to the activities of humans. Temporary protection is therefore very important, even if it consists of boarding over windows, openings and areas subject to moisture infiltration. Vacant structures that are not afforded this basic level of protection would not satisfy Standard 6, above. This lack of protection can result in accelerated deterioration, which in turn, can increase rehabilitation costs when a new use is contemplated.

Structures require ongoing monitoring, maintenance and in some cases, interim stabilization that will arrest further deterioration until a longer term intervention is undertaken.



*Fig. 20 — vacant church, Drinkwater
(Photo: M. G. Miller, 2011)*

(General Standards—continued)

Protection of structures will generally focus on arresting two aspects of deterioration—water infiltration and loss of physical integrity. Interim stabilization is very important where masonry structures are exposed to water infiltration and the freeze-thaw cycle.



*Fig. 21 — Stone Church, Wishart
(Photo: M. G. Miller, 2011)*



*Fig. 22 — Legislative Building Dome
(Photo: M. G. Miller, 2011)*

Standard 7 — Evaluate existing condition

Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

Discussion: Often, historic features and/or materials are scheduled for replacement before an evaluation of their condition has been undertaken. Evaluations must be undertaken by the appropriate specialist in order to inform decisions. For example, requesting an evaluation of the repair options for a historic wood window from a manufacturer of PVC windows may yield unintended, adverse and/or irreversible results.

The evaluation of condition can also relate to Standards 1 and 6, where the timeliness of evaluations becomes important. If the condition of historic character-defining elements remains unprotected from moisture, insects and/or humans, it would be considered that Standard 7 would not be satisfied.



*Fig. 23 —Nisbet Church, Prince Albert
(Photo: M. G. Miller, 2011)*



*Fig. 24 —McNaughton Stores (1882) Building,
Moosomin (Photo: M. G. Miller, 2011)*



*Fig. 25 —Marsh & Greeley Ranch, Maple Creek
(Photo: M. G. Miller, 2011)*

Standard 8 — Maintain, repair and where necessary, replace in kind

Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Discussion: One of the greatest enemies of the built environment is uncontrolled water. Historic buildings are particularly vulnerable to the destructive nature of water when they are constructed of materials that can harbour or facilitate an accelerated rate of deterioration. Collecting rain-water at the roof level and carrying it away from the building is a key basis for addressing water movement.

(General Standards—continued)

In Prince Albert for example, the timberwork below the eavestrough at the Keyhole Castle has been subject to deterioration arising from water moving into and around areas that are often concealed from easy view, while deterioration occurs. These conditions can be guided by the repair and in kind replacement approach outlined in Standard 8.



*Fig. 26 —Keyhole Castle, Prince Albert
(Photo: M. G. Miller, 2010)*



Fig. 27 —Keyhole Castle, Prince Albert (Photo: M. G. Miller, 2010)

Standard 9 — Make any Interventions Compatible and Identifiable

Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

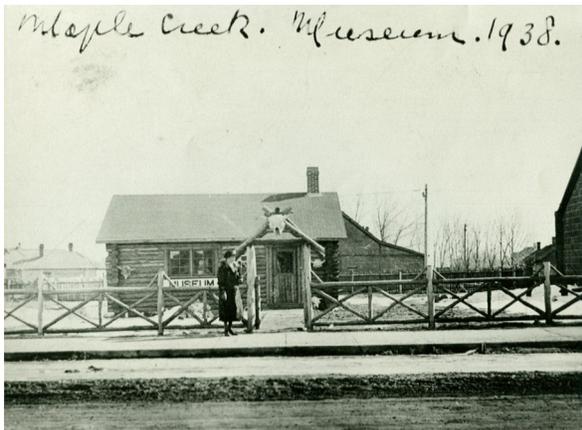


Fig. 28 — S. W. Saskatchewan Oldtimer's Museum, Maple Creek (Photo: SWSOM, 1938)



Fig. 29 — S. W. Saskatchewan Oldtimer's Museum, Maple Creek (Photo: Royce E. W. Pettyjohn)



Fig. 30 — S. W. Saskatchewan Oldtimer's Museum, Maple Creek (Photo: M. G. Miller, 2011)

Discussion: It is as important to distinguish between ‘compatible’ and ‘replication’ as it is to distinguish between ‘identifiable’ and ‘contrasting’. This is particularly relevant in new additions and/or new construction that have a physical or visual relationship with the historic built environment or lie within the setting of historic structures.

Conservation principles discourage against new construction that looks as though it was built in historic times. The exception that once existed in Canada was ‘reconstruction’, however that treatment is no longer considered in the Standards & Guidelines to be conservation. One of the key matters to consider is whether the feature or structure ever existed historically. If it did not exist, then any new construction should be ‘compatible’ with its setting and relationship to the historic environment and distinguishable from the historic structure as new work.

With the South West Saskatchewan Oldtimer's Museum in Maple Creek, the additions that flanked the original 1938 museum were removed in 2011 in order to carry out essential repairs to the original structure and restore the building to its original appearance. In order to accommodate the Museum's expanding collection, a new larger addition is anticipated to replace the smaller wings and extend to the rear.

The standards that guide new additions can be drawn upon to inform the design approach that expresses a subordinate, compatible, and distinguishable addition. That a new addition is proposed, it would no longer meet the definition of a ‘restoration’; rather the conservation treatment that contemplates alterations and additions is referred to in the Standards and Guidelines as ‘rehabilitation’.

Additional Standards Relating to Rehabilitation

Standard 10 — Repair rather than Replace (Rehabilitation)

Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Discussion: To repair or replace is a common question; perhaps it is most common when it comes to windows. Re-visiting Standards 7 and 8 will provide the conservation direction with regard to this common question.

In 2004, when the matter of considering the historic wood windows at the Moose Mountain Chalet was at the forefront, the same issues that were present at that time are still very common today.

Before the replacement option is considered for any historic material, it is imperative to first examine its condition to determine whether repair is practical. Such an examination must be carried out by the appropriate conservation specialist.

It is acknowledged in the Standards & Guidelines that not all historic fabric can be practically repaired. In these circumstances, the replacement ‘in kind’ is the recommended approach.

The replacement of historic wood windows by PVC windows of a different design does not satisfy Standard 10.



Fig. 31 — Moose Mountain Chalet, Moose Mountain Provincial Park



Fig. 32 — Moose Mountain Chalet, Moose Mountain Provincial Park (Photo: M. G. Miller, 2011)

(General Standards — continued)

Standard 11 — Make New Additions Subordinate and Distinguishable

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Discussion: Heritage buildings are often presented with changing user requirements and meeting those requirements should evolve from a robust exploration of options that also meet Standards 1 and 3. When the various options have exhausted the potential for accommodating a proposed change on the interior, perhaps a compatible exterior addition should be considered. In doing so, placement, scale and design of any new addition will be of high importance. Placing a new addition on a principal elevation is rarely a recommended conservation approach. If character-defining elements are further diminished by such an intervention, it is likely an inappropriate option.

A compatible addition must be subordinate



*Fig. 33 — Stone House, Fort Qu'Appelle
(Photo: Ken Collum, 2009)*

to the heritage building to which it is attached. An addition that is incompatible with the historic place as a result of its location, scale, design and materials can be considered to be inconsistent with best-practices in relation to the recommended approach for conserving heritage value .

The previous addition to the Stone House in Fort Qu'Appelle (Figure 33) is an example where the location, scale, design and materials of the two-story low-sloped roof addition accentuates its incompatibility with the historic stone house behind. While there can be no doubt that the addition is 'identifiable', design solutions for additions to historic places must satisfy all of the relevant Standards — i.e. not only must it be 'compatible' and 'subordinate' in relation to Standard 11, but it must also satisfy Standards 1, 2 and 3 in order to be considered to have met the Standards & Guidelines.

A compatible addition should not imitate historic details in order to achieve compatibility. The scale, location and general form of the addition to the private residence in Prince Albert (Figure 34) for example, is subordinate to and distinguishable from the historic place.



*Fig. 34 — Residence, Prince Albert
(Photo: M. G. Miller, 2011)*

Standard 12 — Reversibility

Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Discussion: The intended thrust behind the conservation principle of reversibility is rooted in the concept of ‘practicality’ rather than ‘possibility’. In other words, it is far too simplistic to suggest that an intervention is reversible just because it is ‘possible’ to reverse. Reversibility, if it is to satisfy the conservation intent, should be reflected in the design; it should demonstrate that reversibility is more than theoretically possible— it must also be practical.

Thus a reversible intervention is not practically reversible simply because it is technically ‘possible’ to be reversed.

If, for example, the Assiniboia Courthouse were converted to a residential use, such a conversion would have to be designed so as to allow for a practical return to its public use without impairing the essential form and integrity of the courthouse. The reason for this approach is to enable a practical reinstatement of the building to its historic use at some point in the future.



Fig. 35 — C. M. Glascock Heritage Building, Maple Creek (Photo: M. G. Miller, 2011)



Fig. 36 — Assiniboia Courthouse, Assiniboia (Photo: F. Korvemaker, 1983)

For character-defining features such as the skylights at the C. M. Glascock Heritage Building in Maple Creek, options considered to address water infiltration included blocking them up and roofing over their multiple locations. This approach would not constitute the minimum intervention, given the issue to be addressed and it would reduce the practicality of reversibility.



Fig. 37 — C. M. Glascock Heritage Building, Maple Creek (Photo: M. G. Miller, 2011)

Additional Standards Relating to Restoration

Standard 13 — Repair rather than replace (Restoration)

Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

Discussion: Standard 13 appears frequently in rehabilitation projects. The tendency to consider replacement before exhausting repair options is both common and sometimes more costly.

In relation to the Anson House for example, the character of the historic wood windows as depicted in Figure 38 is replaced by imitation PVC windows in Figure 39. The PVC windows present a very different design; the top lights are more horizontal; muntin bars are not true-divided lites; the frames of the historic windows are appropriately proportioned whereas the proportionality of the PVC windows are noticeably incongruous with the historic character of the place.



Fig.38 — Anson House, Diocese of Qu' Appelle, Regina—historic wood windows (Photo: F. Korvemaker)

PVC windows are inherently inconsistent with the character of historic buildings. The profiles that manufacturers make are far wider than timber windows. The loss of historic timber windows to aluminum or PVC windows raises issues of life-cycle performance, sustainability and appearance. In doing so, such an intervention would be contrary to the Standards and Guidelines.

Relevant Guidelines:

- *Repairing* windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.
- *Replacing* in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.
- *Replacing* missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.



Fig.39 — Anson House, Diocese of Qu' Appelle, Regina - PVC windows (Photo: M. G. Miller, 2011)

Standard 14— Evidence-based replacement

Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Discussion: The McNaughton Stores (1886) Building in Moosomin have undergone a number of changes over time, some of which present relatively challenging opportunities when considering Standard 14.

For example, the aluminum windows featured at the lower right side of Figure 43 could be replaced with new windows whose form, material and detailing are based on documentary evidence of the historic wood windows that are now missing and featured in Figure 40, however, the level of detail is inadequate to facilitate an accurate restoration.

In addition, physical evidence that is insitu (existing in its original position), as depicted in Figure 41, could serve to directly inform the repair and reinstatement of missing components of the nearby storefront depicted in Figure 42. Such evidence-based replacement would satisfy Standard 14, however, poor-quality archival photographs or photographs which do not provide adequate detail in order to instill a high-degree of accuracy in any restoration would not satisfy Standard 14.



*Fig. 40 — McNaughton Stores, Moosomin , 1898
(Photo: Saskatchewan Archives Board)*



*Fig. 41 — McNaughton Stores (1886 Building),
Moosomin (Photo: M. G. Miller, 2011)*



*Fig. 42 — McNaughton Stores (1886 Building),
Moosomin (Photo: M. G. Miller, 2011)*



*Fig. 43 — McNaughton Stores, Moosomin
(Photo: M. G. Miller, 2011)*

(Additional Standards—continued)

4. THE GUIDELINES FOR THE CONSERVATION OF HISTORIC BUILDINGS IN SASKATCHEWAN

Exterior Form

Exterior form refers to a building's orientation, scale, massing, composition, proportions, colour and texture.

Typical interventions that are discussed here include additions.

This section of the bulletin provides guidance on how to minimize the impact of proposed alterations and additions on a building's exterior form due to a change in use or regulations.

Discussion: As discussed previously in relation to the conservation treatment 'rehabilitation' and also in relation to Standard 11, exterior additions can result in the greatest potential impact on the exterior form of a historic place.

In terms of minimizing the impact of a requirement for an elevator, for example, interior options should be exhausted first. If this location proves to be impractical, it may be necessary to consider an exterior addition



*Fig. 44 — Harding House, Regina
(Photo: Heritage Conservation Branch)*

that would have the least impact on the property's heritage values. In this regard, locating a new addition on a principal elevation is not recommended in the Standards & Guidelines. Consideration should focus on an inconspicuous secondary or tertiary elevation, keeping in mind, the need to minimize any adverse effects on character-defining elements such as doors, windows, eaves and/or architectural features.

The exterior form of new additions should be compatible with the historic place and subordinate to it (see also Fig. 34— Residence — Prince Albert). The characteristics of a subordinate relationship are not limited to scale alone but can also involve location, the relative importance of the historic entry and the visual impact of any new design.

In any addition, it is also advisable to consider the conservation principle of reversibility as the design evolves, in the event that one might wish to 'restore' the building to a particular period in time in the future.



Fig. 45 — Harding House, Regina (Photo: M. G. Miller, 2009)

Roofs

The form and features of a roof include both visible elements, such as cupolas, turrets, cresting, chimneys, gutters, weathervanes, gables, eaves, parapets, dormers, soffits and fascias, and components, such as the cladding, substructure, insulation, flashing and ventilation, that are critical in providing a weatherproof enclosure for the building.

Roofs are also an important architectural feature that contributes to a building's form.

Discussion: For steeply-pitched roofs, roofing materials can play an important role in defining the character of the roofscape. The materiality, colour and texture that is characteristic of a shingle roof contributes to the buildings' heritage value.

Roofs are also highly exposed to the elements and therefore require regular inspection to ensure the integrity of the fabric is maintained and that water is effectively collected and dispersed away from the building.

Regular maintenance should ensure that a roof's life-cycle is extended by selective replacement of deteriorating historic fabric rather than wholesale replacement.



Fig. 46 — Cathedral of St. John the Evangelist, Saskatoon (Photo: M. G. Miller, 2011)



Fig. 47—St. Laszlo Roman Catholic Church, Prud'Homme (Photo: M. G. Miller, 2011)



Fig. 48—St. John Bohoslow Church, RM of Big Quill # 308 (Photo: M. G. Miller, 2011)

Exterior Walls

Exterior walls include foundation walls, structural masonry or log walls, and wood, concrete or steel framing with an exterior cladding, such as *curtain-wall systems*.

This section of the bulletin provides guidance on how to minimize the impact of deterioration on a building's exterior walls.

Discussion: There can only be one aspect of deterioration that is more frequently of concern than structural failure—that must certainly be water infiltration. Whether a deteriorating log structure as depicted in Figure 23 (Nisbet Church in Prince Albert) or cracks in masonry walls as evidenced in Figures 49 and 50 (The Stoop in Rouleau) regular monitoring and maintenance to safeguard the structure from water infiltration is of paramount importance. In many cases, defective or non-existing gutters or rain-water leaders are prime agitators of exterior wall deterioration.

In Saskatchewan, masonry re-pointing with the appropriate mortar is important to ensure material compatibility and to prevent water from getting into cracks and being subject to the freeze-thaw cycle where significant damage to masonry can occur.



Fig. 49 — The Stoop, Rouleau
(Photo: M. G. Miller, 2011)

Relevant Guidelines:

Assessing the condition of the building's exterior form early in the planning process so that the scope of work is based on current conditions.

Protecting and maintaining elements of the building's exterior form through cyclical or seasonal maintenance works.



Fig. 50 — The Stoop, Rouleau
(Photo: M. G. Miller, 2011)

Windows, Doors & Storefronts

Windows, doors and storefronts are among the most noticeable features of a building.

They can range from traditional wood and steel assemblies to skylights, conservatories and revolving doors. They also come with a wide range of functional and decorative components, including frames, sashes, *muntins*, stained glass, glazing, hardware, sills, *hoodmoulds*, panelled or decorated jambs and mouldings, and interior and exterior shutters.

This section of the bulletin provides guidance on how to minimize the impact of replacement windows on a building's heritage values.

Discussion: Before any historic window is considered for replacement — carefully review and satisfy Standards 7, 1 and 3.

If replacement is deemed necessary, Standards 8 and 10 should be consulted.

When the historic windows at Estevan Courthouse were replaced (left side of Fig. 51) with PVC windows, a noticeable difference in character existed between the new windows of a different material and design, to the historic windows (centre of Fig. 51). The historic double-hung wood sash has narrow through muntin bars and a shadow line is created at the substantial meeting rails. The replacement window has wide imitation muntin bars, no meeting rail and lacks a sense of depth and detail.

When replacing a historic window (sash and/or storms) that is too deteriorated to be repaired, it should always be replaced *in kind*. In kind means that the replacement window must be materially, functionally and architecturally the same as the historic window that it replaced.



Fig. 51 — Estevan Courthouse, Estevan
(Photo: M. G. Miller, 2009)

Entrances, Porches and Balconies

Entrances, porches and balconies contribute to a building's aesthetic and retain heat, block sun, or provide natural ventilation.

Lobbies, vestibules, stairs, canopies, verandas, overhangs, *widow's walks* and *pergolas*, and their decorative and functional elements, may also form part of entrances, porches and balconies.

This section provides guidance on how to minimize the impact of alterations and additions on a building's character-defining entrance, porch or balcony.

Discussion: In situations where it is deemed necessary to construct a windbreak or weather-protected vestibule, care is warranted not to adversely impact upon the building's character-defining elements in the process.

With regard to the Old School in Dundurn, archival photographs show evidence of a multi-light transom window that could be reinstated even if a windbreak in the form of an exterior addition were deemed necessary. In this regard, Standards 2, 3 and 9 would be particularly relevant.

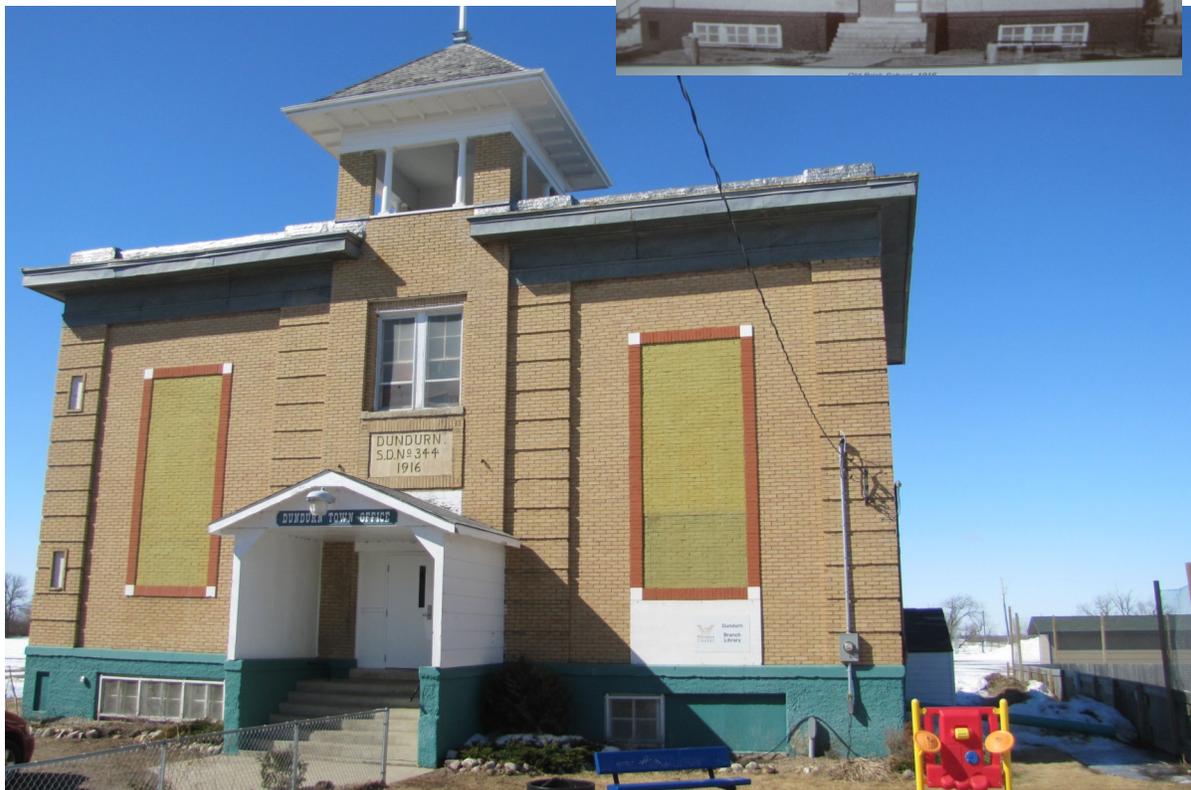


Fig. 52 — Old School, Dundurn (Photo: M. G. Miller, 2011)

Structural Systems

Structural systems are formed by the assembly of components that ensure a structure or building will stand up.

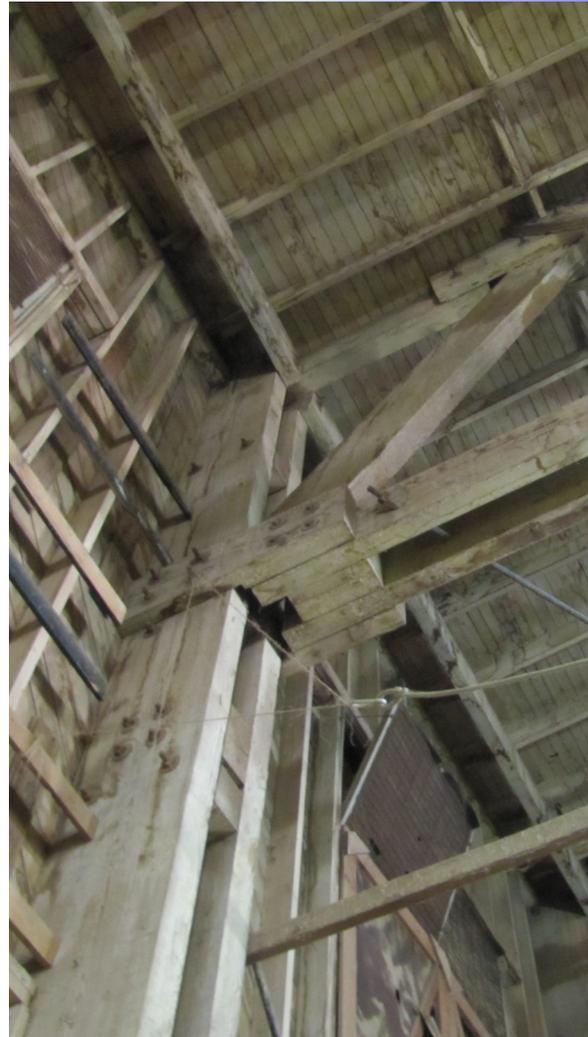
They can take many forms, such as post and beam, arches, domes, trusses or frames, and use many different materials, such as stone, brick, steel, wood or concrete.

This section of the bulletin provides guidance on how to minimize the impact of deterioration on a building's structural systems.

Discussion: As noted earlier, there can only be one aspect of deterioration that is more frequently of concern than the failure of a structural system — that must certainly be water infiltration. Whether a deteriorating timber floor structure as depicted in Figure 55 or the disintegration of a masonry wall, regular monitoring and maintenance to safeguard the structure from wet rot, dry rot, infestation or settlement due to inadequate support or surrounding soil conditions are of paramount importance. In many cases, defective or non-existing gutters or rain-water leaders are prime agitators of foundation wall deterioration. Unattended leaking parapets, valleys and roofs can allow water to become trapped and concealed, leading to significant and often costly damage.



*Fig. 53 — Exhibition Grandstand, Melfort
(Photo: M. G. Miller, 2011)*



*Fig. 54 — Agricultural Building, Maple Creek
(Photo: M. G. Miller, 2011)*



*Fig. 55 — The Stoop, Rouleau
(Photo: M. G. Miller, 2011)*

5. ADVICE

On projects where consultants have been retained, the architect/consultant should assist the owner in planning for any research and construction investigations that may be required to substantiate any proposed interventions. The consultant should also realize that older buildings have special circumstances usually not encountered with modern building materials or techniques of construction. Therefore, extra research may be required, and non-standard materials and procedures may need to be used in evaluating the work of potential contractors to ensure that they are qualified to work on projects of the type anticipated. The consultant may also wish to thoroughly consider the scope of any proposed work in order to determine whether they should be prepared to spend more time than is customary in modern construction in the planning, development and/or construction stages.

Remember that the work you specify and/or commission to be undertaken by others may be in place for a hundred years.

Take the time to plan it carefully!

6. REFERENCES

Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition (2011)

ICOMOS Germany (Deutsches Nationalkomitee), Reversibility as Principle of Preservation

Petzet, Michael (2009), International Principles of Preservation



Fig. 56 — Cathedral of St. John the Evangelist, Saskatoon (Photo: R. Halliday, 2011)

Repairs to the side aisle roofs including the careful removal, recording and reinstatement of the decorative terra cotta is considered to be consistent with Standards 3, 6, 7, 8 and 10.

It is important to remember that each site, location and project will have unique circumstances. Products and references in Saskatchewan Heritage Foundation conservation bulletins are not endorsements and projects require consultation with qualified professionals who will need to visit your site, assess the situation and recommend the appropriate treatments.



Fig. 57 — Anglican Church, Cannington Manor (Photo: L. Robinson, 2011)

Consistent with Standard 7, an examination of the south-west valley beam, a large section of which had been destroyed by rodents and insects, was undertaken. In addition, the north-east corner and valley beam were opened up for detailed inspection. Earlier interventions in 1964 had compromised the logs in order to install a telepost to support the valley beam. The corner was not tied back in any way and the telepost had no lateral support. The original interior trim was reinstated and the roof was rehabilitated. The above work is consistent with Standards 3, 6, 8 and 10.



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The Saskatchewan Heritage Foundation is an agency that provides financial support and conservation advice to owners of Municipal or Provincial Heritage Property in Saskatchewan.

Grant assistance of up to **50%** of “eligible” project costs may be offered by the SHF for the conservation of your heritage property, depending on the demand for and the availability of funds.

Visit our website for details:
www.tpcs.gov.sk.ca/SHF

Eligible work must satisfy the Standards & Guidelines for the Conservation of Historic Places in Canada. Retroactive funding may be considered provided that the full scope of conservation work has been discussed with the SHF and the applicant has received its approval-in-principle for agreed eligible works.

