

Chapter 3: Design Standards for Historic Building Materials

Wood, masonry, stone and metal were the primary historic building materials used in Pagosa Springs. To maintain the distinct characteristics of these materials, including their texture and finish, proper restoration and rehabilitation techniques should be used.

Preservation of Original Materials

Wood. Wood is used for siding, trim, windows, doors and porches on both commercial and residential buildings in Pagosa Springs. It is important to maintain a painted finish to preserve the historic character.

3.1 Protect wood features from deterioration.

- Provide proper drainage and ventilation to minimize rot.

3.2 Maintain protective coatings.

- If a building was painted historically, it should remain painted to protect against drying and ultraviolet damage.

3.3 Carefully plan any repainting project.

- Remove old paint layers only if necessary because they provide an important record of a building's history.
- Prepare a good substrate and use a primer coat.

Metal. Roofing, window hoods and decorative features are often made of metal. Where possible, metal applications should be preserved.

3.4 Preserve metal features that contribute to the historic character of a structure.

- Provide proper drainage to minimize water retention.
- Maintain protective coatings, such as paint and sealers, on exposed metals.

3.5 Clean metal features gently.

- Do not use abrasive cleaning methods to remove deteriorated paint or rust.

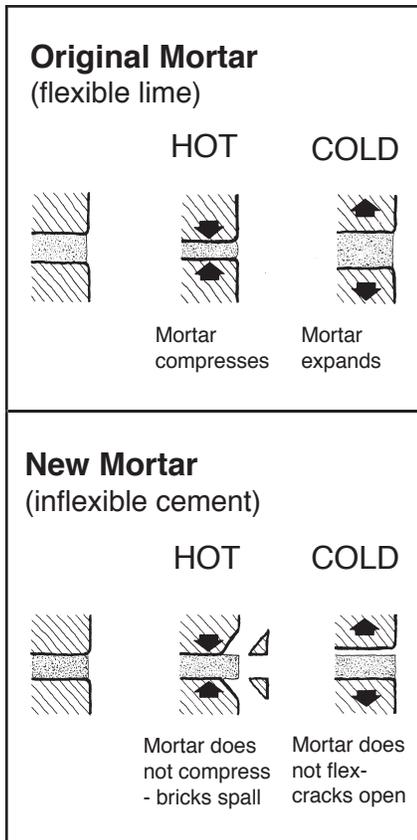
Masonry. Both structural and decorative masonry is a common building material in Pagosa Springs. With proper maintenance, masonry will continue to be durable and prevent deterioration.



Masonry is a common historic building material in Downtown Pagosa Springs. (Pagosa Springs, CO)



Protective coatings should be maintained on exposed metals. (Oskaloosa, IA)



Avoid using mortar with a high cement content as it does not flex with temperature changes.

3.6 Repoint mortar joints where there is evidence of deterioration.

- Clear old mortar with hand tools.
- Do not overfill joints when installing new mortar.

3.7 Use proper replacement mortar.

- Mortar used for re-pointing of most historic buildings should be composed of only lime and sand and a minimal portion of Portland cement.
- Do not use mortar with a high percentage of Portland cement as it does not allow for expansion and contraction. (Refer to the National Park Service Preservation Briefs for more information on percentages).

3.8 Do not clean masonry for cosmetic purposes.

- Masonry should only be cleaned when necessary to stop deterioration.

Repair of Original Materials

When repair of historic building materials is necessary, sensitive methods should be used in order to maintain the historic character of the structure.

3.9 Repair deteriorated primary building materials selectively.

- Avoid the removal of damaged materials that can be repaired in place with consolidants.
- Remove and repair only those building materials that are damaged.

3.10 Clean historic materials using proper methods.

- Clean a test patch in an inconspicuous area to ensure that cleaning will not damage historic materials.
- Low pressure or steam washes are encouraged.
- Consider using a professional experienced in the cleaning of historic materials.

Replacement of Original Materials

While restoration of original building materials is the preferred alternative, it may sometimes be necessary to replace materials that are beyond repair.

3.11 Replace deteriorated materials on primary surfaces with ones that match the original in composition, scale and surface.

- Replace wood siding with the same type of wood.
- Replace only those materials that are deteriorated beyond repair.

3.12 Do not use synthetic replacement materials on historic structures.

- For example, do not use aluminum, vinyl, panelized brick or fiber cement board siding, or other synthetic material to replace building materials on historic structures.

For additional information:

Grimmer, Anne E., *Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings*. Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 1979.

Grimmer, Ann E., and Mack, Robert C., *Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings*. Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 2000.

Park, Sharon C., *Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors*. Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 1988

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