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From the Executive Director



Welcome to our new and improved newsletter for owners of Registered Heritage Structures (RHSs). It has a new name (The Heritage Post) a new look, and is now being sent to you in hard copy form four times a year. The purpose of the newsletter is to provide relevant

information to people who own or have a roll to play in the preservation of heritage properties and to keep them abreast of things happening at Heritage NL. We would love to hear what you think about the newsletter and we invite you to share your success stories, challenges and questions to be included in future editions.

As well, you may have noticed that we recently rebranded from the Heritage Foundation of Newfoundland & Labrador to Heritage NL.

Finally, we would like you to consider Heritage NL as your source for information on the restoration and maintenance of historic buildings. We have a wealth of technical information on conservation practices gained from over 30 years of experience. We can suggest suppliers and contractors; we can help you avoid pitfalls and; we can suggest innovative approaches to adaptively reusing and managing heritage properties. When we don't have the answer, we know who to contact to find out. While we may sometimes be seen as the "heritage enforcer" (i.e., someone to be avoided) we would rather be seen as an agency that is interested in working in partnership with building owners to maintain heritage structures for year to come.

Jerry Dick
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Tips for Maintaining Historic Masonry

While some owners of designated properties have entirely masonry structures, most will encounter historic brick, stone or concrete in their chimneys and foundations. In either case it is important to get maintenance right to ensure the ongoing integrity of these important features.

Good maintenance first means performing regular inspections and completing maintenance in a timely fashion. It is sometimes assumed that masonry requires little or no maintenance but, while it is durable, it needs regular attention. An experienced local mason recently suggested a five-year inspection cycle for exterior masonry. The mason or building-owner will look for loose mortar, cracks in mortar joints and masonry units, and staining which may indicate water drainage issues or leaks. With proper inspection and periodic maintenance historic masonry should last a long time without expensive repairs or replacement.



Good maintenance also means using the right practices and materials for the job. These include:

- Repairing mortar joints at the first hint of cracks or deterioration.
- Removing mortar (prior to repointing) by hand. Being overzealous with a grinder can do irreparable harm to your historic masonry. *(continued)*



Gathering the Stories of your Registered Heritage Structure

Old buildings are about more than just brick and mortar and building styles. Every old building has a story to tell. Here are a few tips for gathering these stories:

Tips for Maintaining Historic Masonry (cont'd)

- Using lime mortar mixes for repointing historic brick or stone. Masons working before the early 1900s did not have access to cement mortars and early brick was often softer. Repairs using modern high-strength all-cement mortars can actually damage the adjacent masonry when it expands.
- Applying an appropriate joint to the mortar. The profile of the mortar should match existing profiles (e.g. it may be raised or recessed). Mortar should be tooled to shed water and still allow moisture inside the wall to escape.
- Never sandblast or pressure wash using abrasives as this can erode the protective surface of masonry units.
- Historic masonry should not be painted where it was historically left bare. Where it was painted or painting is necessary only lime-based paints or non-acrylic mineral paints should be used. It is sometimes assumed that masonry buildings are completely impervious to water. In fact, moisture is absorbed in softer stones, bricks and mortars. Moisture inside masonry must be allowed to move out unimpeded.
- Replacing damaged masonry units with matching units only as necessary.
- Removing vegetation as needed to prevent roots and vines from causing damage over time.
- When you are restoring a historic property, keep your eyes open for hidden chapters in the story of your structure. An old wall, a few steps, a covered up window, old wall paper patterns or some other trace of previous work found during a renovation may be a clue to untold stories and the evolution of your historic property.
- Sometimes old letters or pieces of paper can be found hidden away in an attic or a piece of furniture that have great stories to tell. As an example, an old building in Carbonear revealed a suitcase of letters between a mother and her sons during the First World War.
- Old photographs can help you document both small and large changes to the footprint of a house. Photo archives in local libraries and historical societies may include photos of houses, but check the backgrounds of family portraits - your building may appear there as well.
- Your other great source is oral history. Write down your stories, your family stories, or interview a neighbour or previous owner. In Newfoundland and Labrador, we often do not have a lot a textual documents about old buildings. You could be the first to record some of those stories in a tangible way.
- Community histories, local or provincial archives, and the Provincial Registry of Deeds may provide useful information about buildings and the people who owned them. The Provincial Registry, for example, may provide the names of previous owners and a record of past mortgages.

For more information on appropriate masonry repairs contact Heritage NL.

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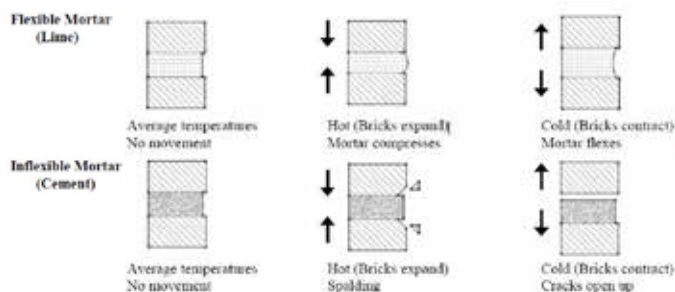


Diagram: Iowa City Historic Preservation Handbook

If you want help recording the stories of your building, contact Heritage NL's intangible cultural heritage office. We'd love to help you document, share, and celebrate your building's history.

Dale Jarvis

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Join us on Facebook

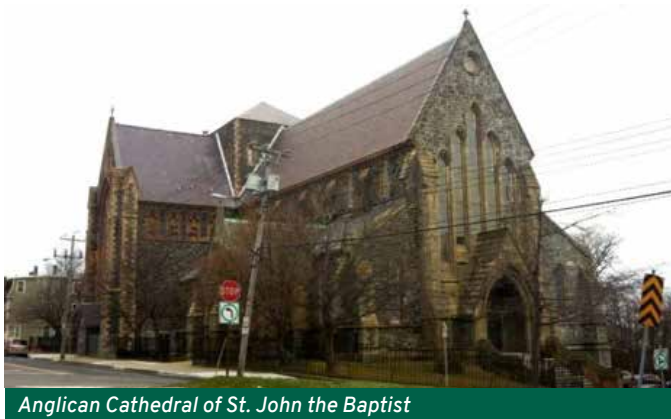
Heritage NL now hosts **Built Heritage Newfoundland and Labrador**, a Facebook group for local conservation discussion. Owners of heritage properties, heritage professionals, and the public at large are invited to pose questions, share successes and challenges, and discover restoration-related news and resources. To join visit facebook.com/groups/builtheritagenl/.

Heritage NL Creates a New Designation Category

Heritage NL recently created a new designation category. Approximately 50 Registered Heritage Structures have been reclassified as Registered Heritage Structures (Landmarks). This new designation is meant to celebrate those buildings that represent some of the most architecturally and historically important structures in the province and that, collectively, help tell the stories of Newfoundland and Labrador's history and development. We are looking for ways that we can create greater awareness and interest in these buildings and market them to tourists and the general public. The new designation comes with increased grant funding.



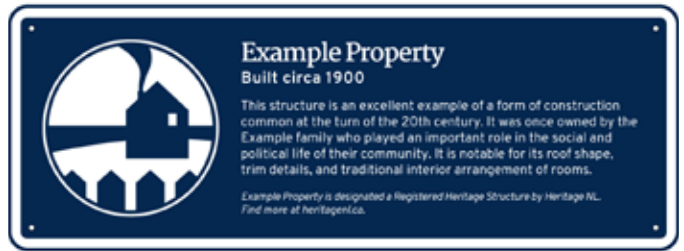
Battle Harbour



Anglican Cathedral of St. John the Baptist



Rose Blanche Lighthouse



Heritage NL Plaques Getting a new Look

Heritage NL is in the process of reissuing plaques to all its designated properties. Some of the earlier plaque designs are badly deteriorated and the current bronze plaque doesn't allow for any background information on a property and has proven not to stand up well near salt water. Priority for the first year will be given to buildings which have never received plaques, Registered Heritage Structure (Landmarks), followed by buildings on the Avalon peninsula. Over the next several years plaquing will proceed region by region. We will be in touch prior to issuing a plaque to your property so stay tuned.

Heritage Building Assessments

Last year Heritage NL introduced a new type of grant to our roster. Building Assessment Grants may fund up to 75% of the cost of having a heritage professional assess your structure and propose a restoration program. Assessment reports can be valuable when developing a scope of work for your building and applying for funding through Heritage NL or other sources. For particularly large or complicated buildings additional funding may be available to cover higher costs or specialized consultants. It is very important that the condition of a heritage building is well understood before proposing any repairs or restoration. To be eligible a property must have an easement agreement.

Review of Heritage NL's Easement Agreement

Heritage NL is currently undertaking a review of its Heritage Easement Agreement on Registered Heritage Structures. An easement is a legal contract between Heritage NL and the property owner when they receive a restoration grant. It is registered against the title of a property in perpetuity. It basically lays out provisions for protecting the heritage values of a property. For churches we have an alternate agreement that ends with the sale of a Registered Heritage church structure. We understand that sometimes property owners forget that they have an easement agreement or, when a property changes hands, new owners may not be aware of it.

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Review of Heritage NL's Easement Agreement (cont'd)

As part of this review we circulated a survey to heritage property owners. Currently, Heritage NL holds approximately 190 easements out of the roughly 340 properties designated. Our goal is to ensure that any agreement between Heritage NL and the owner of a Registered Heritage Structure both protects the property in a meaningful way and meets the needs of owners. If you haven't already done so, please take a few minutes to fill out the online survey at: heritagefoundation.ca/home/easements/. We'll share the results in a future newsletter.

Reminder on Insurance Requirement Waiver

We sent out a letter that drops the requirements of RHS owners with easements to list us as a payee on their insurance policies. We did so as we heard from a number of people that this requirement was making it more difficult for some to get affordable insurance. As this is a legal requirement in the easement, we ask those property owners who have easements and haven't already done so, to sign the letter so that it can be attached to the easement agreement. Get in touch if you have any questions.



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Add your Voice of Support for Greater Federal Government Support for Built Heritage

Canada's National Trust is leading a campaign to encourage the Federal Government to increase its support for Canada's historic buildings through:

- Increased matched funding for National Historic Sites (many of which are managed by not-for-profit groups)
- Funding to support the adaptive reuse and preservation of heritage properties for commercial purposes.
- Support for the preservation of heritage places of significance to Indigenous Peoples.

The campaign includes an on-line petition which you can sign and encourage other to as well. A letter to or a conversation with your MP about the need for additional resources to protect Canada's built heritage would help to move this initiative forward. For more information about how you can help see: <https://nationaltrustcanada.ca/what-you-can-do/advocacy-action>.