

Chapter 4

Rehabilitation

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A. INTRODUCTION

Due to varying states of deterioration of historic buildings in the Falmouth historic district, some will require restoration, rehabilitation, or complete reconstruction. Each building should be examined independently in order to determine the appropriate course of action.

Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built.

Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For Grade 1 and Grade 2 buildings, any exterior alterations should match existing historic materials and should not be larger than the historic structure in size and scale.

In extreme cases where little to no historic fabric remains, a complete reconstruction based on historical evidence, documents, and photographs will be required.



Top: The Courthouse will be restored. Middle: An example of a rehabilitated house in Falmouth. Bottom: The Edward Barrett house on Market Street will require reconstruction.

B. FACADES & STOREFRONTS

Commercial buildings occasionally need to be altered to eliminate maintenance problems. However, improvements should incorporate appropriate materials by matching the existing fabric and the design should not disrupt the historic character of the building.

1. Examine and assess the building to determine what may or may not be original fabric.
2. Remove any inappropriate materials, signs, or canopies covering the facade.
3. Retain all elements, materials, and features that are original to the building or are contextual remodelings and repair as necessary.
4. Restore original elements, particularly materials, windows, decorative details, and cornices.
5. Reconstruct missing original elements such as cornices, windows, storefronts, and facades.
6. Design new elements that respect the character, materials, and design of the historic building.
7. Avoid using materials that are incompatible with the building or within the historic district such as composite siding, unpainted wood, and faux brick or stone.
8. Maintain paint on wood surfaces that is appropriate to the colour palette of the historic district.



Above: A shop on Market Street showing colours and architectural features in keeping with the Falmouth Historic District. Below: Albert George Shopping Center on Water Square is also an appropriate storefront for the Falmouth Historic District.

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They are also one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, surrounds, and coolers. They are most often symmetrical and occur in regular intervals. Their size may highlight various bay divisions along the facade.

1. Prior to any repair or replacement of windows, a survey of existing window conditions is required. Note number of windows, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
2. Retain original windows when possible.
3. Uncover and repair covered up windows.
4. Repair original windows by patching, splicing, consolidating or otherwise reinforcing with like materials.
5. Replace historic components of a window that are beyond repair with matching components.
6. Replace entire windows only when they are missing or beyond repair.
7. Reconstruction should be based on physical evidence or old photographs.
8. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that does not fit the window opening.
9. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the

glazing, or appearance of the frame.

10. Use replacement windows with true divided lights.
11. Coolers should be repaired whenever possible, and if necessary, components beyond repair should be replaced with like materials and form.
12. Coolers should not be added to windows unless there is evidence that they existed on the original window.
13. Historic cast or wrought iron metal railings should be preserved in situ and repaired when necessary.
14. Historic glass should be retained in situ or reinstated following repair.
15. Historic window fittings and catches should be retained and/or repaired whenever possible.



The restored coolers at 36 Cornwall Street are in keeping with the guidelines addressing windows restoration for historic structures in Falmouth.

D. ENTRANCES, PORCHES, & DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally provided shelter from the elements as well as a transitional space between the exterior and interior of a residence.

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
2. Inspect masonry and wood of porches and entrances for signs of peeling paint, wood deterioration, open joints around frames, deteriorating mortar, and improper drainage, and correct any of these conditions.
3. Repair damaged elements, matching the detail of the existing original fabric.
4. Replace an entire porch only if it is too deteriorated to repair or is completely missing and designed to match the original as closely as possible.
5. Do not strip entrances and porches of historic material and details.
6. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
7. Avoid adding details that are not consistent with other porch and entrance character-defining features found in the historic district of Falmouth.
8. Avoid adding a new entrance to the primary elevation.
9. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.

10. The original size and shape of door openings should be maintained.
11. New door openings should not be introduced on facades visible from the street.
12. Original door openings should not be filled in.
13. Maintain or reuse hardware and locks that are original or important to the historical evolution of the building.
14. Retain transom windows and sidelights.



The entrance door restoration at the historic Baptist Manse kept the original double wooden door and opening, and maintained the transom light above.

E. FOUNDATION

The foundation forms the base of the building. It can sometimes be indistinguishable from the walls of the buildings, but can also be constructed of a different material or texture, or raised well above the ground level.

1. Retain any original foundation material.
2. When repointing or rebuilding deteriorated foundations, match original materials as closely as possible. Pointing with concrete or Portland cement should be avoided.
3. Ensure that land is graded so that water flows away from the foundation. If necessary, install drains around the foundation.
4. Remove any vegetation that may cause structural disturbances at the foundation.
5. Keep crawl spaces and vents open so that air flows freely.
6. Reopen former vents that have been blocked in order to promote ventilation and prevent rot.
7. Holes near foundations caused by animals should be filled and maintained in order to keep the foundation structurally sound.



Above: 7A Lower Harbour Street was restored and the original brick pier foundation was stabilized and kept in place to promote ventilation underneath the structure. Below: The original foundation at 3 Lower Harbour Street was also maintained and preserved.

F. ROOF

The roof is one of the most important elements of a structure and serves as a “cover” to protect the building from the elements. Roof maintenance is absolutely critical for the roof’s preservation as well as the rest of the structure.

1. Identify roof type and materials.
2. Original roof pitch, catslide, and configuration should be maintained.
3. Retain decorative elements such as cap-n-combs, that contribute to the style and character of the building.
4. When replacing a roof, match original materials as closely as possible.
5. Maintain and repair wood sheathing when necessary.
6. Corrugated metal sheathing is an appropriate roof material if original roof material is not extant.
7. Dormers are not characteristic of historic buildings in the historic district of Falmouth and should not be introduced.
8. Do not add new elements such as vents, visible skylights, or additional stories.
9. Ensure there is proper drainage from the roof with appropriately sized and sloped valleys and guttering.



Above: A shingle roof was used in the rehabilitation of 31 Duke Street, which would have matched the original. A decorative cap-n-comb was also added to accentuate the style and character of the house. Below: A new corrugated metal roof was used in the rehabilitation of 7 Queen Street, which is consistent with the guidelines.

G. MASONRY

Masonry includes brick, stone, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Colour, texture, mortar joint type, and patterns of the masonry help define the overall character of a building.

1. Retain masonry features such as walls, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
2. When repairing or replacing a masonry feature, respect the size, texture, colour, and pattern of masonry units as well as mortar joint size and tooling.
3. When reconstructing masonry damaged beyond repair or altogether missing, match new material with historic material as closely as possible.
4. When repointing masonry, match historic mortar in strength, composition, colour, and texture. Do not repoint with mortar that is stronger than the original mortar or the brick itself. For instance, Portland cement is incompatible with softer historic brick and local cut stone.
5. Repoint to match original joints and retain the original joint width.
6. Generally, leave unpainted masonry unpainted unless a limewash is applied to a stone building as a protective, sacrificial coat.
7. After properly cleaning, repairing, and repointing an historic stone structure, a limewash should be applied to the exterior of the building in order to protect the historic stone.
8. Clean unpainted masonry with the gentlest means possible and avoid sandblasting. The best method is a low-pressure water wash with no detergent, or an extremely mild, neutralized detergent, and natural bristly brushes.
9. Do not stucco originally exposed brickwork; particularly avoid stuccoing with hard, Portland-like stucco or mortar.



Above: Deteriorated brick caused by the use of incompatible Portland cement in the mortar joints.
Below: A brick building repointed with an appropriate lime-based mortar.

H. WOOD

Wood is a common building material found in the historic district of Falmouth. Wood is used in a broad range of both decorative and structural elements including framing, siding, shingles, cornices, and trimwork.

1. Repair rotten or missing elements with matching materials rather than replace the entire element.
2. Replace wood elements only when they are rotted beyond repair.
 - a. Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.
 - b. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.
 - c. Complement the existing details in size, scale, and material.

Maintenance Tips

- Inspect wood surfaces for signs of water damage, rot, and pest infestation.
- Keep all surfaces primed and painted in order to prevent water infiltration.
- Identify sources of moisture problems and take appropriate measures to remediate including:
 - ◇ Removal of vegetation that grows too closely to wood.
 - ◇ Repair of leaking roofs, gutters, downspouts, and flashing and ensure proper ventilation.
 - ◇ Maintenance of proper drainage around the foundation to prevent standing water.



Above: A wood frame house in need of repair. Below: a wooden staircase being renovated at 21 Duke Street.

I. PAINT

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to an historic district. The Jamaica National Heritage Trust has approved a colour palette for the historic district of Falmouth, and applicants should consult this document before adding or removing paint on a building in the district.

1. Do not completely remove paint to achieve a natural finish.
2. Avoid painting masonry that is unpainted. If masonry is painted, only an appropriate lime wash should be considered.
3. For Grade 1 and Grade 2 buildings, choose colors from the official colour palette approved by the Jamaica National Heritage Trust.
4. The number of colours should be limited. Doors and coolers can be painted a different color than the walls and trim.
5. Sand-dashing is encouraged for the exterior of the small board houses located in the historic district.



Above: A detail of a sand-dashing. Sand-dashing is an appropriate exterior treatment for historic houses located in the Falmouth Historic District. Below: A cluster of homes rehabilitated at 11 Queen Street demonstrate appropriate exterior paint colours.

J. REAR OF BUILDINGS

The area behind both commercial and domestic buildings is often forgotten and neglected. These spaces may be used for utilitarian purposes, or may serve as garden and outdoor seating areas. The appearance of the rear area then becomes important to the historic district.

1. Consider adding planters or a small planting area to enhance and highlight the rear entrance and create an adequate maintenance schedule for them.
2. Retain any historic door and window openings.
3. If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
4. Remove any blocked-in windows and restore windows and frames if missing.
5. If security bars need to be installed over windows, choose a type appropriate for the window size, buildings style and required level of security.
6. Avoid using corrugated metal to delineate rear areas.
7. Consider installing signs that are appropriate for the scale and style of the building.
8. Ensure that any rear porches are well maintained.
9. Keep entrances uncluttered and free from unsightly items, such as trash not in containers.



Above: The rear of a building near Water Square in need of decorative elements outlined in the guidelines. Below: An appropriate rear courtyard restoration.