

MAINTAINING YOUR HISTORIC STRUCTURE



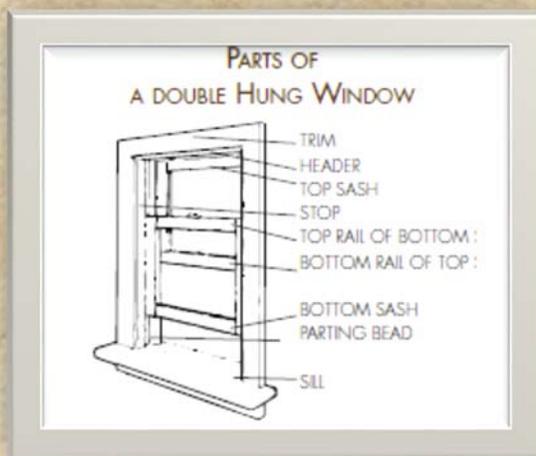
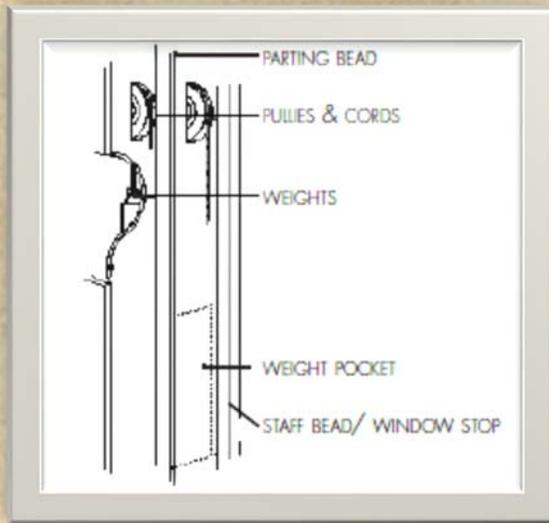
*When thinking about changes or additions to your historic home, it is best to stick to the Secretary of Interior Standards for Rehabilitation, “First **maintain**, then **repair** and as a last resort **replace**.” This guide will help you to maintain the historic building materials and features that make your home so unique. Depending upon changes or upgrades might need to be made at the building, it may be necessary to have BOZAR approval and/or to obtain a building permit. So, do not hesitate to contact the Building Department with any questions or concerns. There are also many knowledgeable contractors if you believe that the work is out of your league.*

Make an Overall Rehabilitation Plan

Rehabilitation is making the necessary changes to allow a building to be usable again, which incorporates or recycles as much of the original, existing building material, as possible. Many people believe that old houses have too many problems and are difficult to maintain, but, if you develop a maintenance plan, you will keep up with maintenance and avoid problems. Therefore, part of a rehabilitation plan is to assess what level of work is needed on the structure.



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Did you know that: Replacing windows and doors in most cases is expensive and unnecessary? Windows account for only 5-10% of energy lost, primarily air infiltration. Maintaining original windows retains the historic character of your building and keeps debris out of landfills. If the window is taken care of, older windows can last centuries while newer brands often last only a few decades.

Windows

Most historic windows in the Town of Crested Butte are rectangular, true divided light, double hung windows with multiple panes of glass that are separated by wood dividers. Typically these are double hung, fixed or casement style. Here is a list of tips to keep your windows in tip top shape:

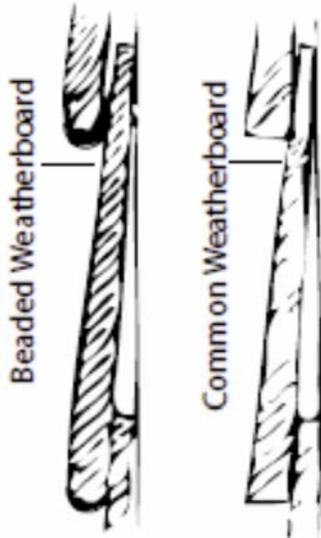
- Sealing leaks around windows and doors with proper caulking and weather stripping will help reduce leakage.
- Clean your windows regularly.
- Always make sure that your windows are painted or stained. Exposed wood is prone to sun and water damage.
- Oil hinges, joints and cranks.
- Tighten screws on hinges.
- Clean glass with water first. If this doesn't work try a non-ionic detergent from your local hardware. For really stubborn stains, try rubbing alcohol or mineral spirits.
- The addition of storm windows on the exterior and insulating screens on the interior of your home can help keep heat in and cold out and preserve your old wood windows.

For a more in depth how-to regarding your historic windows please visit:

<http://www.nps.gov/hps/tps/briefs/brief09.htm>

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COMMON TYPES OF WEATHERBOARD



Wood Siding

Historically, in Crested Butte, most siding was wood horizontal clapboard on primary structures, this includes bevel and drop lap styles. Vertical board and batten as well as board on board are appropriate materials for accessory buildings.

- Clean wood siding regularly
- Paint or stain exposed wood siding to protect it
- Repair damaged siding by “piecing in” with materials that match the original
- Fix leaks around chimneys, roofs and windows. Water leaks can lead to wood damage.
- Use caulking and paint to fill in holes, cracks, joints and seams to seal out water.
- Test for dry rot

Did you know that: Dry rot is a decay of seasoned timber caused by fungi that consume the cellulose of wood, leaving a soft skeleton, which is readily reduced to a powder.

Painting

Exterior paint was, and to this day is still used to protect wood siding, windows, and framing from damage caused by UV and water. It also accents a building’s architectural features.

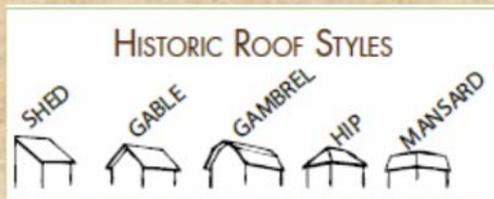
- Clean and maintain paint regularly
- Remember that many buildings built before 1978 were painted with lead paint and require that you take the proper precautions. Please visit this website for more information and safety tips: <http://www.epa.gov/lead/pubs/leadpdf.pdf>
- Use quality paint, as it will last longer
- Stain unpainted wood
- Traditionally, siding was painted all one color and trim details were painted in a different color to contrast, which relates to the aesthetic roots.
- Paint treatment of brick and/or stone can cause moisture issues and unintended consequences. Therefore, it should be avoided.

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Roofing

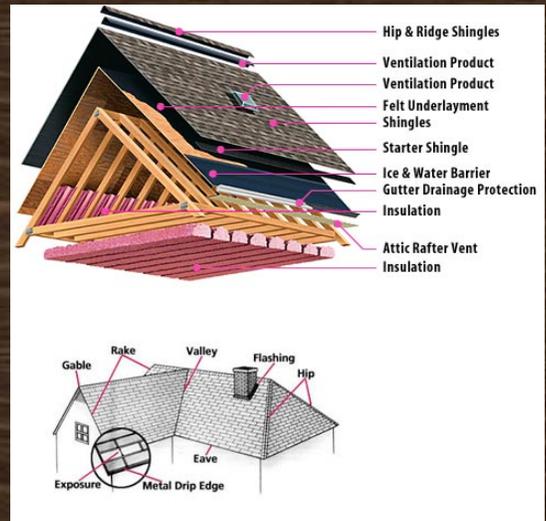
Typical primary roof shapes are gabled, hipped and shed. Gambrel and mansard roofs are not traditional to Crested Butte.

- Check the roof at least twice per year.
- Ensure that the flashing is not rusting, loose, cracked or bent.
- Make sure that the attic is free of signs of mold, discoloration of wood and dry rot.
- Remove any tree branches or debris from resting on the roof of the structure
- For shake or shingle roofs, check to see if any of these are cupped, curled, split or rotten.
- For metal roofs look for signs of pitting, rusting or corrosion, open seams or joints, or folds.
- If a roof must be replaced, contact the building department. A building permit is required and may possibly need BOZAR approval.
- After approval from BOZAR and the Building Inspector, and before starting work on the roof, take photos of the area where work will be done. If anything must be removed to complete the work, this will assist in putting them back.



Did you know that: Gable and hipped roofs were most common in Crested Butte? Shed roofs were used mostly for additions and outbuildings. Gambrel and Mansard roofs received only limited approval and, per the Guidelines, would not be supported as an option today. Please see the Design Guidelines for more information: http://www.crestedbutte-co.gov/vertical/sites/%7B6058FFBB-CB06-4864-B42F-B476F794BE07%7D/uploads/Design_Guidelines_-_Full.pdf

Example of a hipped roof form



Chimneys:

Although early chimneys were about function, they are also an important decorative feature.

- Repair water leaks especially around chimney flashing.
- Ensure that the chimney cap is in good condition and not clogged with debris.
- Check the mortar between the bricks to make sure there aren't cracks or flaking.
- Mortar that has many vertical cracks has worn away from the brick or stone face to a depth of about 1/4 inch and should probably be replaced. Removing damaged mortar and replacing with a compatible mortar is called re-pointing.
- Only clean masonry when absolutely necessary, as cleaning can cause some damage.
- Be sure to properly maintain your chimney flue for operating safety. Contact your local chimney sweep.

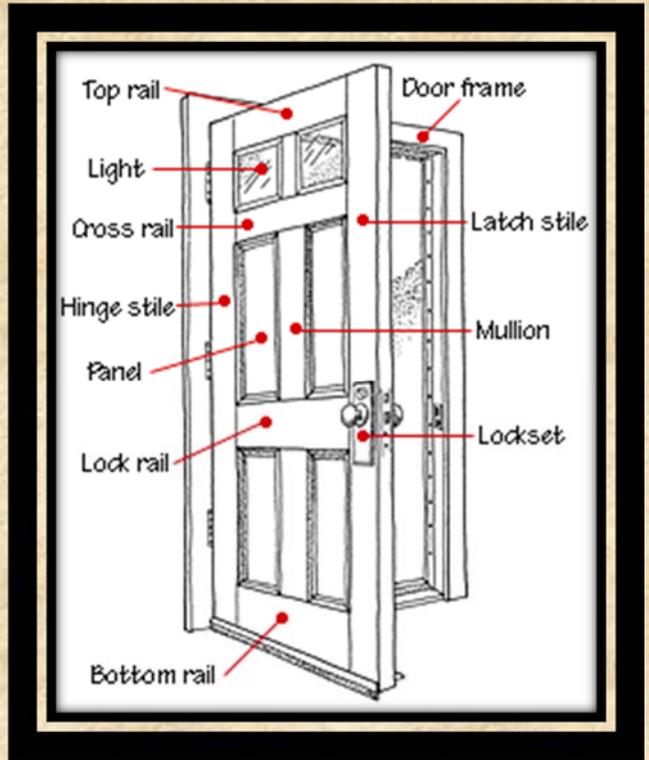
14% of air escapes from the house through the fireplace so be sure to close the damper when the fireplace is not in use!

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DOORS

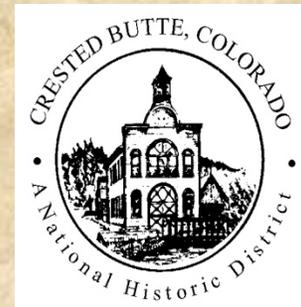
The front door is one of a building's most important architectural features, typically highlighted by its central location and decorative surrounds.

- Paint build-up will prevent doors from closing properly. Remove extra paint with a heat gun, scraper or chemical remover, but take care not to scratch wood surfaces.
- A fresh coat of paint or stain will maintain your door for years to come.
- Loose screws may cause a door to stick. Tighten any loose screws
- Worn out or bent hinges should be replaced.
- Tenons can move when glue wears out causing a gap between the stiles and rails. Wood glue can be added to fix, but it may be best to call a carpenter.
- Cutting your door should only be considered as a last resort. If you must, trim the door from the bottom and use a fine sandpaper to clean up the cut edge. Then, apply a clear finish to prevent water absorption.



Community Member and long-time resident “If one chooses to live in a historic home they will need to develop a relationship with it. Each window, door and floor board has its own personality and needs special attention. Like an old car or flower garden, it can provide a person with great satisfaction for years to come.”

Town of Crested Butte



TELEPHONE: 970.349.5338

FAX: 970.349.6626

ADDRESS: 507 Maroon Avenue,

PO BOX 39

Crested Butte, CO 81224

WEBSITE: www.crestedbutte-co.gov

