

Maintaining Your Historic Property

Historic New England's Approach to
Preservation and Maintenance of Historic Properties

Historic New England

Mission Statement

We serve the public by preserving and presenting New England heritage

Our Vision

Historic New England will be a more public institution by becoming the national model for care of regional heritage buildings, landscapes, and collections and for the sharing of these resources to benefit diverse audiences.



Preservation Services

- Builds partnerships with other preservation organizations
- Provides guidance to historic property owners
- Manages preservation restrictions on 90 historic properties



Property Care

Responsible for the Preservation and Maintenance of the 36 historic properties with over 150 buildings and 1300 acres of landscapes owned and operated by Historic New England



Preservation Philosophy

Secretary of the Interior's Standards for the Treatment of Historic Properties

Preservation

Rehabilitation

Restoration

Reconstruction

William Sumner Appleton's Preservation Philosophy

- Respect for change over time
- Documentation
- Replace materials in-kind
- Reversibility



Preservation Philosophy (2008)

- **Research and Document**
- **Monitor**
- **Retain and Preserve Historic Material**
- **Recognize and Preserve Craftsmanship**
- **Disseminate Experiences**
- **Follow or Exceed Nationally Accepted Professional Standards & Guidelines**

TARPED: The Philosophy Has You Covered!

Treat everything as historic

Any changes should be reversible and re-treatable

Replace in kind

Plan, review, and discuss

Each situation is different – don't assume!

Document, document, document

TARPED

Treat existing material as historic



TARPED

Any changes should be reversible and re-treatable



TARPED

Replace in kind



Arnold House, circa 1950



Jewett House, 2012

TARPED

Plan, review, and discuss



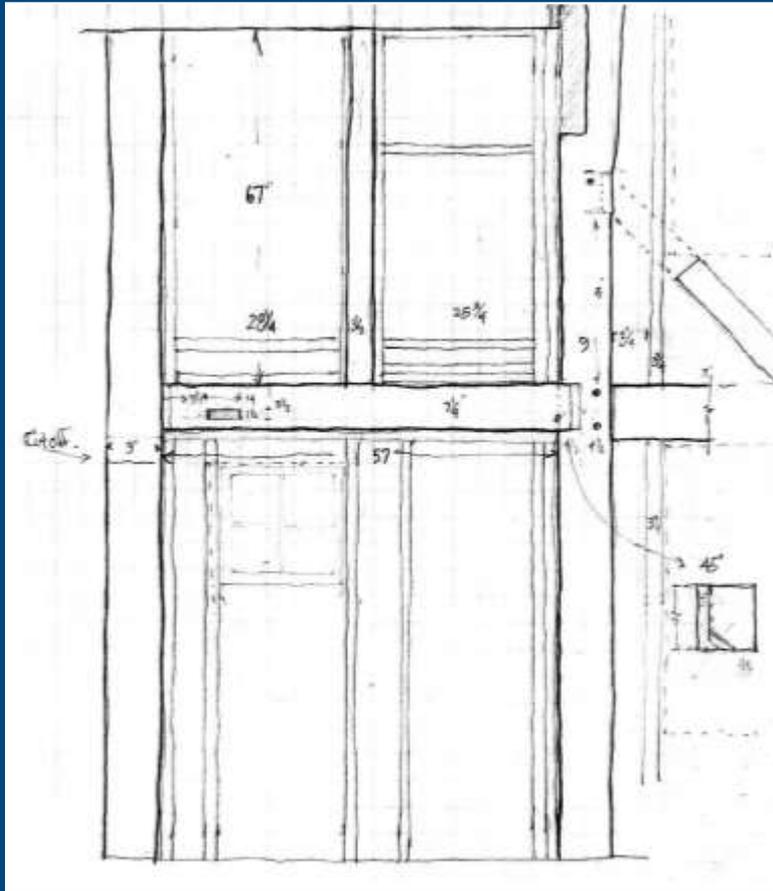
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Each situation is different - don't assume



TARPED

Document, document, document

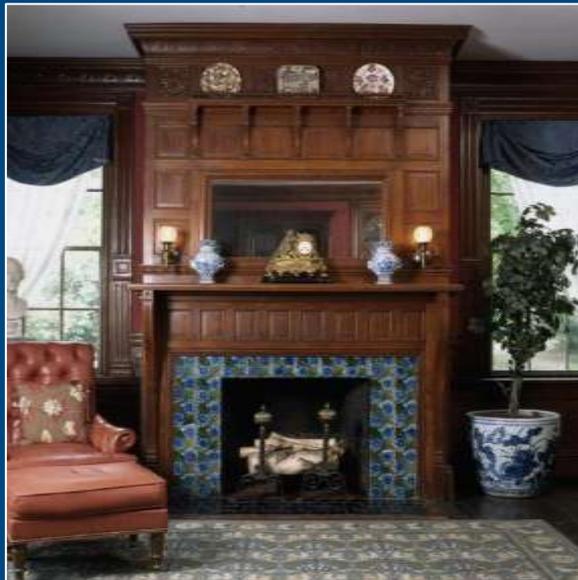
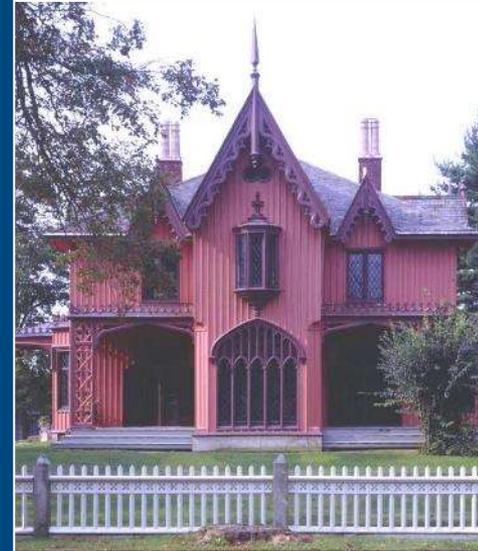


Are we forced to repeat design flaws
or other mistakes?

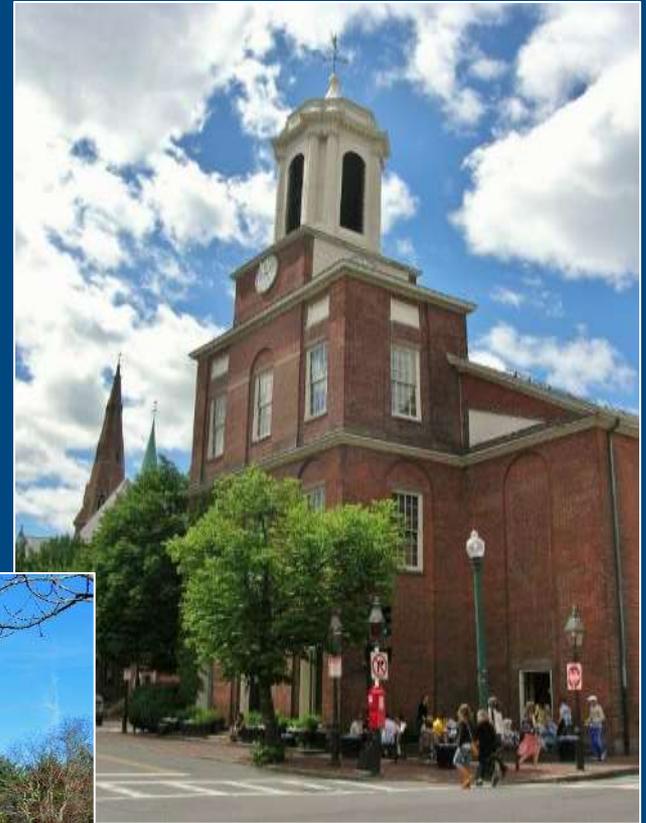
**“recognize and preserve
the design and craftsmanship that has
uniquely shaped a resource over time.”**

Philosophy in Practice

Historic Properties as Museum Objects



Stewardship Properties as Living Sites



Project Review



**HISTORIC
NEW ENGLAND**

Defining the past. Shaping the future.

Lyman Estate
185 Lyman Street
Waltham, MA 02452-5645
tel 781.893.4882
fax 781.893.7832
www.HistoricNewEngland.org

STEWARDSHIP PROGRAM - Request for Project Approval

NAME OF PROPERTY _____

ADDRESS _____

OWNER/APPLICANT _____

Address (if different) _____

Telephone (Home) _____ (Business) _____

DESCRIPTION AND PURPOSE OF PROPOSED ALTERATION (please attach architectural drawings, sketches, site plans, description of material or other supporting documentation):

EFFECT OF PROPOSED ALTERATION ON PROTECTED FEATURES (please attach photographs or a disc with digital images showing existing conditions):

ARCHITECT, CARPENTER/CONTRACTOR, ENGINEER OR CONSULTANT (if applicable):

Name/Address/Telephone _____

APPLICANT'S SIGNATURE _____

Date _____

Please send or email to:

Carissa Demore, Preservation Services Manager – Southern New England
Historic New England, Stewardship Program
Lyman Estate, The Vale
185 Lyman Street, Waltham, MA 02452-5645
cdemore@historicnewengland.org



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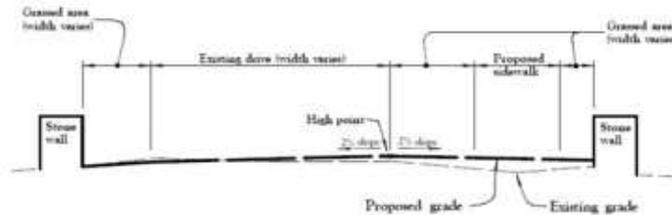
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Project Review

HISTORIC NEW ENGLAND

PROJECT REVIEW FORM
PHASE I PARKING IMPROVEMENTS
WEST SIDE (FARM CORE) 2014

Detail from Sheet 4 of the *Modification Plans*



Typical Cross Section Modified Entrance Drive

Create Pedestrian Crossing #1

(see *Sheets 1, 2, 4 and 5 of the Modification Plans supplied by Woods & Co.*)

- Create an approximately 9 foot wide opening in stone wall along west side of Main Parking Area
 - NOTE: The wall is constructed of irregular field stone so the actual finished size of the opening is somewhat flexible to allow for both an adequate width of finished opening and a finished look to the new ends of the stone wall opening.
 - Center of opening being 17.5 feet from the intersection of the stone walls to the north of this location.
 - Stockpiling of the removed stones will be in the area of north fields where stones from the 2008 driveway project were taken.
 - End treatment for the stone walls at the opening will mimic those found around the farm.
 - Work will be completed by a mason familiar with the farm and its walls.
- Construct a 6 foot wide walkway from the westerly aisle of the Main Parking Area, through the new opening in the stone wall, across the entrance drive to the existing gated entry at the northeast corner of the front lawn.
 - The new pathway will have a gravel surface.
 - The portion of the crossing which lies in the entrance drive will match the new grading for the entrance drive
 - Once the path leaves the traveled surface of the entrance drive
 - The pathway shall be constructed similarly as the New Exit Drive Specifications (Sheet 4), meaning it will follow the prescriptions described under *New Exit Drive Cross Section, Road Subbase and Road Aggregate Surface*
 - Specifically, a pitch of $\frac{1}{4}$ " per foot with gravel installed in lifts that adhere to *sideslopes* no steeper than 4H:1V,

Colleen Chapin

Picky, but I'd say it's more about ability of the existing wall termination than a finished look.

Joy Naifeh

None.

Colleen Chapin

I recall a change in grade from the parking lot to the driveway. I don't know what it is, but I recall it being non-trivial. Is there enough space to manage that transition appropriately?

Joy Naifeh

There is a change in grade; the driveway is higher than the parking lot. "Detail of Pedestrian Crossing #1 & surrounding grading" prescribes a maximum 5% slope over up to 10 feet to traverse the grade change. (Detail found on pg. 19 in this document and Sheet 6 of the *Modification Plans*.)

Colleen Chapin

How does this pathway differ from the gravel driveway through which the path is traveling?

Joy Naifeh

Where the crossing crosses the drive, it will just match the new grading for the driveway. Once it reaches the edge of the drive and continues down into the main parking area it will be a gravel surface, *grogg-walkway*.

Colleen Chapin

Is the drive a gravel surface? This just seems confusing to me. If there's a separate dedicated walkway across the drive, that's going to probably need routine maintenance. If folks are just walking across the drive, the maintenance required should be less and would be treated in concert with the general drive maintenance.

Joy Naifeh

The portion of the crossing which lies in the entrance drive will match the new grading of the entrance drive." So, people are just walking across the drive. It can be maintained with the general drive maintenance.

Jnaifeh

The contractor has proposed to paving that to make it easier for wheelchairs and the like to traverse the surface.

Sam Haavik

Not keen on government ADA requirements are for a firm stable surface, so the general driveway surface should meet that requirement.

Joy Naifeh

None.

Chimneys: Bricks, Mortar & Flashing



Roofs - Shingles



Siding and Trim:



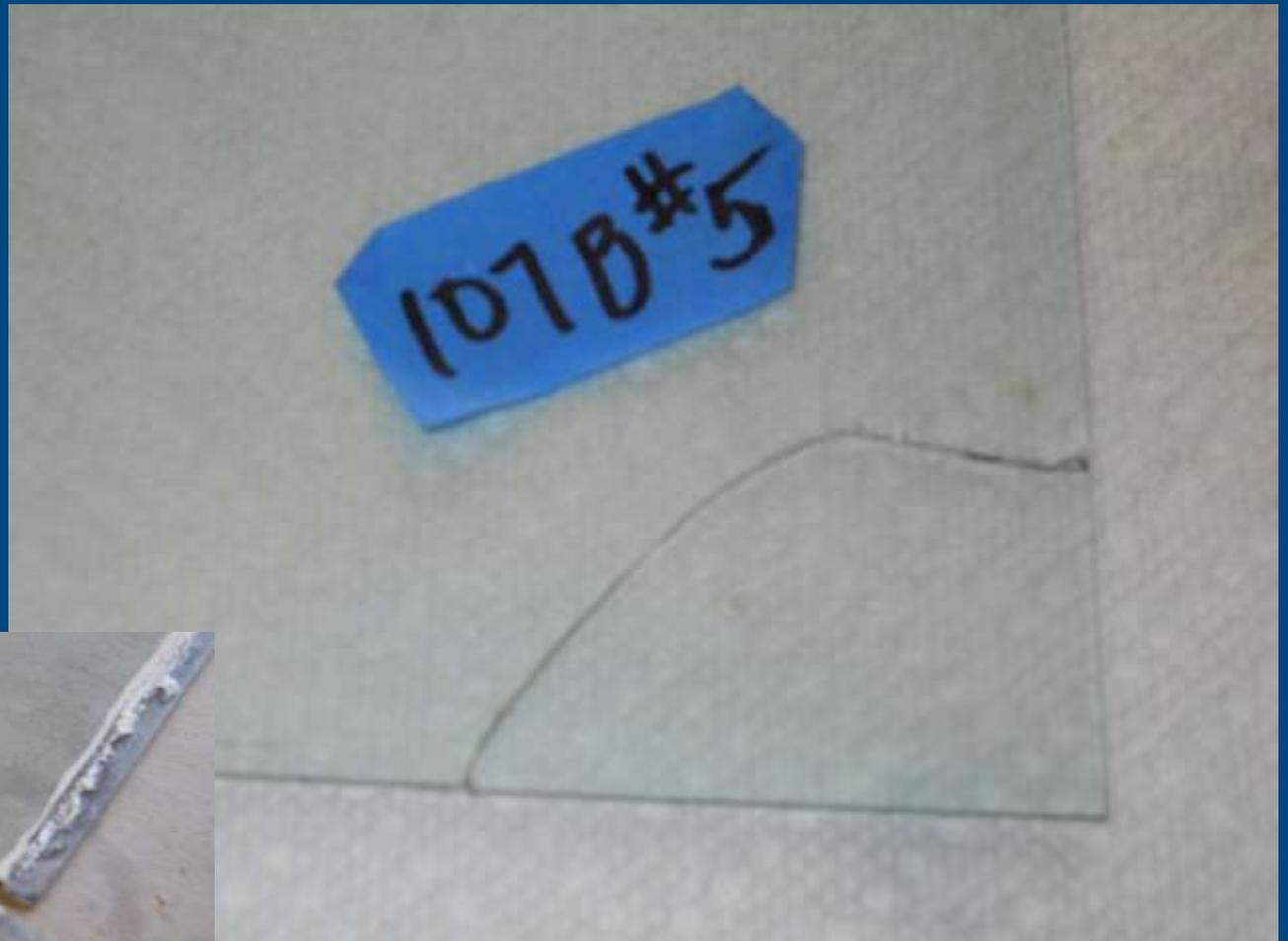
Siding and Trim:



Windows



Windows



Structural



Structural



Interiors



Landscape Features



Fences



Substitute Materials

Substitute Materials: Reasons to Substitute

- the unavailability of historic materials
- the unavailability of skilled craftsmen
- code-required changes

Substitute Materials: Cautions

- Durability/Maintenance
- Physical properties
- Aesthetics
- Contractors

“The essential feature of a landmark is not its design,
but the place it holds in a city's memory.”

~Herbert Muschamp

Resources

Historic New England Website
www.historicnewengland.org

Preservation

- Your Old or Historic Home
- Preserving Our Historic Sites

Membership

- Historic Homeowner Membership

Questions?