
HISTORIC ZONING COMMISSION

**3-K-21-HZ**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

1319 Grainger Ave. 37912

Old North Knoxville H

Petitioner: Shawn Griffith

N

0 250

Feet

Original Print Date: 5/5/2021

Knoxville/Knox County Planning -- Historic Zoning Commission

# Staff Report

Knoxville Historic Zoning Commission

File Number: 3-K-21-HZ

**Meeting:** 5/20/2021
**Applicant:** Shawn Griffith
**Owner:** Shawn Griffith

## Property Information

**Location:** 1319 Grainger Ave. **Parcel ID** 81 E E 050

**District:** Old North Knoxville H

**Zoning:** RN-2 (Single-Family Residential Neighborhood)

**Description:** Italianate with Neoclassical alterations; c.1855, 1878, 1890s

White Columns; George W. Peters House; Chester Kilgore House. Two-story hall-and-parlor Italianate house modified with a kitchen addition c.1878 and a Neoclassical-style remodeling by George F. Barber in 1890s. Cross-gable roof clad in asbestos shingles, exterior of wood weatherboard siding, continuous brick foundation. Two-story Neoclassical porch. Interior brick chimney.

## Description of Work

Level I/II Installation of Gutters, Storm Windows/Doors, Etc, Routine Repair, Major Repair or Replacement

Level 1 COA issued 3.3.2021: Chimney to be removed to roofline and reconstructed, using original bricks as much as possible and replacement bricks to match and appropriate mortar (work to meet NPS Preservation Brief 2); installation of chimney cap. Removal of existing half-round gutters and replacement in-kind. Repair to wood fascia, soffits, and window trim, including replacement in-kind in patches. Repair to wood lap siding and shingles in gable, including replacement in-kind in patches where necessary. Masonry repair and repointing to foundation (using historically appropriate mortar). Minor repairs to roof cladding surrounding chimney; if replacement is required, new asphalt shingles will replace existing.

Level 2 scope of work, for HZC review 5.20.2021: Proposed replacement of three porch columns: two corner columns on the first-story porch (east and west) and one leftmost (west) corner column on the second-story porch. Two-story porch features six round fluted columns on the first story and five round fluted columns on the second-story porch. Due to water intrusion from weather, failing gutters, and adjacent large trees, three corner columns have rotted. Applicant is proposing the installation of fiberglass reinforced polymer columns instead of wood. On the first-story porch, round fluted columns will measure 9’ overall in height and 12" in diameter, with a slight taper to match the existing columns. On the second-story porch, columns will measure 8’ overall in height and 10" in diameter. Columns will be smooth-finished on top of square base. Historic capitals to be retained, repaired, and installed on top of new columns. Historic wood railing to be retained.

## Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

C. Porches

1. Historic porches on houses in Old North Knoxville should be repaired, or may replicate the original porch if documentation of its size and design can be discovered.

2. Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate.

E. Wood
5. Wooden features shall be repaired by patching, piecing-in, or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.
6. Wood features that are important in defining the overall historic character of the building shall not be removed.
7. Replace only deteriorated wood. Reconstructed in order to achieve a uniform or "improved," "new" appearance is inappropriate because of the loss of good historic materials.
8. An entire wooden feature that is too deteriorated to repair or is completely missing shall be replaced in-kind. If features are replaced, the materials they are made from shall be compatible with the original in size, scale, and material. Replacement parts should be based on historical, pictorial, and physical documentation

SOI Standards for Rehabilitation
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

## Comments

## Staff Findings

1. 1319 Grainger Avenue is a contributing resource to the Old North Knoxville local overlay and individually listed on the National Register of Historic Places as the Peters House. Built in 1855, the house received a kitchen addition in 1878 and a two-story, Neoclassical style porch as part of a remodeling designed by George F. Barber. The porch was added in the 1890s.

2. The column replacement is part of a broader exterior rehabilitation campaign, and the only element not involving repair to original materials or replacement in-kind. Other work approved in March 2021 involves repair and replacement in-patches to existing wood siding, masonry repair to the chimney, repair to the wood fascia boards, and the installation of a new gutter system.

3. The exterior of the house experienced some deferred maintenance, especially in due to a unique gutter system which ultimately failed and has fed a significant amount of water along the corner columns for several years. The two-story front porch is also surrounded by older-growth maple trees, which contributed to the gutters clogging and water runoff into the columns.

4. The applicant has provided several photos showing the columns' deterioration, especially the rot along the bottom, where the columns would attach to bases. Photos show the east first-story column leaning; the contractor has stated the column was approaching a point where it could not support the second-story porch. The columns were temporarily removed to move forward with porch flooring and gutter repairs.

5. Due to significant deterioration on the corner columns, the applicant is proposing replacement of the corner columns on the first story (east and west), and the west corner column on the second story. Due to the location of the corner columns and their exposure to the elements, the applicant is proposing an alternative material to hollow wood columns.

6. The proposed material is FRP (Fiber Reinforced Polymers), aka fiberglass. NPS Preservation Brief 16, "the Use of Substitute Materials on Historic Building Exteriors," [see attached] notes that FRP is produced as a thin rigid

laminate shell formed by pouring a polyester or epoxy resin gelcoat into a mold. Reinforcing rods and struts can be added if necessary, and the gel coat can be pigmented or painted. Fiberglass is a non-load-bearing material attached to a separate structural frame, which can have a "good molding ability and versatility to represent stone, wood, metal, and terra cotta" to be used as "an alternative to ornate or carved building elements such as column capitals, bases, spandrel panels, belt courses" etc (NPS Preservation Brief 16).

7. Preservation Brief 16 notes several advantages to FRP substitutes, including "non-corrosive, rot-resistant," "easily installed," "integral color with exposed high quality pigmented gel-coat or takes paint well," and "high ratio of strength to weight." Disadvantages are listed as "requires separate anchorage system," "combustible, fragile to impact," "high coefficient of expansion and contraction," and "vapor impermeability may require ventilation detail."

8. Similar column replacements were approved in ONK in 2012 and 2013, noting the "painted surface of a composite column is more difficult to discern from the painted surface of a new wood column," and that "new wood or new composite columns would be equally devoid of texture and 'new' in appearance." In February 2020 (2-B-20-HZ), an applicant at 1324 Grainger Avenue proposed a comparable fiberglass replacement column. This application did not include sufficient documentation of deterioration on the columns, so the Commission moved that the applicant explore further repair efforts, and if the columns were unable to be repaired, the fiberglass replacements would be approved. At 1127 Luttrell Street in Fourth and Gill, a similar product was approved in October 2020 (10-C-20-HZ) with the condition that original capitals be retained and wood bases match the existing, and replacement columns match the existing in size and design. These columns have been installed and could be viewed in the field.

9. NPS Preservation Brief 16 notes that "in order to provide an appearance that is compatible with the historic material, the new material should match the details and craftsmanship of the original as well as the color, surface texture, surface reflectivity, and finish of the original material."

## Staff Recommendation

Staff recommends approval of the proposed project with the following conditions:

1) retain and reinstall existing railings; retain, repair, and reinstall original capitals; and install bases with placement, dimensions, and design to match existing;
2) replacement columns be confirmed to match size, taper proportions, fluting detail of wood columns;
3) confirmation of color, surface texture, and reflective surface to be compatible with the existing columns;
4) information to be provided to staff on column ventilation to minimize expansion/contraction issues which could negatively affect the original capitals.

Planning
KNOXVILLE | KNOX COUNTY

# DESIGN REVIEW REQUEST

- ☐ DOWNTOWN DESIGN (DK)
- ☑ HISTORIC ZONING (H)
- ☐ INFILL HOUSING (IH)

Shawn Griffith

Applicant

| 3/2/21 | | 3-K-21-HZ |
|---|---|---|
| Date Filed | Meeting Date (if applicable) | File Number(s) |

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☑ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

Shawn Griffith

| Name | | Company | | |
|---|---|---|---|---|
| 1319 Grainger Ave. | | Knoxville | TN | 37912 |
| Address | | City | State | Zip |
| 720-934-9102 | sgriffith19@gmail.com | | | |
| Phone | Email | | | |

## CURRENT PROPERTY INFO

| Shawn Griffith | 1319 Grainger Ave. | 720-934-9102 |
|---|---|---|
| Owner Name (if different from applicant) | Owner Address | Owner Phone |
| 1319 Grainger Ave., Knoxville, TN, 37917 | 081EE050 | |
| Property Address | Parcel ID | |
| Old North Knoxville-Historic | H-1 | |
| Neighborhood | Zoning | |

## AUTHORIZATION

| Lindsay Crockett | Lindsay Crockett | 3.2.21 |
|---|---|---|
| Staff Signature | Please Print | Date |
| | | |
| Applicant Signature | Please Print | Date |

## REQUEST

### DOWNTOWN DESIGN

**Level 1:**

☐ Signs ☐ Alteration of an existing building/structure

**Level 2:**

☐ Addition to an existing building/structure

**Level 3:**

☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

***See required Downtown Design attachment for more details.***

☐ Brief description of work: _____

### HISTORIC ZONING

**Level 1:**

☐ Signs ■ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

☐ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

**Level 3:**

☐ Construction of a new primary building

**Level 4:**

☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

***See required Historic Zoning attachment for more details.***

■ Brief description of work: Chimney, gutter, fascia, trim, column, and tuckpoint repairs.

### INFILL HOUSING

**Level 1:**

☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

**Level 2:**

☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

**Level 3:**

☐ New primary structure

☐ Site built ☐ Modular ☐ Multi-Sectional

***See required Infill Housing attachment for more details.***

☐ Brief description of work: _____

### STAFF USE ONLY

**ATTACHMENTS**

☐ Downtown Design Checklist

☐ Historic Zoning Design Checklist

☐ Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

☐ Property Owners / Option Holders

**Level 1:** $50 • **Level 2:** $100 • **Level 3:** $250 • **Level 4:** $500

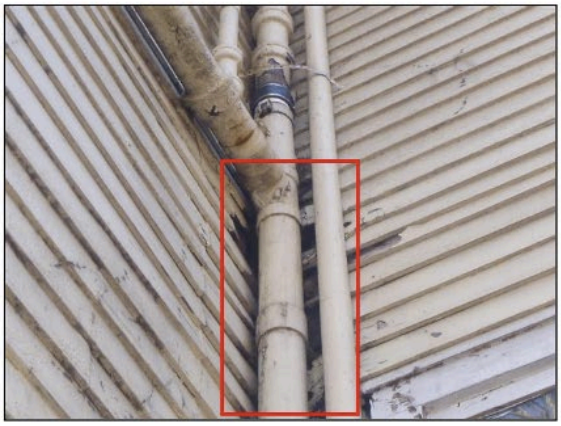
| FEE 1: | FEE 2: | FEE 3: | TOTAL: |
|---|---|---|---|
| $50 | | | $50 |

**2.0 WALL CLADDING FLASHING AND TRIM**

**Comments:** Repair or Replace

- Areas of significant wood rot in the siding around the house
- Missing siding on the left side of the house

*Recommend a licensed contractor evaluate, repair or replace as necessary*



2.0 Picture 1 Areas of significant wood rot in the siding around the house

2.0 Picture 2 Areas of significant wood rot in the siding around the house

**Column Repair**—Due to gutter malfunctioning, a bottom porch column has rotted out from water damage. It is no longer supporting the above veranda. A new wooden column matching prior specifications will be put in place after above wood rot and gutter repair is completed.

Photos of columns submitted by applicant

Photo of columns submitted by applicant

Original columns via Streetview

Overall photos from 2019 real estate listing

2 proposed replacement columns for left and right corners on porch

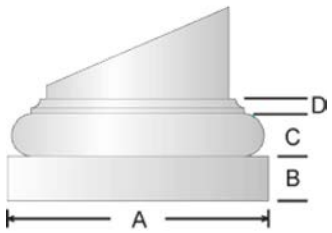
# 12" Diameter x 9' Overall Height - Round Tapered Fluted (FRP), Smooth Finish - Ready to be Painted, with Scamozzi Capital and Tuscan Base

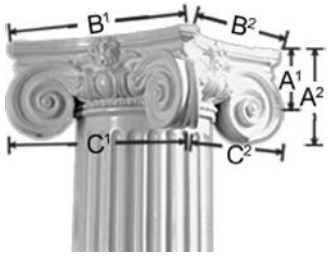
Part Number: ES1209RTFSATUSC

PACIFIC COLUMNS INC.

1-800-294-1098 - www.pacificcolumns.com

Created on: May 4, 2021




FLAME GUARD

EnduraStone® FRP Columns with Flame Guard set a new industry standard:

| | Flame Spread Index (FSI) | Smoke Developed Index (SDI) |
|---|---|---|
| Industry-Standard for FRP Columns | 70-85 | 900-1025 |
| Endura-Stone® Columns | 15* | 335** |

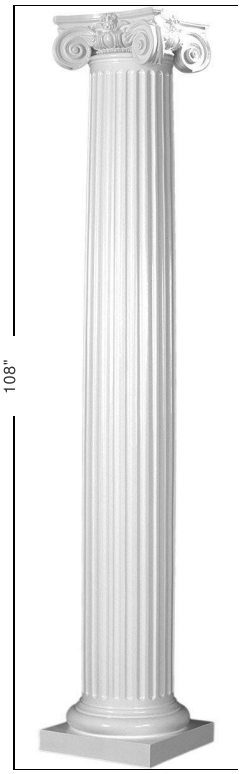
*Class I Flame-Spread classification under 1997 uniform fire code.
**Well below the allowable SDI index of 450.

### TUSCAN BASE

| Plinth | | Torus | | Total Height |
|---|---|---|---|---|
| **A** | **B** | **C** | **D** | **B-D** |
| 16- ¼" | 2- ¾" | 2- ⅜" | ⅞" | 6" |

### SCAMOZZI CAPITAL

| Height | Abacus Width | Scroll Width | Height Adj. [6] |
|---|---|---|---|
| **$A^1$ / $A^2$** | **$B^1$ x $B^2$** | **$C^1$ x $C^2$** | |
| 5- ⅛" / 7- ¼" | 16- ¼" x 16- ¼" | 15- ⅝" x 15- ½" | - ⅝" |



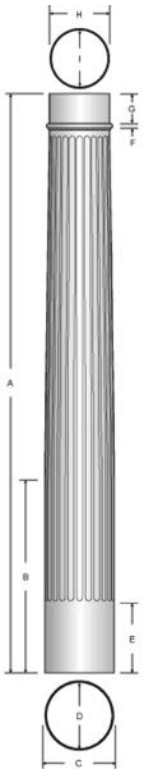

### COLUMN SPECIFICATIONS

| Plan Type R [1] | | Trimming from bottom of shaft [2] | | | |
|---|---|---|---|---|---|
| Split in 1/2 for Reassembly | Column Height | w/o Interfering w/Taper | | w/o Interfering w/Flutes | Load Bearing Capacity [3] |
| | **A** | **B** | **w/base** | **E** | **w/base** |
| ○ | 108" | 49" | 43" | 12" | 6" | 0 lbs. |

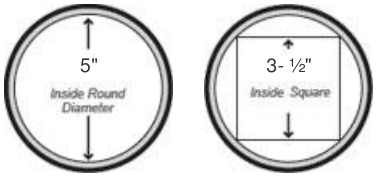
### SHAFT SPECIFICATIONS

| Shaft Bottom | | Shaft Top | | | | Fluting Specifications | |
|---|---|---|---|---|---|---|---|
| Outside | Inside | Outside | Inside | Astragal | Neck Height | Number | Width |
| **C*** | **D**** | **H*** | **I**** | **F** | **G** | | |
| 12" | 10- ¾" | 10" | 9- ¼" | ¾" | 5" | 24 | 1" |

*Actual outside diameters are approximately 5/16" to 1/2" less than shown
**Actual inside diameters may vary by 3/8"

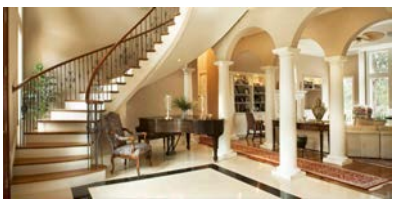



### OTHER INFORMATION




| Material [4] | | | Wraps Post Size [5] | | Weight | | | |
|---|---|---|---|---|---|---|---|---|
| Shaft | Capital | Base | Round (Fits up to) | Square (Fits up to) | Shaft | Capital | Base | Total |
| FRP | FRP | FRP | 5" | 3- ½" | 143.00 lbs. | 38.00 lbs. | 8.50 lbs. | 189.5 lbs. |

EXTERIOR COLUMNS



INTERIOR COLUMNS

SQUARE COLUMNS

COMMERCIAL COLUMNS

# ABOUT ENDURA-STONE COLUMN **MATERIALS**

Endura-Stone™ column shafts are manufactured of one-piece rotocast fiberglass reinforced polymer (FRP) with marble dust. Our proprietary method of manufacturing our column shafts is patented. This one-piece construction, combined with the inherent strength of FRP (pound for pound, FRP is stronger than concrete, steel, or aluminum), provides an exceptionally high load-bearing capacity, and a column that is impervious to rot, decay and insect damage. Unlike wood columns, the non-porous, waterproof shafts can be used as channels for downspouts, wiring, and plumbing.

Endura-Stone™ columns include Flame Guard, and were the first in the industry to pass the ASTME, 84-01 Class 1 Flame-Spread Classification tests, achieving a Flame Spread index of 15, and Smoke Developed Index of 335, well below the allowable SDI index of 450.

Six-inch through twelve-inch diameter (up to twelve foot in height) standard FRP shafts are factory sanded. Larger shafts (and square shafts) may require field-sanding prior to installation. All shafts are shipped unfinished, and need to be finished with a high quality 100% acrylic latex primer and paint.

Standard FRP column shafts are the same height as the listed size. Tuscan and Roman Doric caps and bases, and Attic bases go around the shaft, and do not affect the overall height. Ornamental capitals are set on top of the shaft (after the shaft is trimmed to the astragal), and do affect the overall height: see the Ornamental Capitals for Round Columns specifications for more information.

# HELPFUL INFORMATION

1. **Plan Types**
   Endura Series Columns are as unique as the different types of installations that are available. We offer our Endura Series Columns in a wide variety of "Plan Types". These "Plan Types" are the style and type of shaft, capital, and base you will receive. If you are using them as half columns against a wall, you would want to select a "D" plan type for round or "F" plan type for square. This would give you a column that could be installed against a wall. These are the most common plan types, however, we can do custom plan types if your project requires it.


2. **Trimming from Bottom of Shaft**
   i. w/o Interfering w/Taper:
   This is the amount that can be trimmed, from the bottom of the column, before it will cut into the taper of the column.
   **w/base:** The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.
   ii. w/o Interfering w/Flutes or Panels:
   This is the amount that can be trimmed, from the bottom of the column, before it will cut into the fluting or panels of the column.
   **w/base:** The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.

3. **Load Bearing Capacity**
   See "Calculated Safe-Load **Capacities** for Endura-Stone Columns" below for details.

4. **Material Information**
   i. FRP (Fiberglass Reinforced Polymer):
   ii. Urethane (Polyurethane):
   iii. ABS (Acryloniterile Butadiene Styrene):
   iv. PVC (Expanded Cellular PVC):
   v. Endura-Glass (Fiberglass):

5. **Wraps Post Size**
   This is the size post this column can wrap around. The column can be ordered in halves to wrap around an existing post, or if you are installing the post and the column at the same time, you can slide the post through the column shaft, capital, and base.

6. **Capital Height Adjustment**
   
   
   When using decorative capitals, the top of the shaft needs to be trimmed to give the architecturally correct look.

   A. Trim at this point for Empire with Necking, Greek Erectheum with Necking, Modern Composite, Roman Corinthian and Temple of Winds Capitals.
   B. Trim at this point for Empire, Greek Angular Ionic, Greek Erectheum, Roman Doric Ornamental, Roman Ionic and Scamozzi Capitals.

1 proposed replacement column for left side, second-story porch

# 10" Diameter x 8' Overall Height - Round Tapered Fluted (FRP), Smooth Finish - Ready to be Painted, with Scamozzi Capital and Tuscan Base

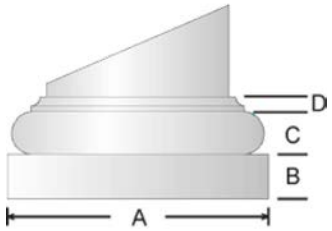
Part Number: ES1008RTFSATUSC

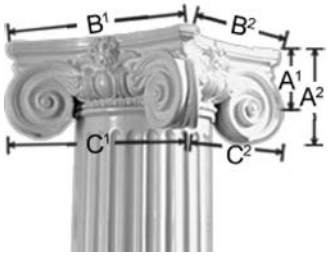
PACIFIC COLUMNS INC.

1-800-294-1098 - www.pacificcolumns.com



Created on: May 4, 2021




FLAME GUARD

EnduraStone® FRP Columns with Flame Guard set a new industry standard:

| | Flame Spread Index (FSI) | Smoke Developed Index (SDI) |
|---|---|---|
| Industry-Standard for FRP Columns | 70-85 | 900-1025 |
| Endura-Stone® Columns | 15* | 335** |

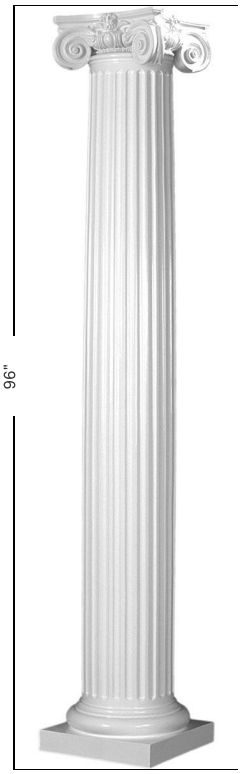
*Class I Flame-Spread classification under 1997 uniform fire code.
**Well below the allowable SDI index of 450.

## TUSCAN BASE

| Plinth | | Torus | | Total Height |
|---|---|---|---|---|
| **A** | **B** | **C** | **D** | **B-D** |
| 13- ½" | 2- ⅜" | 2- ⅛" | ¾" | 5- ¼" |

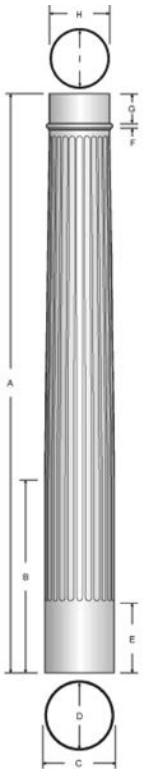
## SCAMOZZI CAPITAL

| Height | Abacus Width | Scroll Width | Height Adj. [6] |
|---|---|---|---|
| **$A^1$ / $A^2$** | **$B^1$ x $B^2$** | **$C^1$ x $C^2$** | |
| 4- ⅜" / 6" | 14- ⅝" x 14- ½" | 14- ⅛" x 14- ⅛" | -1- ⅝" |




## COLUMN SPECIFICATIONS

| Plan Type R [1] | | Trimming from bottom of shaft [2] | | | |
|---|---|---|---|---|---|
| Split in 1/2 for Reassembly | Column Height | w/o Interfering w/Taper | | w/o Interfering w/Flutes | Load Bearing Capacity [3] |
| | **A** | **B** | **w/base** | **E** | **w/base** |
| | 96" | 39" | 33- ¾" | 11" | 5- ¾" |

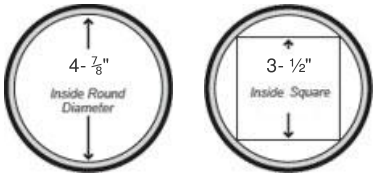



## SHAFT SPECIFICATIONS

| Shaft Bottom | | Shaft Top | | | | Fluting Specifications | |
|---|---|---|---|---|---|---|---|
| Outside | Inside | Outside | Inside | Astragal | Neck Height | Number | Width |
| **C*** | **D**** | **H*** | **I**** | **F** | **G** | | |
| 10" | 8- ⅜" | 8- ½" | 7- ¾" | ¾" | 5- ¼" | 24 | ⅞" |

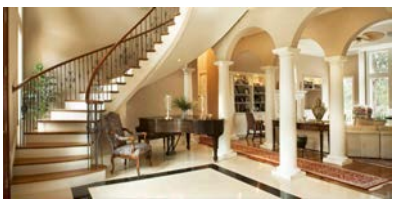
*Actual outside diameters are approximately 5/16" to 1/2" less than shown
**Actual inside diameters may vary by 3/8"

## OTHER INFORMATION




| Material [4] | | | Wraps Post Size [5] | | Weight | | | |
|---|---|---|---|---|---|---|---|---|
| Shaft | Capital | Base | Round (Fits up to) | Square (Fits up to) | Shaft | Capital | Base | Total |
| FRP | FRP | FRP | 4- ⅞" | 3- ½" | 91.00 lbs. | 25.00 lbs. | 5.50 lbs. | 121.5 lbs. |

EXTERIOR COLUMNS



INTERIOR COLUMNS

SQUARE COLUMNS

COMMERCIAL COLUMNS

# ABOUT ENDURA-STONE COLUMN **MATERIALS**

Endura-Stone™ column shafts are manufactured of one-piece rotocast fiberglass reinforced polymer (FRP) with marble dust. Our proprietary method of manufacturing our column shafts is patented. This one-piece construction, combined with the inherent strength of FRP (pound for pound, FRP is stronger than concrete, steel, or aluminum), provides an exceptionally high load-bearing capacity, and a column that is impervious to rot, decay and insect damage. Unlike wood columns, the non-porous, waterproof shafts can be used as channels for downspouts, wiring, and plumbing.

Endura-Stone™ columns include Flame Guard, and were the first in the industry to pass the ASTME, 84-01 Class 1 Flame-Spread Classification tests, achieving a Flame Spread index of 15, and Smoke Developed Index of 335, well below the allowable SDI index of 450.

Six-inch through twelve-inch diameter (up to twelve foot in height) standard FRP shafts are factory sanded. Larger shafts (and square shafts) may require field-sanding prior to installation. All shafts are shipped unfinished, and need to be finished with a high quality 100% acrylic latex primer and paint.

Standard FRP column shafts are the same height as the listed size. Tuscan and Roman Doric caps and bases, and Attic bases go around the shaft, and do not affect the overall height. Ornamental capitals are set on top of the shaft (after the shaft is trimmed to the astragal), and do affect the overall height: see the Ornamental Capitals for Round Columns specifications for more information.

# HELPFUL INFORMATION

1. **Plan Types**
   Endura Series Columns are as unique as the different types of installations that are available. We offer our Endura Series Columns in a wide variety of "Plan Types". These "Plan Types" are the style and type of shaft, capital, and base you will receive. If you are using them as half columns against a wall, you would want to select a "D" plan type for round or "F" plan type for square. This would give you a column that could be installed against a wall. These are the most common plan types, however, we can do custom plan types if your project requires it.


2. **Trimming from Bottom of Shaft**
   i. w/o Interfering w/Taper:
   This is the amount that can be trimmed, from the bottom of the column, before it will cut into the taper of the column.
   **w/base:** The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.
   ii. w/o Interfering w/Flutes or Panels:
   This is the amount that can be trimmed, from the bottom of the column, before it will cut into the fluting or panels of the column.
   **w/base:** The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.

3. **Load Bearing Capacity**
   See "Calculated Safe-Load **Capacities** for Endura-Stone Columns" below for details.

4. **Material Information**
   i. FRP (Fiberglass Reinforced Polymer):
   ii. Urethane (Polyurethane):
   iii. ABS (Acryloniterile Butadiene Styrene):
   iv. PVC (Expanded Cellular PVC):
   v. Endura-Glass (Fiberglass):

5. **Wraps Post Size**
   This is the size post this column can wrap around. The column can be ordered in halves to wrap around an existing post, or if you are installing the post and the column at the same time, you can slide the post through the column shaft, capital, and base.

6. **Capital Height Adjustment**
   
   
   When using decorative capitals, the top of the shaft needs to be trimmed to give the architecturally correct look.

   A. Trim at this point for Empire with Necking, Greek Erectheum with Necking, Modern Composite, Roman Corinthian and Temple of Winds Capitals.
   B. Trim at this point for Empire, Greek Angular Ionic, Greek Erectheum, Roman Doric Ornamental, Roman Ionic and Scamozzi Capitals.

# 16 PRESERVATION BRIEFS

## The Use of Substitute Materials on Historic Building Exteriors

**Sharon C. Park, AIA**

U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services

The Secretary of the Interior's *Standards for Rehabilitation* require that "deteriorated architectural features be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual properties." Substitute materials should be used only on a limited basis and only when they will match the appearance and general properties of the historic material and will not damage the historic resource.

### Introduction

When deteriorated, damaged, or lost features of a historic building need repair or replacement, it is almost always best to use historic materials. In limited circumstances substitute materials that imitate historic materials may be used if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result.

Great care must be taken if substitute materials are used on the exteriors of historic buildings. Ultra-violet light, moisture penetration behind joints, and stresses caused by changing temperatures can greatly impair the performance of substitute materials over time. Only after consideration of all options, in consultation with qualified professionals, experienced fabricators and contractors, and development of carefully written specifications should this work be undertaken.

The practice of using substitute materials in architecture is not new, yet it continues to pose practical problems and to raise philosophical questions. On the practical level the inappropriate choice or improper installation of substitute materials can cause a radical change in a building's appearance and can cause extensive physical damage over time. On the more philosophical level, the wholesale use of substitute materials can raise questions concerning the integrity of historic buildings largely comprised of new materials. In both cases the integrity of the historic resource can be destroyed.

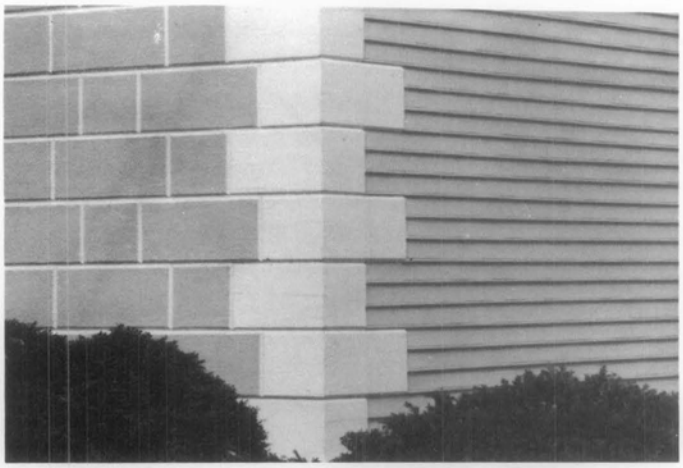
Some preservationists advocate that substitute materials should be avoided in all but the most limited cases. The fact is, however, that substitute materials are being used more frequently than ever in preservation projects, and in many cases with positive results. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time. Growing evidence indicates that with proper planning, careful specifications and supervision, substitute materials can be used successfully in the process of restoring the visual appearance of historic resources.

This Brief provides general guidance on the use of substitute materials on the exteriors of historic buildings. While substitute materials are frequently used on interiors, these applications are not subject to weathering and moisture penetration, and will not be discussed in this Brief. Given the general nature of this publication, specifications for substitute materials are not provided. The guidance provided should not be used in place of consultations with qualified professionals. This Brief includes a discussion of when to use substitute materials, cautions regarding their expected performance, and descriptions of several substitute materials, their advantages and disadvantages. This review of materials is by no means comprehensive, and attitudes and findings will change as technology develops.

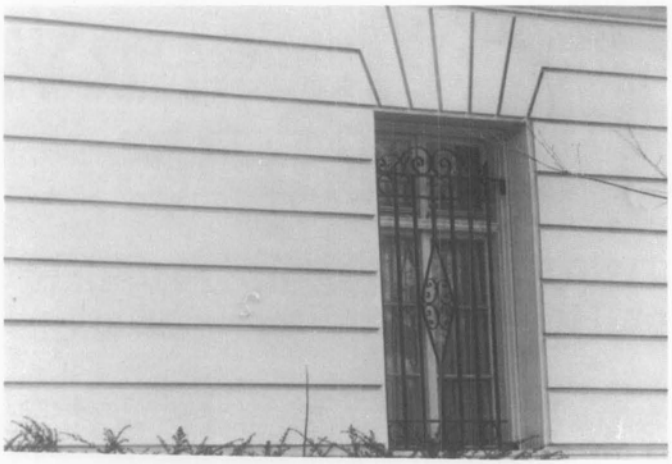
### Historical Use of Substitute Materials

The tradition of using cheaper and more common materials in imitation of more expensive and less available materials is a long one. George Washington, for example, used wood painted with sand-impregnated paint at Mount Vernon to imitate cut ashlar stone. This technique along with scoring stucco into block patterns was fairly common in colonial America to imitate stone (see illus. 1, 2).

Molded or cast masonry substitutes, such as dry-tamp cast stone and poured concrete, became popular in place of quarried stone during the 19th century. These masonry units were fabricated locally, avoiding



*Illus. 1. An early 18th-century technique for imitating carved or quarried stone was the use of sand-impregnated paint applied to wood. The facade stones and quoins are of wood. The Lindens (1754), Washington, D.C. Photo: Sharon C. Park, AIA.*



*Illus. 2. Stucco has for many centuries represented a number of building materials. Seen here is the ground floor of a Beaux Arts mansion, circa 1900, which represents a finely laid stone foundation wall executed in scored stucco. Photo: Sharon C. Park, AIA.*

*Illus. 3. Casting concrete to represent quarried stone was a popular late 19th-century technique seen in this circa 1910 mail-order house. While most components were delivered by rail, the foundations and exterior masonry were completed by local craftsmen. Photo: Sharon C. Park, AIA.*

*Illus. 4. The 19th-century also produced a variety of metal products used in imitation of other materials. In this case, the entire exterior of the Long Island Safety Deposit Company is cast-iron representing stone. Photo: Becket Logan, Friends of Cast Iron Architecture.*

expensive quarrying and shipping costs, and were versatile in representing either ornately carved blocks, plain wall stones or rough cut textured surfaces. The end result depended on the type of patterned or textured mold used and was particularly popular in conjunction with mail order houses (see illus. 3). Later, panels of cementitious perma-stone or formstone and less expensive asphalt and sheet metal panels were used to imitate brick or stone.

Metal (cast, stamped, or brake-formed) was used for storefronts, canopies, railings, and other features, such as galvanized metal cornices substituting for wood or stone, stamped metal panels for Spanish clay roofing tiles, and cast-iron column capitals and even entire building fronts in imitation of building stone (see illus. no. 4).

Terra cotta, a molded fired clay product, was itself a substitute material and was very popular in the late 19th and early 20th centuries. It simulated the appearance of intricately carved stonework, which was expensive and time-consuming to produce. Terra cotta could be glazed to imitate a variety of natural stones, from brownstones to limestones, or could be colored for a polychrome effect.

Nineteenth century technology made a variety of materials readily available that not only were able to imitate more expensive materials but were also cheaper to fabricate and easier to use. Throughout the century, imitative materials continued to evolve. For example, ornamental window hoods were originally made of wood or carved stone. In an effort to find a cheaper substitute for carved stone and to speed fabrication time, cast stone, an early form of concrete, or cast-iron hoods often replaced stone. Toward the end of the century, even less expensive sheet metal hoods, imitating stone, also came into widespread use. All of these materials, stone, cast stone, cast-iron, and various pressed metals were in

a b c d

*Illus. 5. The four historic examples of various window hoods shown are: (a) stone; (b) cast stone; (c) cast-iron; and (d) sheet metal. The criteria for selecting substitute materials today (availability, quality, delivery dates, cost) are not much different from the past. Photo: Sharon C. Park, AIA.*

production at the same time and were selected on the basis of the availability of materials and local craftsmanship, as well as durability and cost (see illus. 5). The criteria for selection today are not much different.

Many of the materials used historically to imitate other materials are still available. These are often referred to as the traditional materials: wood, cast stone, concrete, terra cotta and cast metals. In the last few decades, however, and partly as a result of the historic preservation movement, new families of synthetic materials, such as fiberglass, acrylic polymers, and epoxy resins, have been developed and are being used as substitute materials in construction. In some respects these newer products (often referred to as high tech materials) show great promise; in others, they are less satisfactory, since they are often difficult to integrate physically with the porous historic materials and may be too new to have established solid performance records.

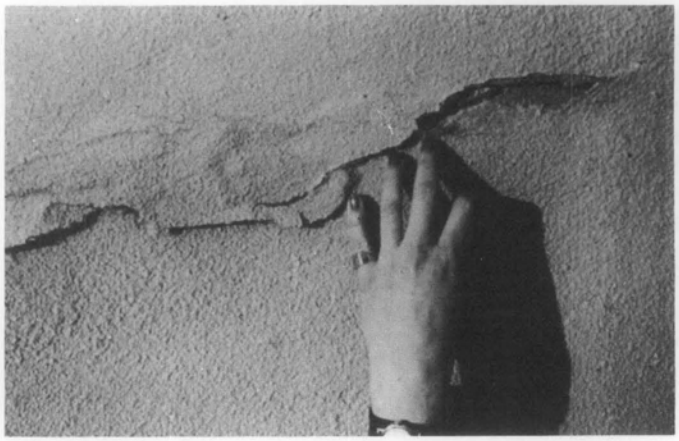
## When to Consider Using Substitute Materials in Preservation Projects

Because the overzealous use of substitute materials can greatly impair the historic character of a historic structure, all preservation options should be explored thoroughly before substitute materials are used. It is important to remember that the purpose of repairing damaged features and of replacing lost and irreparably damaged ones is both to match visually what was there and to cause no further deterioration. For these reasons it is not appropriate to cover up historic materials with synthetic materials that will alter the appearance, proportions and details of a historic building and that will conceal future deterioration (see illus. 6).

Some materials have been used successfully for the repair of damaged features such as epoxies for wood infilling, cementitious patching for sandstone repairs, or plastic stone for masonry repairs. Repairs are preferable to replacement whether or not the repairs are in kind or with a synthetic substitute material (see illus. 7).

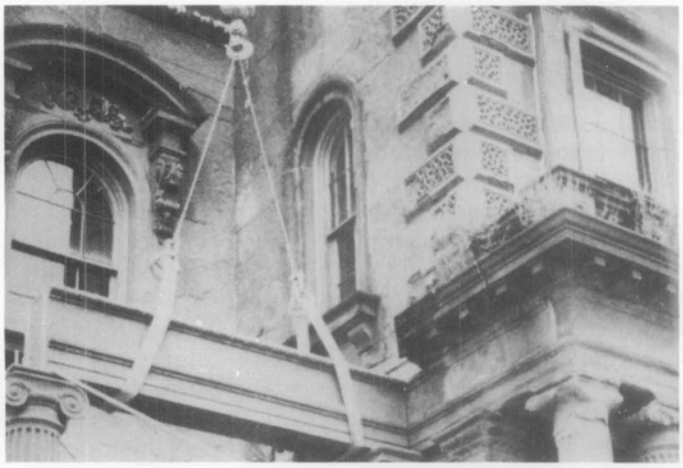
In general, four circumstances warrant the consideration of substitute materials: 1) the unavailability of historic materials; 2) the unavailability of skilled craftsmen; 3) inherent flaws in the original materials; and 4) code-required changes (which in many cases can be extremely destructive of historic resources).

Cost may or may not be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed, and the projected life of less durable substitute materials, it may be cheaper in the long run to use the original material, even though it may be harder to find. Due to many early failures of substitute materials, some preservationist are looking abroad to find materials (especially stone) that match the historic materials in an effort to restore historic



*Illus. 6. Substitute materials should never be considered as a cosmetic cover-up for they can cause great physical damage and can alter the appearance of historic buildings. For example, a fiberglass coating was used at Ranchos de Taos, NM, in place of the historic adobe coating which had deteriorated. The waterproof coating sealed moisture in the walls and caused the spalling shown. It was subsequently removed and the walls were properly repaired with adobe. Photo: Lee H. Nelson, FAIA.*

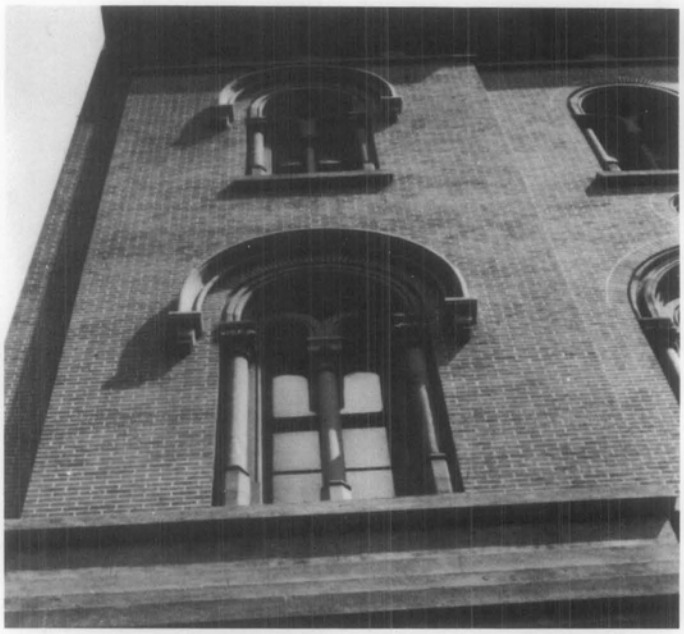
*Illus. 7. Whenever possible, historic materials should be repaired rather than replaced. Epoxy, a synthetic resin, has been used to repair the wood window frame and sill at the Auditors Building (1878) Washington, DC. The cured resin is white in this photo and will be primed and painted. Photo: Lee H. Nelson, FAIA.*



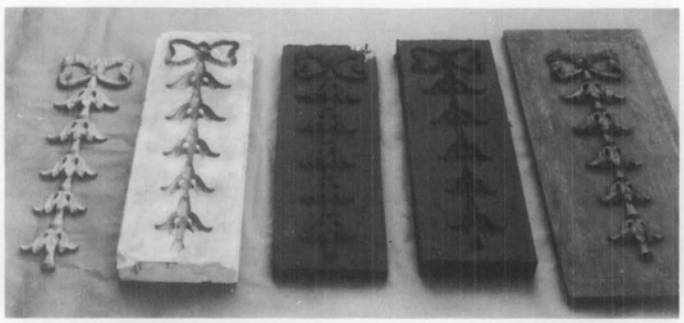
*Illus. 9. Simple solutions should not be overlooked when materials are no longer available. In the case of the Morse-Libby Mansion (1859), Portland, ME, the deteriorated brownstone porch beam was replaced with a carved wooden beam painted with sand impregnated paint. Photo: Stephen Sewall.*

buildings accurately and to avoid many of the uncertainties that come with the use of substitute materials.

**1. The unavailability of the historic material.** The most common reason for considering substitute materials is the difficulty in finding a good match for the historic material (particularly a problem for masonry materials where the color and texture are derived from the material itself). This may be due to the actual unavailability of the material or to protracted delivery dates. For example, the local quarry that supplied the sandstone for a building may no longer be in operation. All efforts should be made to locate another quarry that could supply a satisfactory match (see illus. 8). If this approach fails, substitute materials such as dry-tamp cast stone or textured precast concrete may be a suitable substitute if care is taken to ensure that the detail, color and texture of the original stone are matched. In some cases, it may be possible to use a sand-impregnated paint on wood



*Illus. 8. Even when materials are not locally available, it may be possible and cost effective to find sources elsewhere. For example, the local sandstone was no longer available for the restoration of the New York Shakespeare Festival Public Theater. The deteriorated sandstone window hoods, were replaced with stone from Germany that closely matched the color and texture of the historic sandstone. Photo: John G. Waite.*



*Illus. 10. The use of substitute materials is not necessarily cheaper or easier than using the original materials. The complex process of fabricating the polyester bronze reproduction pieces of the gilded wood molding for the clockcase at Independence Hall required talented artisans and substantial mold-making time. From left to right is the final molded polyester bronze detail; the plaster casting mold; the positive and negative interim neoprene rubber molds; and the expertly carved wooden master. Photo: Courtesy of Independence National Historical Park.*

as a replacement section, achieved using readily available traditional materials, conventional tools and work skills. (see illus. 9). Simple solutions should not be overlooked.

**2. The unavailability of historic craft techniques and lack of skilled artisans.** These two reasons complicate any preservation or rehabilitation project. This is particularly true for intricate ornamental work, such as carved wood, carved stone, wrought iron, cast iron, or molded terra cotta. However, a number of stone and wood cutters now employ sophisticated carving machines, some even computerized. It is also possible to cast substitute replacement pieces using

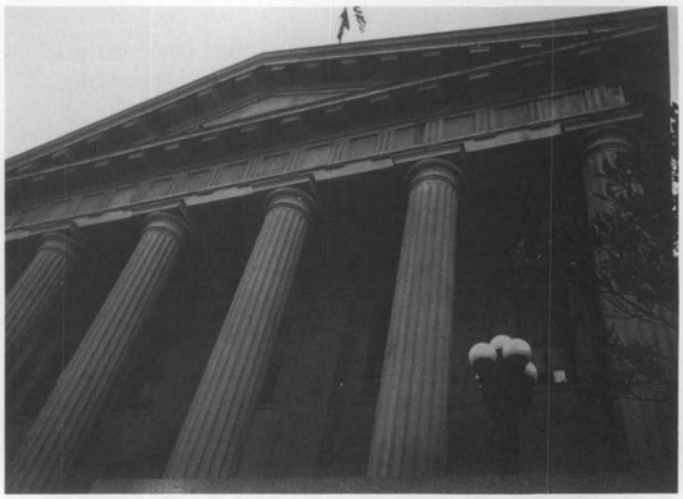
*Illus. 11. The unavailability of historic craft techniques is another reason to consider substitute materials. The original first floor cast iron front of the Grand Opera House, Wilmington, DE, was missing; the expeditious reproduction in cast aluminum was possible because artisans working in this medium were available. Photo: John G. Waite.*

*Illus. 12. Substitute materials may be considered when the original materials have not performed well. For example, early sheet metals used for roofing, such as tinplate, were reasonably durable, but the modern equivalent, terne-coated steel, is subject to corrosion once the thin tin plating is damaged. Terne-coated stainless steel or lead-coated copper (shown here) are now used as substitutes. Photo: John G. Waite.*

aluminum, cast stone, fiberglass, polymer concretes, glass fiber reinforced concretes and terra cotta. Mold making and casting takes skill and craftsmen who can undertake this work are available. (see illus. 10, 11). Efforts should always be made, prior to replacement, to seek out artisans who might be able to repair ornamental elements and thereby save the historic features in place.

**3. Poor original building materials.** Some historic building materials were of inherently poor quality or their modern counterparts are inferior. In addition, some materials were naturally incompatible with other materials on the building, causing staining or galvanic corrosion. Examples of poor quality materials were the very soft sandstones which eroded quickly. An example of poor quality modern replacement material is the tin coated steel roofing which is much less durable than the historic tin or terne iron which is no longer available. In some cases, more durable natural stones or precast concrete might be available as substitutes for the soft stones and modern terne-coated stainless steel or lead-coated copper might produce a more durable yet visually compatible replacement roofing (see illus. 12).

**4. Code-related changes.** Sometimes referred to as life and safety codes, building codes often require changes to historic buildings. Many cities in earthquake zones, for example, have laws requiring that overhanging masonry parapets and cornices, or freestanding urns or finials be securely reanchored to new structural frames or be removed completely. In some cases, it may be acceptable to replace these heavy historic elements with light replicas (see illus. 13). In other cases, the extent of historic fabric removed may be so great as to diminish the integrity of the resource. This could affect the significance of the structure and jeopardize National Register status. In addition, removal of repairable historic materials could result in loss of Federal tax credits for rehabilitation. Department of the Interior regulations make



*Illus. 13. Code-related changes are of concern in historic preservation projects because the integrity of the historic resource may be irretrievably affected. In the case of the Old San Francisco Mint, the fiberglass cornice was used to bring the building into seismic conformance. The original cornice was deteriorated, and the replacement (1982) was limited to the projecting pediment. The historic stone fascia was retained as were the stone columns. The limited replacement of deteriorated material did not jeopardize the integrity of the building. Photo: Walter M. Sontheimer.*

clear that the Secretary of the Interior's Standards for Rehabilitation take precedence over other regulations and codes in determining whether a project is consistent with the historic character of the building undergoing rehabilitation.

Two secondary reasons for considering the use of substitute materials are their lighter weight and for some materials, a reduced need of maintenance. These reasons can become important if there is a

need to keep dead loads to a minimum or if the feature being replaced is relatively inaccessible for routine maintenance.

## Cautions and Concerns

In dealing with exterior features and materials, it must be remembered that moisture penetration, ultra-violet degradation, and differing thermal expansion and contraction rates of dissimilar materials make any repair or replacement problematic. To ensure that a repair or replacement will perform well over time, it is critical to understand fully the properties of both the original and the substitute materials, to install replacement materials correctly, to assess their impact on adjacent historic materials, and to have reasonable expectations of future performance.

Many high tech materials are too new to have been tested thoroughly. The differences in vapor permeability between some synthetic materials and the historic materials have in some cases caused unexpected further deterioration. It is therefore difficult to recommend substitute materials if the historic materials are still available. As previously mentioned, consideration should always be given first to using traditional materials and methods of repair or replacement before accepting unproven techniques, materials or applications.

Substitute materials must meet three basic criteria before being considered: they must be compatible with the historic materials in appearance; their physical properties must be similar to those of the historic materials, or be installed in a manner that tolerates differences; and they must meet certain basic performance expectations over an extended period of time.

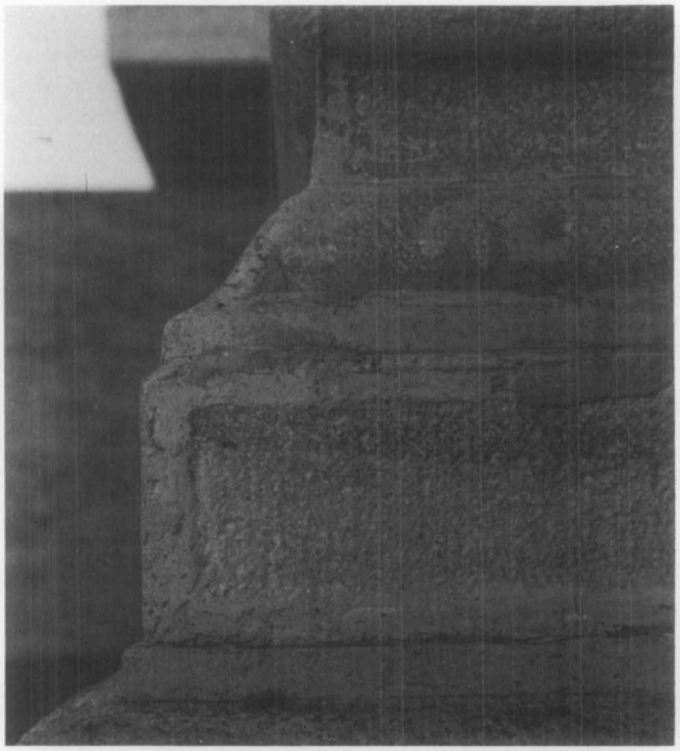
### Matching the Appearance of the Historic Materials

In order to provide an appearance that is compatible with the historic material, the new material should match the details and craftsmanship of the original as well as the color, surface texture, surface reflectivity and finish of the original material (see illus. 14). The closer an element is to the viewer, the more closely the material and craftsmanship must match the original.

Matching the color and surface texture of the historic material with a substitute material is normally difficult. To enhance the chances of a good match, it is advisable to clean a portion of the building where new materials are to be used. If pigments are to be added to the substitute material, a specialist should determine the formulation of the mix, the natural aggregates and the types of pigments to be used. As all exposed material is subject to ultra-violet degradation, if possible, samples of the new materials made during the early planning phases should be tested or allowed to weather over several seasons to test for color stability.

Fabricators should supply a sufficient number of samples to permit on-site comparison of color, texture, detailing, and other critical qualities (see illus. 15, 16). In situations where there are subtle variations in color and texture within the original materials, the

*Illus. 14. The visual qualities of the historic feature must be matched when using substitute materials. In this illustration, the lighter weight mineral fiber cement shingles used to replace the deteriorated historic slate roof were detailed to match the color, size, shape and pattern of the original roofing and the historic snow birds were reattached. Photo: Sharon C. Park, AIA.*



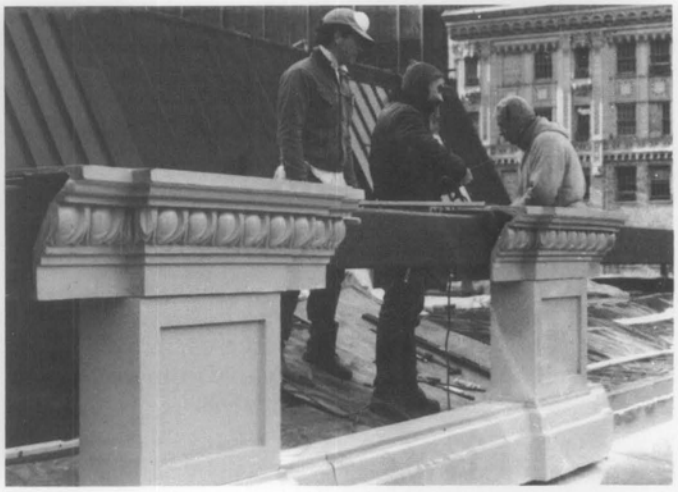
*Illus. 15. Poor quality workmanship can be avoided. In this example, the crudely cast concrete entrance pier (shown) did not match the visual qualities of the remaining historic sandstone (not shown). The aggregate is too large and exposed; the casting is not crisp; the banded tooling edges are not articulated; and the color is too pale. Photo: Sharon C. Park, AIA.*

*Illus. 16. The good quality substitute materials shown here do match the historic sandstone in color, texture, tooling and surface details. Dry-tamp cast stone was used to match the red sandstone that was no longer available. The reconstructed first floor incorporated both historic and substitute materials. Sufficient molds were made to avoid the problem of detecting the substitutes by their uniformity. Photo: Sharon C. Park, AIA.*

*Illus. 17. Care must be taken to ensure that the replacement materials will work within a predesigned system. At the Norris Museum, Yellowstone National Park, the 12-inch diameter log rafters, part of an intricate truss system, had rotted at the inner core from the exposed ends back to a depth of 48 inches. The exterior wooden shells remained intact. Fiberglass rods (left photo) and specially formulated structural epoxy were used to fill the cleaned out cores and a cast epoxy wafer end with all the detail of the original wood graining was laminated onto the log end (right photo). This treatment preserved the original feature with a combination of repair and replacement using substitute materials as part of a well thought out system. Photos: Courtesy of Harrison Goodall.*

substitute materials should be similarly varied so that they are not conspicuous by their uniformity.

Substitute materials, notably the masonry ones, may be more water-absorbent than the historic material. If this is visually distracting, it may be appropriate to apply a protective vapor-permeable coating on the substitute material. However, these clear coatings tend to alter the reflectivity of the material, must be reapplied periodically, and may trap salts and moisture, which can in turn produce spalling. For these reasons, they are *not* recommended for use on historic materials.



*Illus. 18. Substitute materials must be properly installed to allow for expansion, contraction, and structural security. The new balustrade (a polymer concrete modified with glass fibers) at Carnegie Hall, New York City, was installed with steel structural supports to allow window-washing equipment to be suspended securely. In addition, the formulation of this predominantly epoxy material allowed for the natural expansion and contraction within the predesigned joints. Photo: Courtesy of MJM Studios.*

**Matching the Physical Properties**

While substitute materials can closely match the appearance of historic ones, their physical properties may differ greatly. The chemical composition of the material (i.e., presence of acids, alkalines, salts, or metals) should be evaluated to ensure that the replacement materials will be compatible with the historic resource. Special care must therefore be taken to integrate and to anchor the new materials properly (see illus. 17). The thermal expansion and contraction coefficients of each adjacent material must be within tolerable limits. The function of joints must be understood and detailed either to eliminate moisture penetration or to allow vapor permeability. Materials that will cause galvanic corrosion or other chemical reactions must be isolated from one another.

To ensure proper attachment, surface preparation is critical. Deteriorated underlying material must be cleaned out. Non-corrosive anchoring devices or fasteners that are designed to carry the new material and to withstand wind, snow and other destructive elements should be used (see illus. 18). Properly chosen fasteners allow attached materials to expand and contract at their own rates. Caulking, flexible sealants or expansion joints between the historic material and the substitute material can absorb slight differences of movement. Since physical failures often result from poor anchorage or improper installation techniques, a structural engineer should be a member of any team undertaking major repairs.

Some of the new high tech materials such as epoxies and polymers are much stronger than historic materials and generally impermeable to moisture. These differences can cause serious problems unless the new materials are modified to match the expansion and contraction properties of adjacent historic materials more closely, or unless the new materials

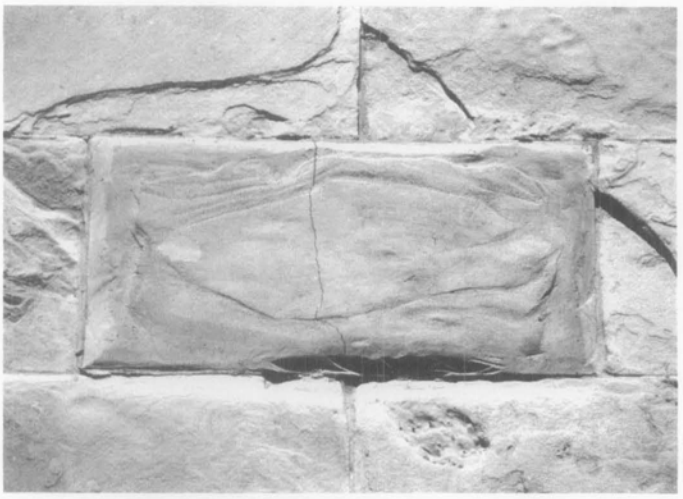
are isolated from the historic ones altogether. When stronger or vapor impermeable new materials are used alongside historic ones, stresses from trapped moisture or differing expansion and contraction rates generally hasten deterioration of the weaker historic material. For this reason, a conservative approach to repair or replacement is recommended, one that uses more pliant materials rather than high-strength ones (see illus. 19). Since it is almost impossible for substitute materials to match the properties of historic materials perfectly, the new system incorporating new and historic materials should be designed so that if material failures occur, they occur within the new material rather than the historic material.

**Performance Expectations**

While a substitute material may appear to be acceptable at the time of installation, both its appearance and its performance may deteriorate rapidly. Some materials are so new that industry standards are not available, thus making it difficult to specify quality control in fabrication, or to predict maintenance requirements and long term performance. Where possible, projects involving substitute materials in similar circumstances should be examined. Material specifications outlining stability of color and texture; compressive or tensile strengths if appropriate; the acceptable range of thermal coefficients, and the durability of coatings and finishes should be included in the contract documents. Without these written documents, the owner may be left with little recourse if failure occurs (see illus. 20, 21).

The tight controls necessary to ensure long-term performance extend beyond having written performance standards and selecting materials that have a successful track record. It is important to select qualified fabricators and installers who know what they are doing and who can follow up if repairs are necessary. Installers and contractors unfamiliar with specific substitute materials and how they function in your local environmental conditions should be avoided.

The surfaces of substitute materials may need special care once installed. For example, chemical residues or mold release agents should be removed completely prior to installation, since they attract pollutants and cause the replacement materials to appear dirtier than the adjacent historic materials. Furthermore, substitute materials may require more frequent cleaning, special cleaning products and protection from impact by hanging window-cleaning scaffolding. Finally, it is critical that the substitute materials be identified as part of the historical record of the building so that proper care and maintenance of all the building materials continue to ensure the life of the historic resource.



*Illus. 19. When the physical properties are not matched, particularly thermal expansion and contraction properties, great damage can occur. In this case, an extremely rigid epoxy replacement unit was installed in a historic masonry wall. Because the epoxy was not modified with fillers, it did not expand or contract systematically with the natural stones in the wall surrounding it. Pressure built up resulting in a vertical crack at the center of the unit, and spalled edges to every historic stone that was adjacent to the rigid unit. Photo: Walter M. Sontheimer.*

*Illus. 20. Long-term performance can be affected by where the substitute material is located. In this case, fiberglass was used as part of a storefront at street level. Due to the brittle nature of the material and the frequency of impact likely to occur at this location, an unsightly chip has resulted. Photo: Sharon C. Park, AIA.*

*Illus. 21. Change of color over time is one of the greatest problems of synthetic substitute materials used outdoors. Ultra-violet light can cause materials to change color over time; some will lighten and others will darken. In this photograph, the synthetic patching material to the sandstone banding to the left of the window has aged to a darker color. Photos: Sharon C. Park, AIA.*

*Illus. 22. A fiber reinforced polymer (fiberglass) cornice and precast concrete elements replaced deteriorated features on the 19th-century exterior. Photo: Sharon C. Park, AIA.*

## Choosing an Appropriate Substitute Material

Once all reasonable options for repair or replacement in kind have been exhausted, the choice among a wide variety of substitute materials currently on the market must be made (see illus. 22). The charts at the end of this Brief describe a number of such materials, many of them in the family of modified concretes which are gaining greater use. The charts do not include wood, stamped metal, mineral fiber cement shingles and some other traditional imitative materials, since their properties and performance are better known. Nor do the charts include vinyls or molded urethanes which are sometimes used as cosmetic claddings or as substitutes for wooden millwork. Because millwork is still readily available, it should be replaced in kind.

The charts describe the properties and uses of several materials finding greater use in historic preservation projects, and outline advantages and disadvantages of each. It should not be read as an endorsement of any of these materials, but serves as a reminder that numerous materials must be studied carefully before selecting the appropriate treatment. Included are three predominantly masonry materials (cast stone, precast concrete, and glass fiber reinforced concrete); two predominantly resinous materials (epoxy and glass fiber reinforced polymers also known as fiberglass), and cast aluminum which has been used as a substitute for various metals and woods.

## Summary

Substitute materials—those products used to imitate historic materials—should be used only after all other options for repair and replacement in kind have been ruled out. Because there are so many unknowns regarding the long-term performance of substitute materials, their use should not be considered without a thorough investigation into the proposed materials, the fabricator, the installer, the availability of specifications, and the use of that material in a similar situation in a similar environment.

Substitute materials are normally used when the historic materials or craftsmanship are no longer available, if the original materials are of a poor quality or are causing damage to adjacent materials, or if there are specific code requirements that preclude the use of historic materials. Use of these materials should be limited, since replacement of historic materials on a large scale may jeopardize the integrity of a historic resource. Every means of repairing deteriorating historic materials or replacing them with identical materials should be examined *before* turning to substitute materials.

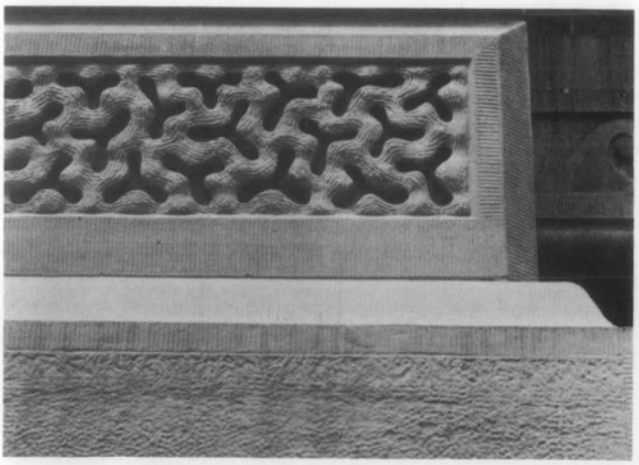
The importance of matching the appearance and physical properties of historic materials and, thus, of finding a successful long-term solution cannot be overstated. The successful solutions illustrated in this Brief were from historic preservation projects involving professional teams of architects, engineers, fabricators, and other specialists. Cost was not necessarily a factor, and all agreed that whenever possible, the historic materials should be used. When substitute materials were selected, the solutions were often expensive and were reached only after careful consideration of all options, and with the assistance of expert professionals.

**FOLLOWING ARE DESCRIPTIONS OF VARIOUS SUBSTITUTE MATERIALS**

## Precast Concrete

**Material:** Precast concrete is a wet mix of cement and aggregate poured into molds to create masonry units. Molds can be made from existing good surfaces on the building. Color is generally integral to the mix as a natural coloration of the sand or aggregate, or as a small percentage of pigment. To avoid unsightly air bubbles that result from the natural curing process, great care must be taken in the initial and long-term vibration of the mix. Because of its weight it is generally used to reproduce individual units of masonry and not thin shell panels.

**Application:** Precast concrete is generally used in place of masonry materials such as stone or terra cotta. It is used both for flat wall surfaces and for textured or ornamental elements. This includes wall stones, window and door surrounds, stair treads, paving pieces, parapets, urns, balusters and other decorative elements. It differs from cast stone in that the surface is more dependent on the textured mold than the hand tamping method of fabrication.



*Textured molds can produce a variety of high quality carved, quarried, and tooled surfaces in concrete. Photo: Sharon C. Park, AIA.*

**Advantages:**
- easily fabricated, takes shape well
- rubber molds can be made from building stones
- minimal shrinkage of material
- can be load bearing or anchorage can be cast in
- expansion/contraction similar to stone
- material is fire-rated
- range of color and aggregate available
- vapor permeable

**Disadvantages:**
- may be more moisture absorbent than stone although coatings may be applied
- color fades in sunlight
- heavy units may require additional anchorage
- small air bubbles may disfigure units
- replacement stones are conspicuous if too few models and molds are made

**Checklist:**
- Is the historic material still available?
- What are the structural/anchorage requirements?
- Have samples been matched for color/texture/absorption?
- Have shop drawings been made for each shape?
- Are there performance standards?
- Has mortar been matched to adjacent historic mortar to achieve good color/tooling match?
- Are fabricators/installers experienced?

## Fiber Reinforced Polymers—
*Known as Fiberglass*

**Material:** Fiberglass is the most well known of the FRP products generally produced as a thin rigid laminate shell formed by pouring a polyester or epoxy resin gel-coat into a mold. When tack-free, layers of chopped glass or glass fabric are added along with additional resins. Reinforcing rods and struts can be added if necessary; the gel coat can be pigmented or painted.

**Application:** Fiberglass, a non load-bearing material attached to a separate structural frame, is frequently used as a replacement where a lightweight element is needed or an inaccessible location makes frequent maintenance of historic materials difficult. Its good molding ability and versatility to represent stone, wood, metal and terra cotta make it an alternative to ornate or carved building elements such as column capitals, bases, spandrel panels, beltcourses, balustrades, window hoods or parapets. Its ability to reproduce bright colors is a great advantage.

*A fiberglass cornice for the reconstruction of an 18th-century wooden clockcase is being lifted in pre-fabricated sections. The level of detail is intricate and of high quality. Photo: Courtesy of Independence National Historical Park.*

**Advantages:**
- lightweight, long spans available with a separate structural frame
- high ratio of strength to weight
- good molding ability
- integral color with exposed high quality pigmented gel-coat or takes paint well
- easily installed, can be cut, patched, sanded
- non-corrosive, rot-resistant

**Disadvantages:**
- requires separate anchorage system
- combustible (fire retardants can be added); fragile to impact.
- high co-efficient of expansion and contraction requires frequently placed expansion joints
- ultra-violet sensitive unless surface is coated or pigments are in gel-coat
- vapor impermeability may require ventilation detail

**Checklist:**
- Can original materials be saved/used?
- Have expansion joints been designed to avoid unsightly appearance?
- Are there standards for color stability/durability?
- Have shop drawings been made for each piece?
- Have samples been matched for color and texture?
- Are fabricators/installers experienced?
- Do codes restrict use of FRP?

## Further Reading: Substitute Materials


Berryman, Nancy D.; Susan M. Tindal, *Terra Cotta; Preservation of an Historic Material.* Chicago: Landmarks Preservation Council of Illinois, 1984.

Brookes, A.J., *Cladding of Buildings.* New York: Longman Inc., 1983.

Fisher, Thomas, "The Sincerest Form of Flattery," *Progressive Architecture* (Nov. 1985).

Gayle Margot; David W. Look, AIA; John G. Waite, *Metals in America's Historic Buildings: Uses and Preservation Treatments.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1980.

*Historic Building Facades.* New York: New York Landmarks Conservancy, 1986.

Hornbostel, Caleb, *Construction Materials: Types, Uses and Applications,* New York: John Wiley and Sons, Inc., 1978.

Lynch, Michael F; William J. Higgins, *The Maintenance and Repair of Architectural Sandstone,* New York Landmarks Conservancy, 1982.

National Park Service, Rocky Mountain Regional Office, *Preservation Briefs 12: The Preservation of Historic Pigmented Structural Glass.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1984.

Phillips, Morgan and Judith Selwyn, *Epoxies for Wood Repairs in Historic Buildings.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1978.

Phillips, Morgan W., *The Morse-Libby Mansion: A Report on Restoration Work.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1977.

Tiller, deTeel Patterson, *Preservation Briefs 7: The Preservation of Historic Glazed Architectural Terra-Cotta.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1979.


## Acknowledgements


The author gratefully acknowledges the invaluable assistance of co-worker Michael Auer in editing this manuscript. The following individuals are to be thanked for their technical assistance: Mary Oehrlein A.I.A., Washington, D.C.; John G. Waite, Albany, NY: Hyman Myers, R.A., Philadelphia, PA; Thomas Fisher, Stamford, CT; Harrison Goodall, Kinnelon, NJ. In addition, the staff of Preservation Assistance Division, the cultural resources staff of the National Park Service Regional Offices, and Stan Graves, on behalf of the National Conference of State Historic Preservation Officers, provided useful comments that were incorporated into the manuscript.


This publication has been prepared pursuant to Section 101(h) of the National Historic Preservation Act, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The guidance provided in this Brief will also assist property owners in complying with the requirements of the Internal Revenue Code of 1986.

Preservation Briefs: 16 has been developed under the technical editorship of Lee H. Nelson, FAIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, P.O. Box 37127, Washington, D.C. 20013-7127. Comments on the usefulness of this information are welcome and can be sent to Mr. Nelson at the above address.

*Cover photograph: Independence Hall, Philadelphia, PA; the 1972 installation of a combination wood and fiberglass clockcase duplicating the lost 18th century original. Photo: Courtesy of Independence National Historical Park.*


For sale by the Superintendent of Documents, U.S. Government Printing Office
Washington, D.C. 20402

# Evaluating Substitute Materials in Historic Buildings

The **Secretary of the Interior's Standards for Rehabilitation** allow for the replacement of historic materials as part of a rehabilitation project if it is demonstrated that they are damaged and beyond repair. Replacement material can either be in-kind – marble for marble, wood for wood – or consist of a substitute material. New materials, including fiberglass, aluminum, vinyl, fiber-reinforced cement, synthetic stucco, cast stone, and other materials meant to replicate traditional materials are constantly introduced into the building products market.

Each proposed use of substitute materials is reviewed within the framework of the following general issues. First, the need for replacing historic material is assessed. Second, the amount and location of replacement material is evaluated in relation to the building's historic character. Third, the appropriateness of a particular substitute material is considered in regard to its appearance and other factors, such as the location of the application, and the known physical compatibility of the substitute material relative to the historic material.

While the goal may be to achieve an exact match when replacing a historic material, most replacement involves some measure of change, even if only minor. For example, new marble available today – even from the same quarry – will not be exactly the same as historic marble panels that require replacement. Thus the evaluation of any replacement material needs to take into account the quality of the match needed in terms of both appearance and performance for a given situation.

## Need for substitute materials

If the historic material or element is not missing entirely from the structure, the first step is to determine whether deterioration of the surviving historic material is sufficient to require replacement with a new material. If replacement is required, substitute materials may be appropriate if the original materials have performed poorly, if there is no source for original materials, if craftspersons are not available to replicate the historic element in its original material, or if current code requirements do not permit the use of the historic material. For example, on building facades where the majority of historic serpentine veneer stones show extensive delamination, pre-cast concrete replacements that match the color, dimensions, and surface texture of the originals have been used successfully.

## Amount and location of proposed application of substitute materials

The design of a building, its history, the materials used, and the degree of craftsmanship, combine to give a building its historic character. Different materials and elements play different roles in the building's historic appearance. Where a particular feature contributes significantly to the historic character of a building, the material or materials that make up that feature are likely to require a closer replacement match than materials making up a feature of lesser importance. A careful evaluation of the building and an understanding of the historic significance of its various materials and elements will assist in determining the degree to which substitute material may be acceptable.

All replacement work reduces to some degree the historic character of a building. While the limited use of substitute material on a historic building is acceptable, there is a point where the amount of replacement material becomes excessive, when the overall sense of the building as a historic structure is lost and the building's integrity is diminished to an unacceptable degree.

The overall visibility of a character-defining material or feature is an important determinant in whether substitute materials will be appropriate. Generally, the more visible a feature is and the more important that feature is to the building's historic character, the more likely any change will negatively affect that character. For example, a replacement cornice using a substitute material proposed for a two-story building would have to match more closely the historic element than one intended for a ten-story building. Materials on the rear elevation or side elevations partially obscured by adjacent construction may be of secondary importance to the building's character.

## Visual and other matches for the historic material to be replaced

Substitute materials, like all replacements, must closely match the design, color, surface texture, reflectivity, finish, details, and other qualities of the material or element to be replaced. For example, the defining characteristics of a historic roofing material usually include its size and shape, as well as its thickness, color, and reflectivity. An asphalt shingle may be available that matches the size of a particular roofing slate, but its thin profile and granular surface may bear little resemblance to slate. A polymer–based slate substitute may match the thickness and surface texture but only be available in a larger size than the historic slate. Before one can evaluate the appropriateness of either substitute one has to first identify the characteristics of the historic roof that are most important to how it is perceived on the particular building. This may lead to choosing one substitute over another or rejecting all if the resulting differences appear to be too great.

While visual qualities are an important component, other factors should also be considered when evaluating the appropriateness of a particular substitute material. In some cases, if the density and texture of a substitute material differ markedly from the historic material, the building’s character could be diminished by its use.

Use of a substitute material should take into account differences between the new material and adjacent or related existing material. For example, proposed substitute materials may have rates of thermal expansion and contraction and rates of vapor permeability that differ from the adjacent historic material. In some cases, a substitute material may be so new that there is no information on how it will age and wear over time. When information on the durability and physical compatibility of a substitute material relative to adjacent historic material does exist, it should be evaluated. Repair or replacement using physically incompatible substitute materials could damage surviving historic fabric and should be avoided.

Many modern materials used as substitutes are promoted as maintenance-free. Historic materials that require maintenance offer the possibility for indefinite life spans sustained by the renewal of maintenance. Materials that are maintenance-free have more limited life spans, with replacement being the only response to deterioration.