

# Preservation, study, preventive conservation and maintenance of wooden (especially religious) buildings in Europe

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Международный научно-практический форум  
**СИСТЕМНЫЙ ПОДХОД К СОХРАНЕНИЮ  
ПАМЯТНИКОВ ДЕРЕВЯННОГО ЗОДЧЕСТВА**















## Preventive Maintenance Statement

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Historic buildings like others need regular care and preventive maintenance

-just like our health, our teeth, our eyes, also road vehicles for safety reasons.

As the English say: „A stitch in time saves nine“.

In former times buildings were looked after by their owners or their representatives, who often had practical knowledge, some experience of building crafts, traditional training and usually lived on the spot.

Cathedrals, great churches and public buildings were looked after by building lodges (Bauhütten) or offices of works, for example for properties of the English crown.

Today however many buildings lack carers or caretakers to replace missing or broken parts, for instance tiles on roofs, or to clean rain gutters. Owners and those responsible for buildings today no longer have craft knowledge or experience. They need to be involved more and trained with simple means to look after their buildings, checking their condition regularly.

Buildings should/must be inspected especially after restorations or major repairs. Sometimes work has not been done well, wrong materials or methods used or proper precautions not taken. For instance the roof construction of the fine 18<sup>th</sup> century Castle Church in Weilburg/Lahn-Germany which had been restored at great cost and completely insulated, but not ventilated/allowed to „breathe“ properly was not inspected 6 months later, became damp through condense water and rotted again – the restoration had to be repeated costing another 1 Million Mark (this all took place about 1988).

Regular inspection (6 months after restoration then every year or every two years), necessary remedial repairs, cleaning of gutters and continuing sustainable preventive maintenance reduces the necessity of frequent costly restorations, relieving the State, taxpayers, owners, donors and benefactors. The costs invested in restorations must be guaranteed and secured as long as possible.

A change of thinking/attitudes/paradigm is urgently needed, away from traditional costly restorations every 30/40 years to very long-term sustainable conservation and preventive maintenance with remedial repairs. This must be a matter of national environmental policies. Important natural resources and energy can be saved – this should be important to all actors, State, owners, conservation authorities etc.

Politicians and decision-makers must be convinced of the great need, importance and advantage of preventive maintenance, as only they can give in the first place the necessary financial support for establishing a preventive maintenance system at the beginning (as the Dutch Finance Minister in 1975).

Inspection and remedial repairs should as far as possible remain in the same hands (as with Monumentenwacht NL and B and Monumentendienst. This helps to save costs and time, this appeals to owners.

Inspectors need a good competent technical training, preferably in building crafts with a good background knowledge of conservation of historic buildings, not only men but also women. They provide a practical technical service, not theoretical or historic knowledge of architecture or art. Precondition is the compilation of a good practical check-list of all parts of the buildings/ furnishings. Reports are provided for the owners who are given recommendations on immediate repairs (which can be carried out by the inspectors), middle- or long term restoration work to be done by professional experienced firms under the supervision of competent architects,

Not only the buildings themselves, but also their contents and furnishings can be looked after, also archaeological sites, parks and gardens.

This service should be interesting not only to owners of buildings but also for building and insurance firms.

The following services for preventive maintenance now fully exist:

the Monumentenwacht in the Netherlands since ca. 1973/75, looking after some 24.000 buildings/complexes, for 28 Euro per hour per inspector, with no Value Added Tax on labour or materials – originally as an association, it then became a foundation, in each Dutch province- and is now undergoing reorganization;

Monumentenwacht Flanders/Belgium since 1991 as an association, now looking after some 6.500 buildings/Complexes – particularly good in inspections and remedial repairs of furnishings, for instance of churches;

Monumentendienst Weser-Ems, Lowee Saxony/Germany, founded 2004, now looking after some 1.400 building/complexes, the regional Fire Insurance gives a 10% discount on its yearly bills to owners of buildings;

Similar services/institutions have been founded or are developing in other parts of Germany, also in central Europe (Hungary, Slovakia, Austria, the Czech Republic);

In England Maintain Our Heritage has gutters of churches cleaned in west England.

An INTERREG cross-border project, funded by the European Union, helped establish Monumentendienst Weser/Ems. Regional/Rural Development funds can/could also be used (Monumentendienst Weserbergland)

Immediately following this workshop and conference in Karelia there will be a German-Polish conference 19 September ff. in Rokitno/Rokitten in northwest Poland on maintenance of historic timber buildings in the more traditional way by restoration.

ECOVAST (European Council for the Village and Small Town) at its events in Marburg/Hessen/Germany 21 – 24 October will deal with redundancy, other use and changes to rural buildings, many wooden or timber-framed.

On 27<sup>th</sup> October in Bonn a conference on Monument Watch organizations in Germany and the Netherlands organized by the German Foundation for Preservation of Historical Monuments.

A European/international conference should take place (first and last time until now in Amsterdam 2000).

# Monumentendienst



## Ziele

- Eigentümer bei nachhaltiger Pflege und Wartung unterstützen
- Planungsfehler vermeiden oder korrigieren
- Substanz erhalten
- Nutzungsdauer erhöhen
- Kosten einsparen
- Schonender Umgang mit Ressourcen

# Monumentendienst

## Die Leistungen

- Turnusmäßige Hausbesuche
- Bauinspektion / Inspektionsbericht
- Schadensdiagnose
- Wartungsarbeiten



# Monumentendienst

## Das Team

- 3 Bauinspektoren
- 1 technische Leitung
- 1 kaufmännische Leitung
- 1 Geschäftsführung
- 1 Verwaltungsfachkraft
- 1 beratender Architekt



⇒ Abdecken der gesamten Bandbreite: von der handwerklichen Soforthilfe bis zur Unterstützung im komplizierten Schadensfall

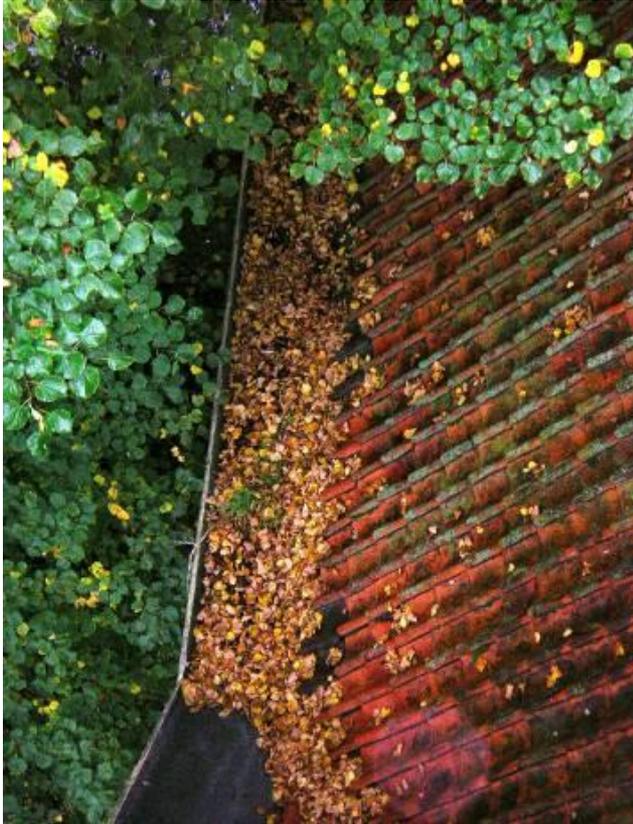
# Monumentendienst



# Monumentendienst



# Monumentendienst



# Monumentendienst



## Folgen verschleppter Wartung der Dachanschlüsse

- Durchfeuchtung des Gebälks, des Deckenputzes und des Außenmauerwerks
- Schimmel
- Zerstörung der Zugwirkung von Deckenbalken (Sparrendach)
- Schwammbefall



# Monumentendienst

Vor Ort



# Monumentendienst

Vor Ort



# Monumentendienst

Sofortmaßnahme



## SPRECOMAH

### Platforms of practical exchange

As a result of the expanding interest in preventive conservation, interdisciplinary seminars (SPRECOMAH-Seminars on PREventive COnservation, Maintenance and Monitoring of the Architectural Heritage) brought together experts in conservation with the main aim to draft **guidelines for promoting preventive conservation activities**.

Documentation and monitoring is essential: dr. Mario Santana introducing the different types of recording techniques.



Participants of the SPRECOMAH seminar, 2007



The role of non-destructive investigation tools: expert from BAM institute Berlin demonstrating the infrared radar technique.

The results of the seminars pointed to the **gap** in collaboration **between research and practice** and to the **potentials** of complementing existing **technical tools**.

<http://sprecomah.eu>

## PRECOMOS network

The sustainability of the Monumentenwacht experience, the results of SPRECOMAH and the basic aims of UNESCO/WHC steered the creation of an **international network of experts**.

<i>Name:</i>	<b>PRECOMOS</b> <b>PREventive COnservation, Monitoring and Maintenance of Monuments and Sites</b>
<i>Type:</i>	Open international worldwide network
<i>Founded by:</i>	Raymond Lemaire International Centre for Conservation – RLICC (Belgium) and Monumentenwacht Vlaanderen – MWV (Belgium)
<i>Founded in:</i>	October 2007
<i>Member:</i>	Over 100 members from different NGOs, Universities, private and public research institutions, ICOMOS chapters, UNESCO chairs, freelance experts, local and national authorities for cultural heritage protection.
<i>Member countries:</i>	Australia, Austria, Bahrain, Belgium, Canada, China, Croatia, Ecuador, Egypt, France, Germany, Great Britain, Greece, Hungary, Iran, Israel, Italy, Malta, Mexico, Netherlands, Norway, Pakistan, Peru, Poland, Portugal, Romania, Slovakia, Slovenia, Spain, Sweden, Switzerland, Syria, Tunisia, Turkey, United Arab Emirates, United States.
<i>Activity:</i>	First meeting of the network members 17-19/12/2007 in Leuven (Belgium)
<i>Tasks:</i>	<ol style="list-style-type: none"><li>1. Provide an international experience-exchange platform;</li><li>2. Develop projects to enhance exchange;</li><li>3. Develop new appropriate tools and techniques to improve preventive preservation strategies;</li><li>4. Develop exemplary field applications considering the variety of cultural and social contexts.</li></ol>
<i>Short-term:</i>	Serve as scientific support to the <b>UNESCO chair on Preventive conservation</b>

## UNESCO Chair

The network provides an international experience-exchange platform, and aims to serve as support to the **new UNESCO chair on preventive conservation, maintenance and monitoring of monuments and sites**, established in 2008, on behalf of the RLICC (K.U.Leuven), MWV and the University of Cuenca.

The chair aims to identify research and educational activities within it, so to contribute to:

- Identifying the **particularities** of preservation **policies and practices**;
- Developing new **appropriate tools and techniques** to improve preventive preservation strategies;
- Developing **legal frameworks**, policies and **exemplary field applications** considering the variety of cultural and social contexts.

Preventive conservation principles on worldwide scale can effectively contribute to **cost-efficiently preserve authenticity**, to **valorize the intangible heritage** (traditional techniques) and to **enhance social involvement** in preservation.



WH Site Historic city of Cuenca (Ecuador) – focus area of maintenance plan in preparation by Universidad de Cuenca and the K.U. Leuven.

## 'Monumentenwacht'



Tuned with the **demand of maintenance** and a **social expression** of its need, in 1973 the organisation 'Monumentenwacht' was created in the Netherlands. Since 1990 several implementations of this model have been set up in Europe (Belgium-Flanders, Denmark, England, Scotland, Italy, Hungary, Germany).

These **non for profit** organisations provide advice on a **regular maintenance and preventive measures** for valuable buildings with **regular inspections** of one entire building by two experts, and a **final report** to be used by owners for adequate management. By monitoring changes and maintaining with minimal intervention, large and costly restorations are avoided.

Four main **conservation goals** are achieved:

- **retention of authentic material,**
- **cost-efficient management,**
- **public involvement**
- **raised awareness.**



Regular maintenance with minimal intervention:  
Monumentenwachter replacing broken tiles on a roof.



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## Preventive Conservation Maintenance and Monitoring of Monuments and Sites

### Preventive attitude towards built heritage: the basis of conservation

The importance of regular maintenance and preventive interventions on built heritage was stressed already in the Venice Charter (1964) and promoted worldwide by the World Heritage Convention (1972). According to these texts, preventive attitude implies **adequate technical improvement, proper management and social involvement.**



Due to its **fundamentally sustainable character** it is becoming today a **key-field** in conservation.