



S.O.I. Standards & Guidelines



Secretary Of the Interior Standards

For the Treatment of Historic
Properties





SOI



The 3 “Rs” +1 Preservation, Rehabilitation, Restoration, and Reconstruction Projects



THE SECRETARY
OF THE INTERIOR'S
**STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES**

WITH
**GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS**



U.S. Department of the Interior
National Park Service
Technical Preservation Services



4 Treatment Standards

Preservation

Preserve Existing Form

Rehabilitation

Allows for a new compatible use

Restoration

Restored to a certain significant period in time

Reconstruction

New Construction with Accurate Documentation

Preservation?



Preservation



Restoration



Rehabilitation



Reconstruction





Standards are applicable to certain situations

- **Standards and Guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction Projects**
- **Preservation** is defined as the act or process of applying measures necessary to **sustain the existing form**, integrity, and materials of an historic property.
- **Rehabilitation** is defined as the act or process of making possible a **compatible use** for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
- *The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.*
- **Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared **at a particular period of time** by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
- **Reconstruction** is defined as the act or process of depicting, by means of **new construction**, the form, features, and detailing of a **non-surviving site**, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.



Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Rehabilitation

10 Basic Standards

#6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.



Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



SOI



Day use Senior Center – A Mining Host House Meeting Rehabilitation Standards and Guidelines

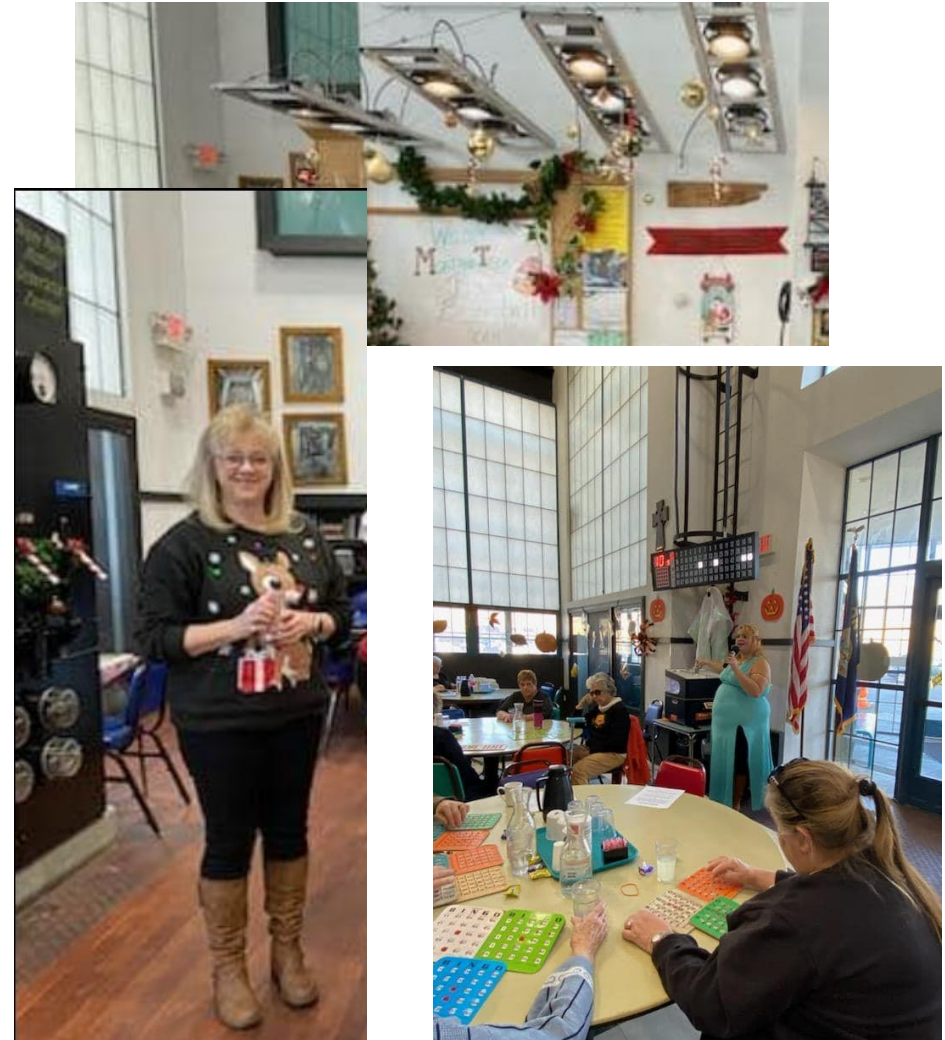






SOI

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER



Rehabilitation Guidelines



GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

Identify, Retain, and Preserve Historic Materials and Features

Protect and Maintain Historic Materials and Features

Repair Historic Materials and Features

Design for the Replacement of Missing Historic Features

Alterations

Code-Required Work: Accessibility and Life Safety

Resilience to Natural Hazards

New Exterior Additions and Related New Construction

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED

Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.

NOT RECOMMENDED

Cleaning or removing paint from masonry surfaces using most abrasive methods (including sandblasting, other media blasting, or high-pressure water) which can damage the surface of the masonry and mortar joints.

Using a cleaning or paint-removal method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage some types of masonry (such as using acid on limestone or marble), or failing to neutralize or rinse off chemical cleaners from masonry surfaces.



[3] Not Recommended:

The white film on the upper corner of this historic brick row house is the result of using a scrub or slurry coating, rather than traditional repointing by hand, which is the recommended method.

[4] Not Recommended:

The quoins on the left side of the photo show that high-pressure abrasive blasting used to remove paint can damage even early 20th-century, hard-baked, textured brick and erode the mortar, whereas the same brick on the right, which was not abrasively cleaned, is undamaged.



Flagstaff soft brick



Rehabilitation Standards + Flood Adaptation

- Flood Adaptation (New)



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
REHABILITATION &

GUIDELINES
ON **FLOOD
ADAPTATION** FOR
REHABILITATING
HISTORIC
BUILDINGS



U.S. Department of the Interior
National Park Service
Technical Preservation Services



(a) Photo: Rubion Construction Co., LLC



(b) Photo: Rubion Construction Co., LLC



(a) Photo: Westfield Architects & Preservation Consultants



Rehabilitation

Utilized for Federal 20%
Historic Preservation
Investment Tax Credit



Questions?

<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>