



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

with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings

Eric Dray Consulting
Historic Preservation Planning
258A Bradford Street
Provincetown, MA 02657
ericedray@gmail.com

What are they?

Four treatment approaches:

1. Preservation

Sustain the existing form, integrity, and materials of an historic property.

2. Restoration

Depict a property at a particular period of time in history, while removing evidence of other periods.

3. Reconstruction

Re-create vanished or non-surviving portions of a property for interpretive purposes.

4. Rehabilitation

Acknowledges the need to alter or add to an historic property to meet continuing or changing uses while retaining the property's historic character.

Where did the Rehabilitation Standard come from?

- 1966 - National Historic Preservation Act passed
- 1976 - Tax Reform Act passed
- 1977 - Secretary of the Interior's Standards for Rehabilitation published
- 1992 - Revised
- Have become standard for review at federal, state and local level

Standard 1

“New wine in an old bottle”

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.

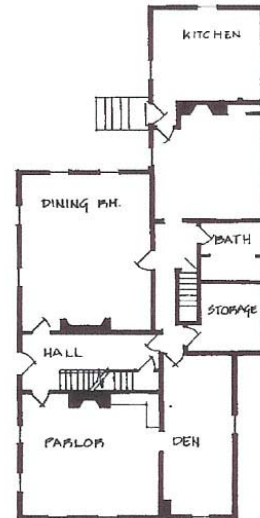


Note McDonald's sign over front door of this late-Federal-style house in Freeport, ME.

Standard 2

“Keep important features and spaces”

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.



Existing first floor plan prior to rehabilitation. Note outline of shelving units added to the right of the parlor fireplace during the 1960s rehabilitation.



First floor plan, after rehabilitation. Alterations to intact spaces at the front of the first floor (hall, parlor, dining room) destroyed the spatial symmetry characteristic of the formal 18th-century interior design.

Standard 3

“No fake history”

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.



Piazza San Marco, Venice recreated at Epcot Center, Disney World.

Standard 4

“Keep significant layers”

Changes to a property that have acquired historic significance in their own right will be retained and preserved.



Unusual dormer added to front roof of early Cape.



Artist studio window added to house.

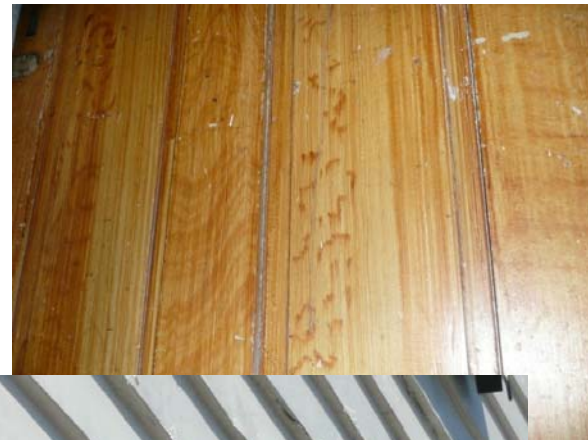
Standard 5

“Keep important materials, techniques”

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



Queen Anne-style house, a style known for use of different surface treatments.

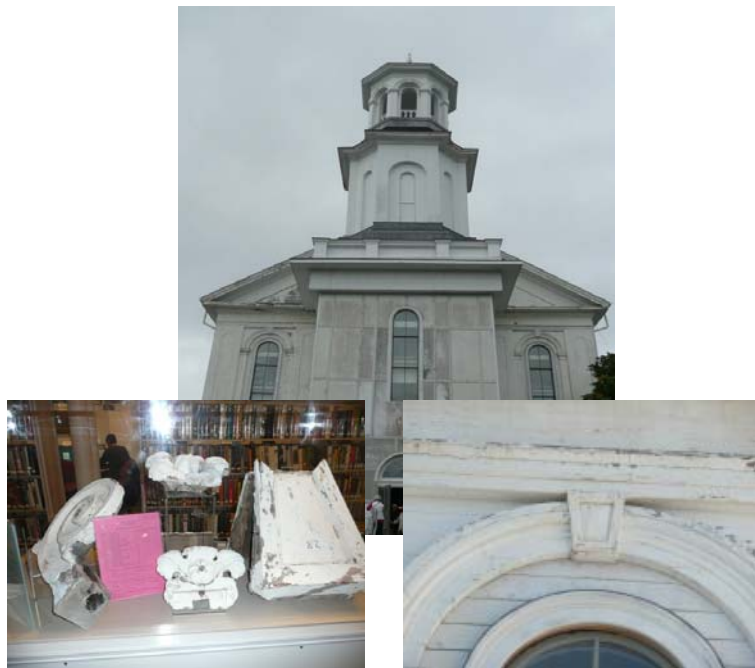


Above: Faux graining. Below: Patina of aged clapboard.

Standard 6

“If can’t preserve, replace-in-kind”

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.



E.g. of ornamental details allowed to be replicated with composites.



E.g.s where replacement windows do not replicate the original windows in all details.

Standard 7

“Clean carefully”

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.



Standard 8

“Rest in peace”

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.



Standard 9

“The same but different”

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.



PAAM, Provincetown – addition used same materials in different way.



E.g. where site work is incompatible – new parking extends to edge of building and changes setting.

Standard 10

“Make it reversible”

New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

