



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES
WITH
GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS



Commissioner Training
Secretary of the Interior's Standards for Rehabilitation
June 26, 2023

Secretary of the Interior's Standards (SOI)

- NHPA 1966
- 36 CFR 68
 - 1978
 - 1983
 - 1995
- <https://www.nps.gov/articles/000/treatment-standards-history.htm>

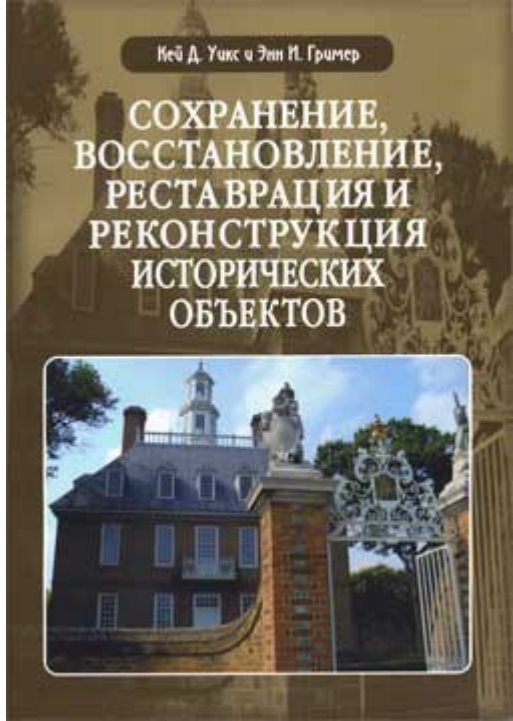
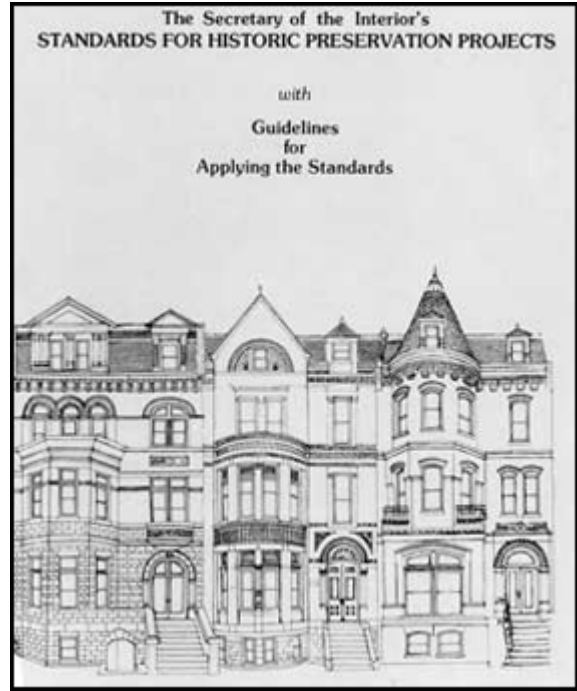


SOI Standards for Rehabilitation

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.

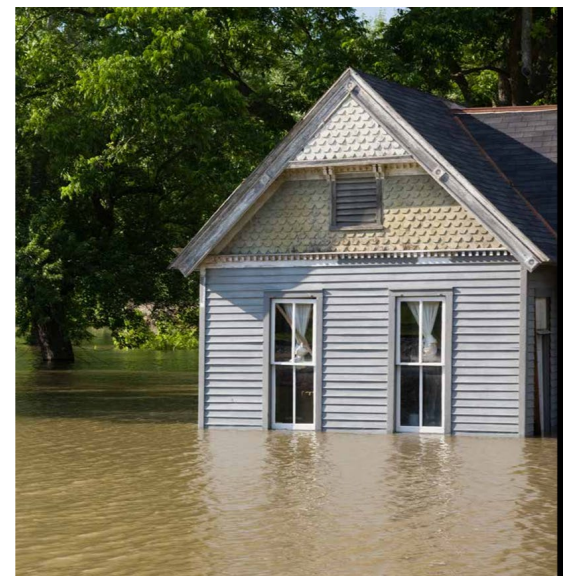


SOI Guidelines



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & ILLUSTRATED GUIDELINES ON SUSTAINABILITY FOR REHABILITATING HISTORIC BUILDINGS

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



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





DESIGNED FOR
HISTORIC PROPERTY OWNERS
DISTRICT COMMISSIONERS
COMMUNITY OFFICIALS
DESIGN PROFESSIONALS
ARCHITECTS AND DEVELOPERS

::Preserving Historic Character::

REHAB

The REHAB YES/NO LEARNING PROGRAM has been specially designed to make a point about how careful planning prior to rehabilitation work can result in choosing approaches that preserve the character of historic buildings in our nation's communities. Twenty brief, illustrated project case studies focus on BASIC issues that frequently arise in the process of making changes for a continuing or new use, including exteriors, interiors, sites, and new additions.

Ten YES projects met the Secretary of the Interior's Standards for Rehabilitation, while ten NO projects did not. In an abbreviated format, you can evaluate the existing condition and appearance of the historic building *before* work, learn what repairs, alterations, and additions were undertaken, then see firsthand how the historic character was either preserved or lost during rehabilitation.

Understanding common preservation issues can help community decision-makers in the process of reviewing their own projects in historic districts—and help owners plan their work in a way that consistently preserves the historic character!

YES

NO



The historic character...

This 1870 Italianate rowhouse was located in a historic district within a heavily populated area. The owners planned to use most of the building for rental housing and a portion of it for their own living quarters. It is evident from this photograph that the facade, covered with a brownstone veneer, was in a very serious state of deterioration.

Typical of a great many rowhouses of the mid-nineteenth century in this area, the building was faced with a rather poor quality sandstone. In addition, it is likely that the blocks of stone were incorrectly laid.

Instead of placing the stones on their natural bedding plane as they lay in the quarry—the correct method—the blocks of stone were "face-bedded." This caused the stones to scale in layers because they were placed on end with their bedding planes parallel to the face of the wall.

...and how it was preserved in the rehabilitation.

The owners selected a technique of stone repair that called for the delaminating stone to be scaled back to a sound layer. This would provide a "key" or "bond" for a coat of portland cement stucco.

The first coat of stucco applied to the stone substrate was tooled to match, as much as possible, the original shape, design, and profile of the stone trim and moldings. It was then covered over with a finish coat of stucco, pigmented like brownstone, and finally, scored to resemble the original blocks of stone. The resulting work matched the original appearance, but was a slightly simplified version, notably the foliated door brackets and molded window architraves (see photos, right). All in all, the resurfacing technique was satisfactory, and the rehabilitation project met the Standards. **Standard 6**, of particular importance in the project, is referenced on the right.



Window detail. Deteriorated brownstone before stucco repair.



Same detail, after stucco repair. Simplified, but met the Standards.

Standards in Action

Standard 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 historic features shall be substantiated by documentary, physical, or pictorial evidence.

::go to the standards::



Detail, doorway brackets.



"Brownstone" rowhouse after stucco repair.

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2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



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Exterior steel window unit in an advanced state of decay.



Matching replacement window units.



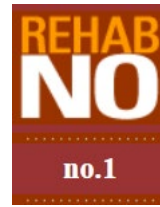


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9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.





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REHAB
NO
no.2

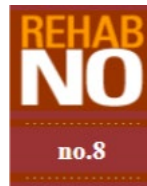


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