

Standards and Guidelines



The Secretary of the Interior's Standards for Rehabilitation



- Not restoration
- Not preservation
- Not reconstruction

What is Rehabilitation?



REHABILITATION: The process of making a property useful again, through repair, alterations, and/or additions while preserving those features which are significant to its historic, architectural, and cultural values.

What is Rehabilitation?



But wait a minute . . .



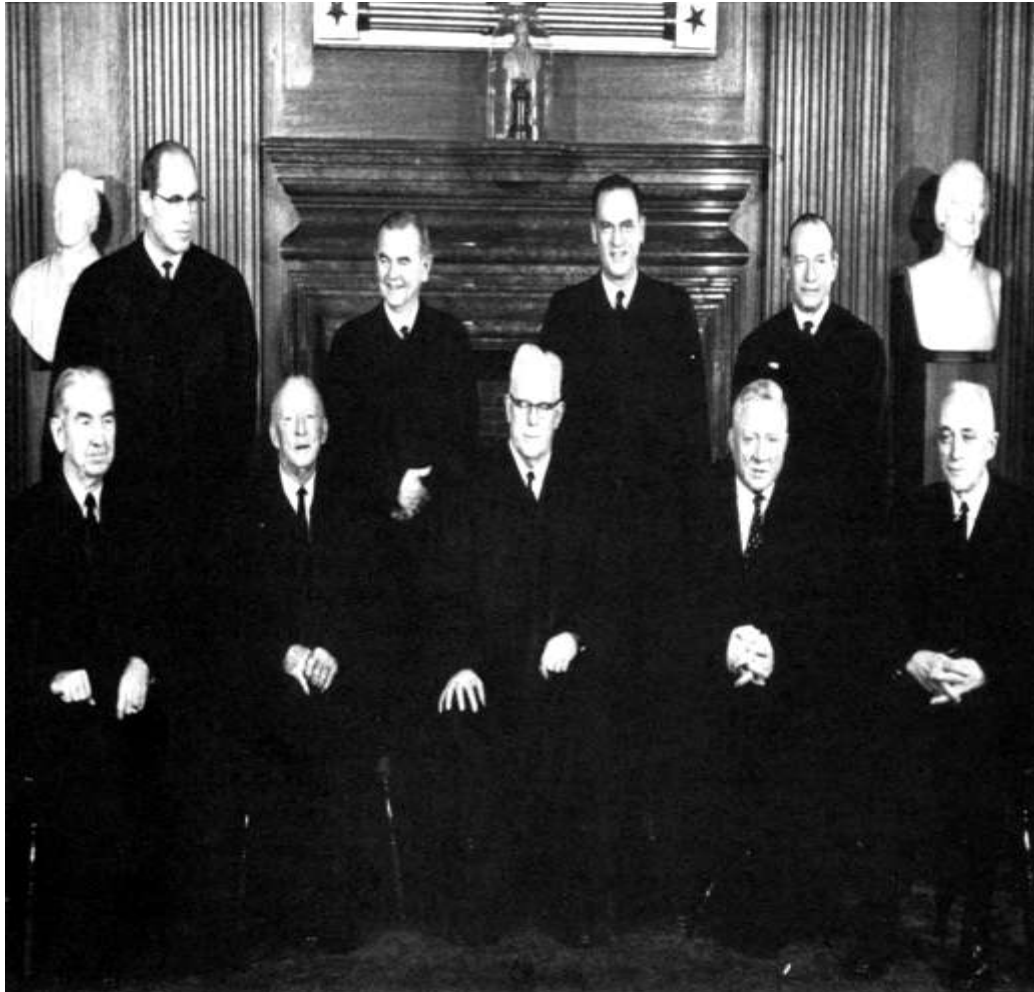
Rehabilitation may include the three other treatments:

Preserve the wood trim

Restore the windows

Reconstruct the porch

Positive: Written broadly



Negative: Written broadly



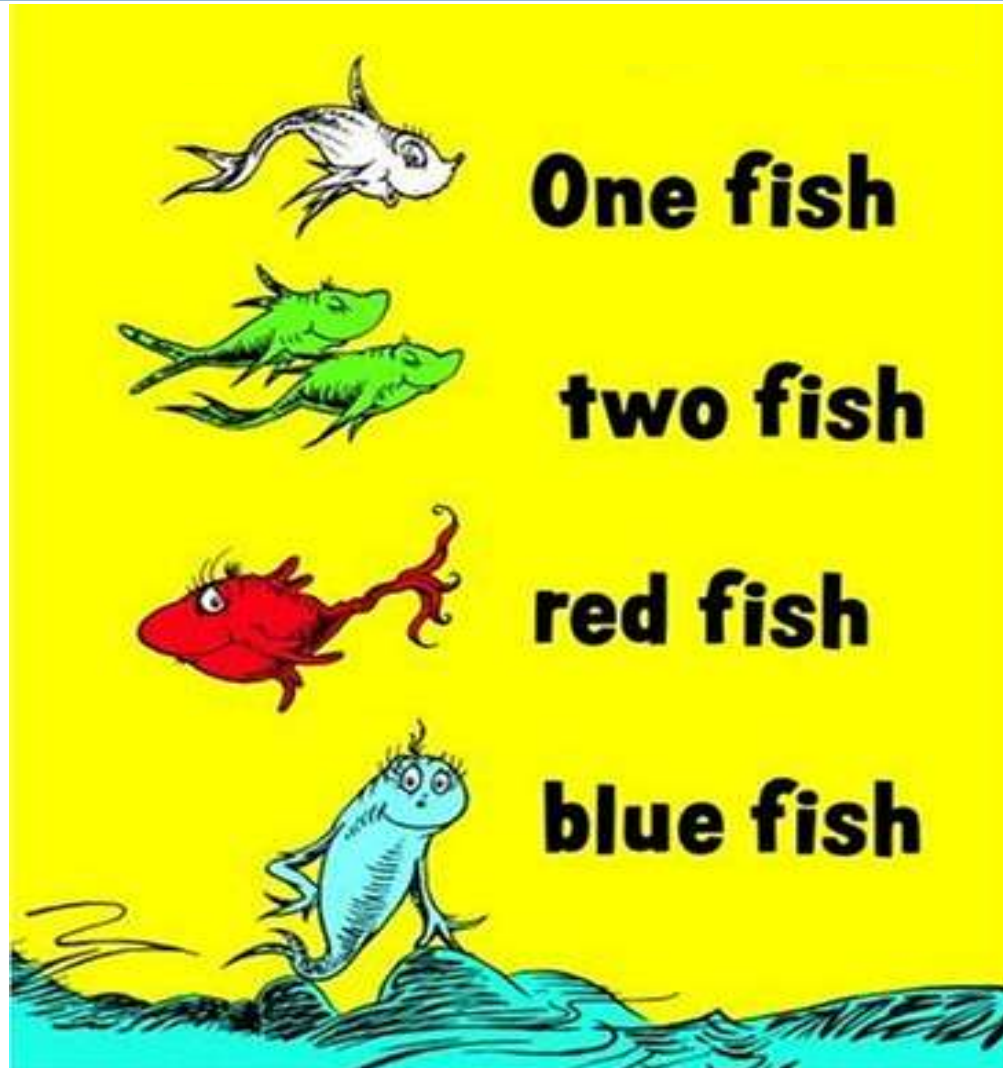
What people want

LAUNDRY LIST	No.	PRICE	TOTAL
Trousers/Pants/Slacks/Skirts		\$4.00	
Shirts/Blouses		\$3.00	
Formal Shirts/Special		\$3.75	
Polo Shirts/Color T-Shirts		\$2.25	
Shorts		\$2.50	
Undershirts/Singlets/White T-Shirts		\$1.25	
Undershorts/Panties		\$1.00	
Slips		\$2.00	
Brassieres		\$1.50	
Handkerchiefs		\$0.75	
Socks		\$1.00	
Nightgowns/Pajamas		\$3.25	
Sweatsuits		\$3.50	
Jumpsuits		\$4.50	
Other			
Other			
Subtotal			\$

For shirts only: Stan

Special Instructions:

What people need



Standard #1



Retain the original use, or find a compatible use that requires minimal change to the building.

Don't bite off more than you can chew!



Standard #1

- Buildings may no longer be needed for their original use.
- Might be seen as outdated, too small, or impractical.
- In those cases, the new use should protect the building's historic integrity.



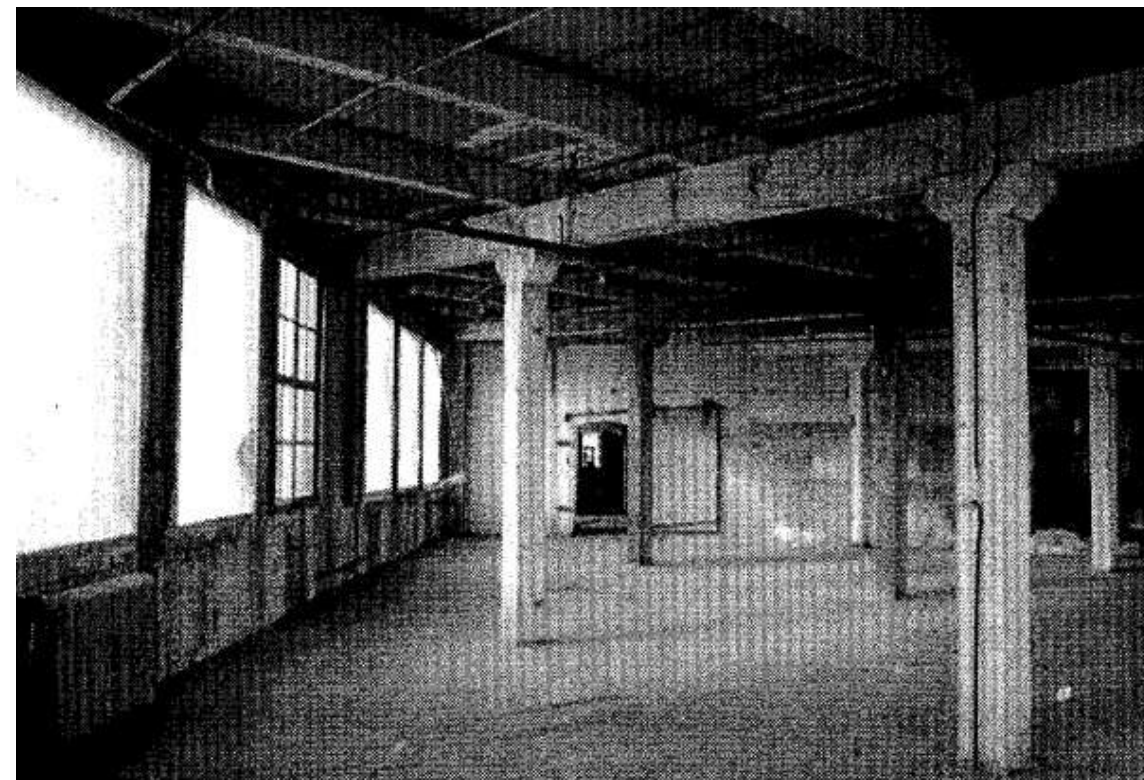
Standard #1



Standard #1



Standard #1



Standard #2



Avoid the destruction of the distinguishing original qualities of a building.

Dance with the one who brought you!



Standard #2



- Once demolished, it is often impossible to go back!
- A successful rehab will retain the significant features of the building.

Standard #2



Commercial districts often vary from building to building - but they also share common characteristics.



Houses in residential neighborhoods were often built at the same time as their neighbors, and in the same style.

Standard #2

Buildings can have many details, or none at all.

“Distinguishing quality”
can be as simple as
shape, material, or size.



Standard #2

In cases where little remains, the interior can be greatly modified.



Standard #3



Avoid the creation of an earlier, non-historic appearance.

A half truth is a whole lie!



Standard #3



Fake historic features often compete with authentic architectural elements, as in this Cañon City example.

And don't gild the lily!



Standard #3



Standard #4



Recognize and respect significant changes that have been made to the building over time.

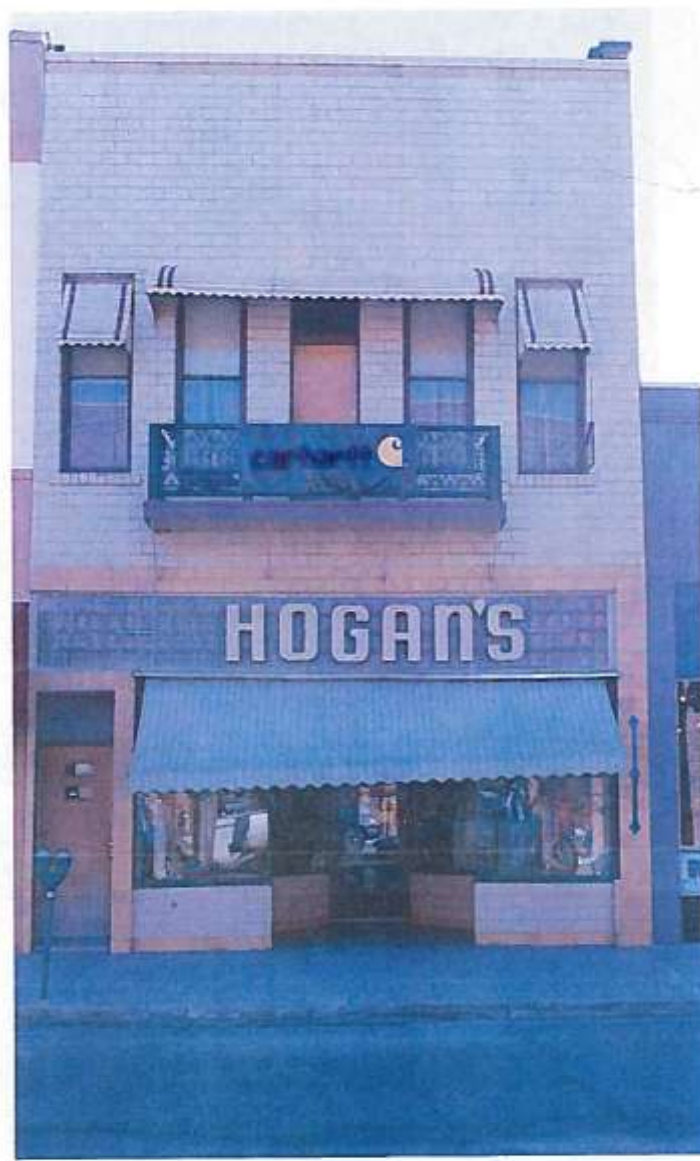
Don't throw the baby out with the bath water!



Standard #4



- What is the change?
- When did it take place?
- How elaborate is it?
- Is it well-built?
- Is it on the front, the rear, or someplace else?



Standard #5



Protect and preserve distinctive features, finishes, and examples of skilled craftsmanship.

If it ain't broke . . .



Standard #5



- Historic craftsmanship should be protected wherever possible.
- Some features can be difficult or expensive to replace.

Standard #5



- Elements such as doors and windows are often replaced or removed.
- The results can be dramatic- in a bad way...



Standard #6



**Repair deteriorated features instead of
replacing them
(or replace in-kind)**

All that glitters is not gold.



Standard #6



Repairing original features allows the building to retain its architectural integrity.

Replacing, rather than repairing, can have a major effect on a historic building...



Standard #6



Standard #6



Repairs can be as simple as painting...

...or as complicated as epoxy repair.



Standard #6



Deteriorated parts can be used as templates for new, matching material.

Standard #6



Even when things
look really bad...

Standard #6

...the surviving elements can be used to reconstruct the whole feature.

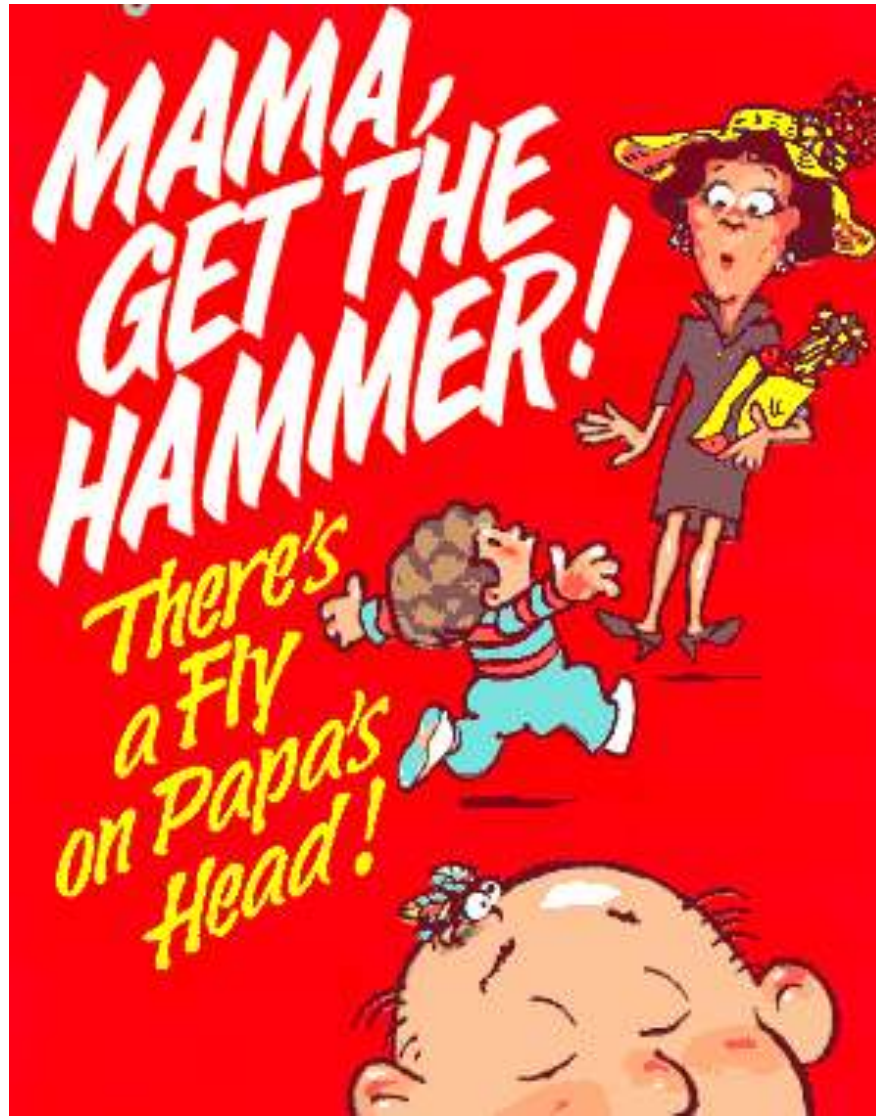


Standard #7



Clean structures properly - avoid abrasive or damaging cleaning techniques.

Don't use a hammer when a fly swatter will do!



Standard #7



Standard #7



- “Simple and gentle” cleaning methods work the best.
- Soap and water
- Chemicals
- Low-pressure “sand”blasting.
- Gentle scraping.

Standard #7



Standard #7



Harsh cleaning
methods can damage
historic brick & stone.

The damage is often
irreversible.

Standard #8



Protect and preserve archaeological resources.

Let sleeping dogs lie . . .and,



Call before you dig!



Dig Safely.

Standard #8



- People have lived on the Great Plains for thousands of years.
- More than 10,000 archaeological sites have been recorded in Nebraska.
- Resources might be uncovered during a project.

Standard #8

- In this urban example, when a parking lot was scraped off...
- An old neighborhood underneath was revealed.
- Archaeologists were able to learn more about the history of pioneer-era Denver.
- Construction on this site resumed when the archaeological investigations wrapped up.



Standard #9



**Use compatible designs for new additions
and other alterations.**

Don't let the dog wag the tail!!



©Linda Silvestri

Standard #9



- ❑ This Aspen addition is placed far back from the street.
- ❑ Matches the original house in form, color, and design, but...
- ❑ Clearly different from original style- you can tell what's new and what's old.

Standard #9

- ❑ Placed away from the street.
- ❑ Similar color and materials, but modern design.
- ❑ No “historic” details.
- ❑ Modern, yet compatible.



Standard #9



- ❑ This addition overwhelms the original, one-story structure.
- ❑ Does the building still read as a small cottage?

Standard #9

- Rooftop additions can hurt integrity.
- Move rooftop additions to rear of building to minimize impact.
- Consider the view from down the street.



And don't be too matchy-matchy!



Let's get
matchy matchy.

Standard #9



- An addition which matches the original TOO well can be confusing.
- Which part of the house is original, and which part is an addition?



Standard #10



New additions should be constructed so that, if removed in the future, the integrity of the historic property remains intact.

An ounce of prevention is worth a
pound of cure!



Standard #10



Standard #10



- New additions should require minimal alterations to the original building.
- Here, the support goes right through a window.

FRESH

INFILL SHOULD BE FRESH!!



What is **F.R.E.S.H.**??

□ Footprint

- **R**oof Shape
- **E**nvelope
- **S**kin
- **H**oles



F.R.E.S.H.

F_{ootprint}

The Footprint of the new structure should be similar to the ones surrounding the new structure.



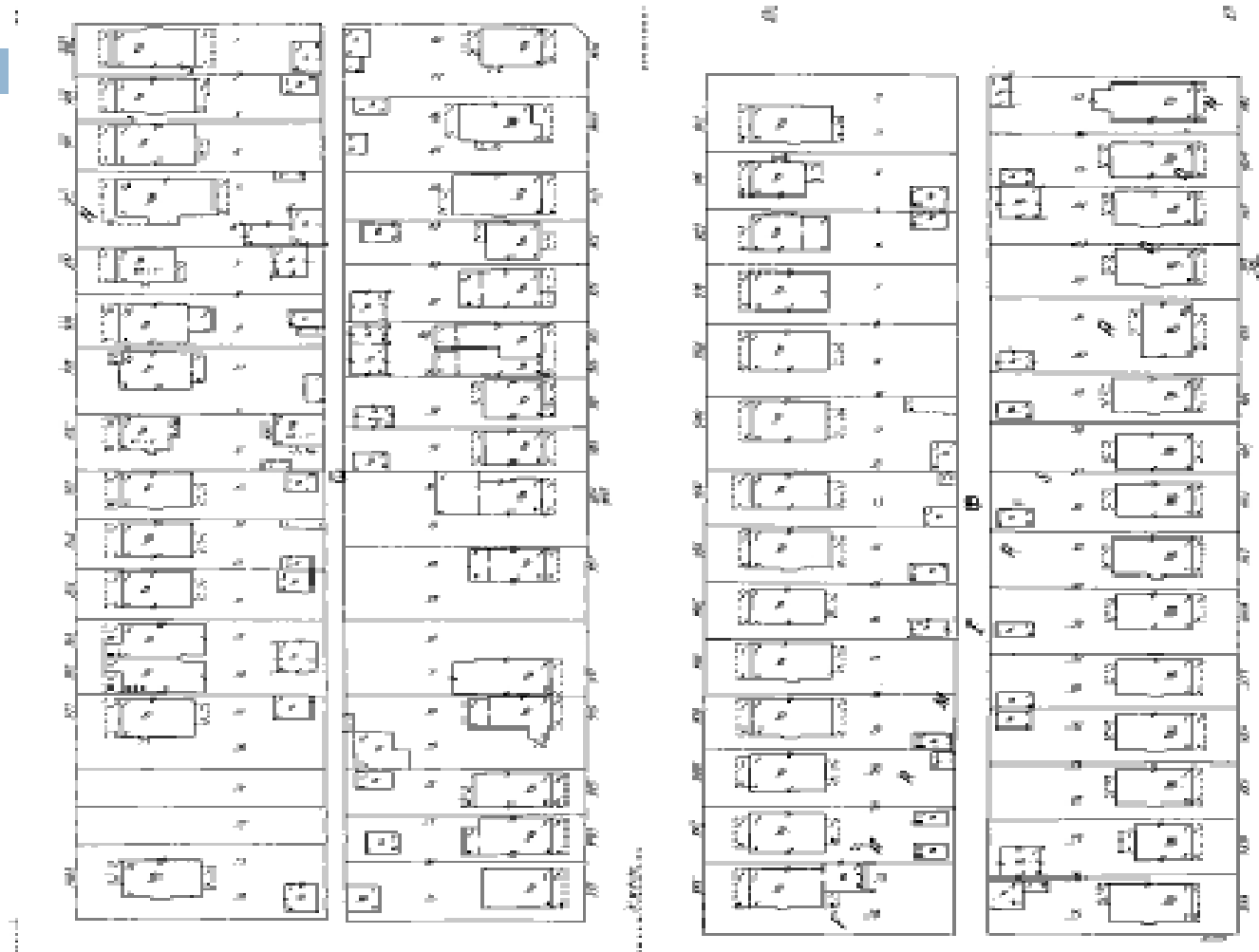
Footprint



- Oversized footprints make for oversized buildings!
- FRESH infill projects have footprints which are compatible to surrounding buildings.



Footprint



Footprints are often very similar in neighborhoods.

F.R.E.S.H.

R_{oof} Shape

The new Roof should match existing Roofs in pitch, complexity, and orientation.



Roof Shape



In many neighborhoods, the rooflines are very uniform.

Roof Shape



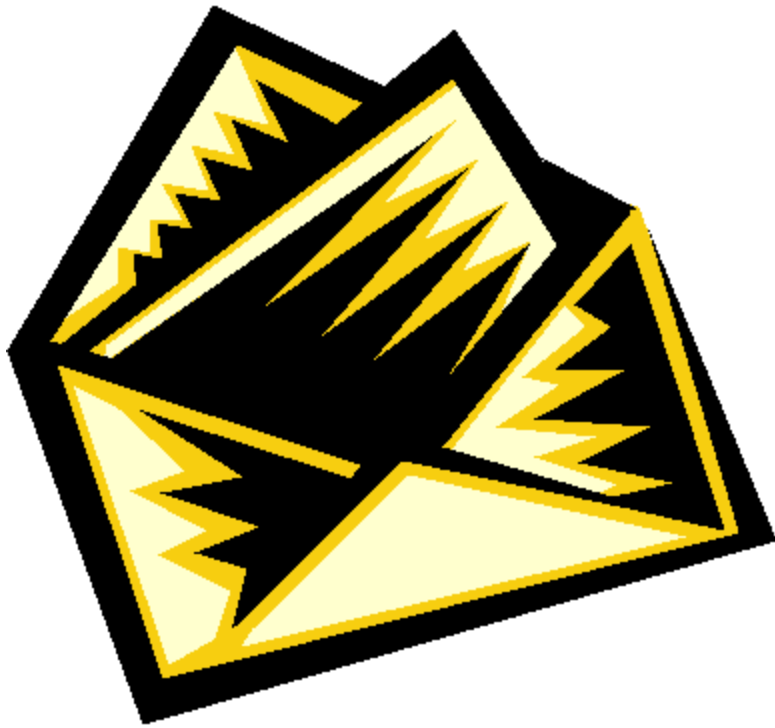
Combine the different size and the different roof shape, and you've got a house that just doesn't fit in.

F.R.E.S.H.

E_{nvelope}

The new structure should match the existing in projections, height, bulk, height-width ratio, etc.

Envelope



- The “envelope” is the outside of the building.
- If you shrink-wrapped a building and then removed everything but the shrink-wrap, you’d have the “envelope.”

Envelope



- The shell or “envelope” is the first thing many people see when they look at a building.
- Consequently, if infill buildings look “wrong,” the envelope is often to blame.

F.R.E.S.H.

S_{kin}

New structures should be clad in a visually and physically similar material.

Skin



Materials can vary widely in style...

Skin



Building materials often played a critical role in 19th- and 20th-century architectural design.

F.R.E.S.H.

Holes

Doors, windows, and other openings should mimic the style and pattern used on surrounding structures.

Holes



Solid to Void Ratio:

The ratio between a building's walls (the “solid”) and the openings in the walls (the “void”)



Holes

Buildings can
be 100%
“solid”, or...

Holes

...they can be
100% “void.”



Holes



In most cases, however, the ratio is somewhere in between.



FRESH



So what is FRESH?

FRESH

is...

- A way to remember the key components of good building design.
- A guide to creating compatible buildings for downtowns and neighborhoods.
- A means of encouraging new design while protecting historic resources.

