

***Rehabilitate Historic Properties
The Right Way***

***With the Secretary of The Interior's
Standards For Historic Properties***


 New York State Office of Parks, Recreation and Historic Preservation Division for Historic Preservation

Not all historic properties have received proper treatment ...

In order to maintain and retain historic properties for future enjoyment, the **Secretary of the Interior Standards** are essential

Preservation

Rehabilitation: “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.”

Restoration

Reconstruction

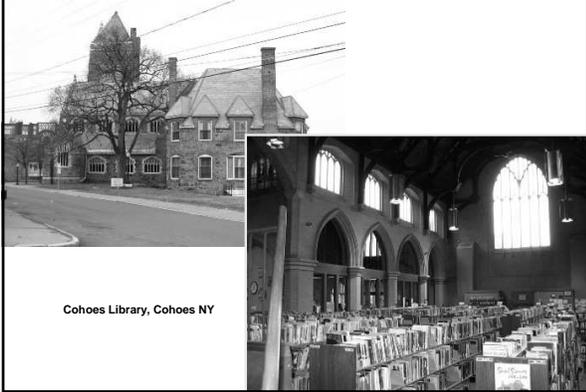
The ten “Standards” comprise the “bible” for all treatments involving historic properties. They are guidelines that establish a philosophy for historic preservation. The Standards underlie all formal reviews for historic properties and form the basis for proper preservation and rehabilitation work.



The “Standards” in a Nutshell

1. **Compatible use: original use is the best.**
2. **Do not remove or alter “character defining” features.**
3. **Do not create a false history (unless you are Walt Disney).**
4. **Historic changes are part of the building’s character.**
5. **Retain distinctive finishes, materials, techniques & craftsmanship.**
6. **Repair historic features; replace “in kind” if repair is not feasible.**
7. **“Do no harm;” use appropriate treatments.**
8. **Avoid archeological resources.**
9. **Additions should be distinct but compatible in materials, scale and massing.**
10. **New construction/additions should be as reversible as possible.**

1. Compatible use: original use is the best, but...



1. Compatible use: original use is the best, but...

Former railroad station ...now a restaurant.



1. Compatible use: original use is the best, but...

Former Opera House: a good fit for a movie theater



2. Do not remove or alter “character defining” features.



Palace Theater, Albany, NY

Many historic features are obvious, such as decorative plaster.

Others, such as columns, *should* be obvious



2. Do not remove or alter “character defining” features.

...or a vernacular Adirondack Style porch detail.



Woodchuck Lodge, Roxbury, NY

2. Do not remove or alter “character defining” features.

Others are more subtle but equally important.



New York City

2. Do not remove or alter “character defining” features.

Painting a masonry building can drastically alter its historic character.

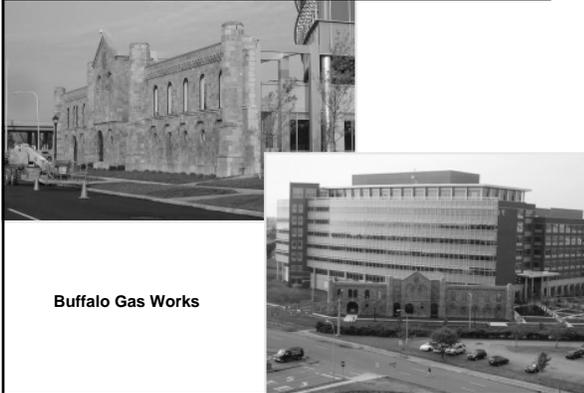


2. Do not remove or alter “character defining” features.

Keeping just the facade of an historic buildings is not preservation...it's a trophy!



2. Do not remove or alter “character defining” features.



Buffalo Gas Works

3. Do not create a false history.

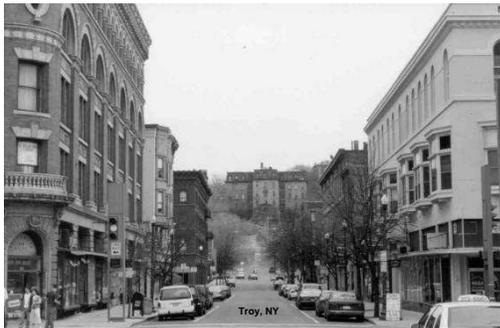
“Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”

3. Do not create a false history.



3. Do not create a false history.

Genuine historic sites possess a rich historic fabric that can not be matched by places that imitate.



4. Historic changes are part of the building's character.

“Most properties change over time - those changes that have acquired historic significance in their own right shall be retained and preserved.”

4. Historic changes are part of the building's character.

This 1810 Essex warehouse was remodeled in 1899 when it was converted into a library. The added picturesque balconies and brackets have become a part of the historic fabric.



5. Retain distinctive finishes, materials & craftsmanship.



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Avoid demolition of interior moldings, intact plaster, doors, windows, etc.



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6. Repair historic features; replace “in kind” if repair is not feasible.

“Deteriorated historic fabric shall be repaired rather than replaced. When 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 features shall be substantiated by documentary, physical, or pictorial evidence.”

6. Repair historic features; replace “in kind” if repair is not feasible.

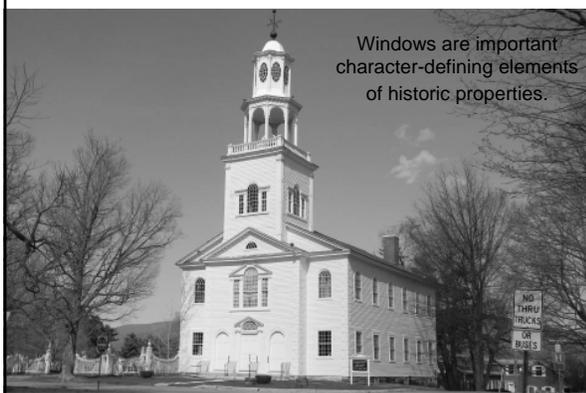
The complete replacement of historic material is rarely necessary.



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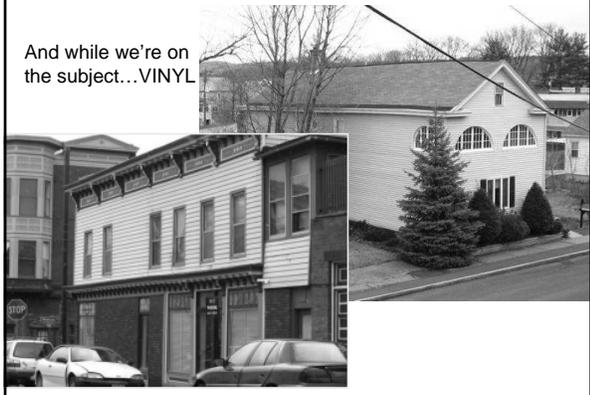
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Windows are important character-defining elements of historic properties.



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And while we're on the subject...VINYL



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7. "Do no harm;" use appropriate treatments.

Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The cleaning of structures, if appropriate shall be undertaken using the gentlest means possible.



7. "Do no harm;" use appropriate treatments.

Power washing can damage masonry when pressure is high. The hard surface has been removed from the brick in a misguided attempt to remove the originally intended paint finish.



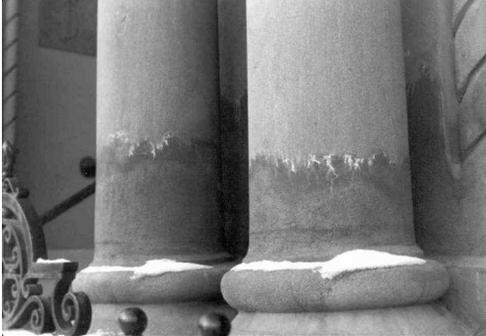
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A wandering masonry saw has cut the brick along with the mortar. Special care must be taken with mechanical mortar removal.

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The use of de-icing salt can result in efflorescence in masonry that can lead to eventual spalling.



8. Avoid archeological resources, if possible; if not...record.

"Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."

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Archeological study gives us a view of history that has been hidden over time.



8. Avoid archeological resources, if possible; if not...record.

Even the everyday contents of an old privy contain important information on how our ancestors lived.



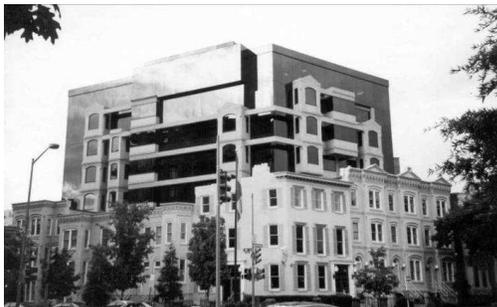
9. New construction should be distinct but compatible in materials, scale and massing.

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a 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.”

9. New construction should be distinct but compatible in materials, scale and massing.

Large glass box appears to emerge from the roofs of these townhouses. “Matching” bays do not help much.



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Southworth Library addition
Dryden, NY

HOLT Architects
Ithaca, NY



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For historic districts as well as individual buildings.



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**10. New construction/additions should be reversible,
...as much as possible**

New additions and new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property would be unimpaired.

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