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

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



 Created by the Historic Preservation Field Services Bureau Technical Services Unit

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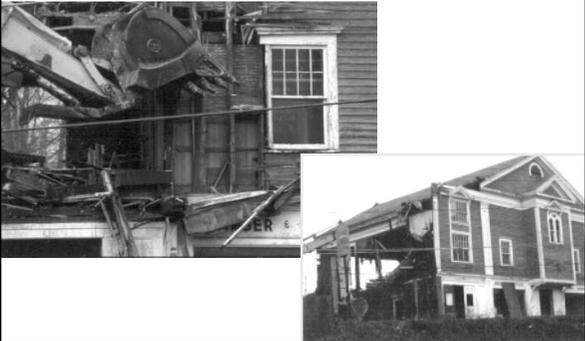
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Not all historic properties have received proper  
treatment ...




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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

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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.



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**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.**

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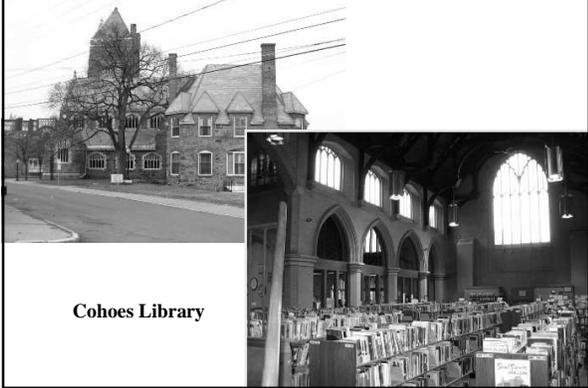
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1. Compatible use: original use is the best, but...



Cohoes Library

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

Former railroad station ...now a restaurant.



Oneonta Railroad Station

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

Former Opera House: a good fit for a movie theater



Smith's Opera House, Geneva, NY

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

Many historic features are obvious, such as decorative plaster.

Palace Theater, Albany, NY



Others, such as columns *should* be obvious

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

...or a vernacular Adirondack Style porch detail.



Woodchuck Lodge, Roxbury, NY

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

Others are more subtle but equally important.



New York City

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

Painting a masonry building can drastically alter its historic character.



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

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



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**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.”

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3. Do not create a false history.



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3. Do not create a false history.

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



Troy, NY

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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.”

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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.



Belden Noble, Essex, NY

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5. Retain distinctive finishes, materials, techniques & craftsmanship.

“Distinctive features, finishes, and construction techniques are examples of craftsmanship that characterize a historic property shall be preserved.”

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**5. Retain distinctive finishes, materials, techniques & craftsmanship**

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



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5. Retain distinctive finishes, materials, techniques & craftsmanship.

Removed historic building fabric should be properly stored and prepared prior to reinstallation.



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5. Retain distinctive finishes, materials, techniques & craftsmanship.

Slate sidewalks are important to the appearance of this historic district and they should be preserved.



Warwick, NY

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5. Retain distinctive finishes, materials, techniques & craftsmanship.

It is also important to retain historic fabric that is not usually visible like this tower clockwork.



Troy, NY

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5. Retain distinctive finishes, materials, techniques & craftsmanship.



...rather than obscure them.



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