Architectural Review and the Secretary’s Standards
The Secretary of the Interior’s Standards for the Treatment of Historic Properties:

- Preservation
- Restoration
- Reconstruction
- Rehabilitation
Rehabilitation makes 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.
The Secretary of the Interior’s Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

3. 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.

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

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

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

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

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

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.

10. New additions and adjacent or related new construction shall 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.
How are projects reviewed?

- All work done on the **exterior and interior** is subject to review

- **All buildings are different** – the Standards are interpreted by THC and NPS to apply to each individual property

- Review is (generally) based on what the applicant submits to the THC
How are projects reviewed?

- **Prioritize** the significant historic spaces, materials and character that remains
- Design flexibility based on **historic character and current physical condition**
- Some work items have **prescriptive approaches**; a **reactive approach** is used for others
- All projects are given ample opportunity for design modifications—**compromise may be required**
Character-defining features:

“Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.”

Shape and size
Openings
Roof and related features
Trim
Setting
Materials
Craft details
Individually important spaces
Related spaces
Interior features
Surface materials and finishes
Exposed structure
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ANATOMY OF A MAIN STREET BUILDING
Historic Storefronts
Historic Storefronts

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**Standard 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
Historic Storefronts

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**Standard 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
Missing Storefronts

**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 features shall be substantiated by documentary, physical, or pictorial evidence.**
Missing Storefronts

**Standard 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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**Standard 3:** 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.
Windows

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Window Surveys

Repair Classes for historic windows:
I. Routine Maintenance
II. Stabilization
III. Splices and Parts Replacements

Physical issues to note when conducting a window conditions survey:
- window location
- condition of the paint
- condition of the frame and sill
- condition of the sash (rails, stiles and muntins)
- glazing problems
- hardware, and
- the overall condition of the window (excellent, fair, poor, and so forth)
Replacement Windows

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Replacement Windows
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Alternatives to Replacing Windows
Masonry Treatment

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*Repointing mortar should match the original mortar in material composition, strength, color, and joint profile.*
Masonry Treatment

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Painting and Cleaning Masonry

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Interior Spaces

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Main Street Floor Plans

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Residential Floor Plans

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Multi-Floor Buildings

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Corridors

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Interior Finishes/Historic Character

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Industrial Building

Historically Finished Building
(not an industrial building)
Interior Finishes/Historic Character

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**Interior Finishes/Historic Character**
Historic Character and Building Systems

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Other Building Features

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Missing Features

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New Features

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**Standard 10:** New additions and adjacent or related new construction shall 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.
Changes over Time

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Not every change is a good one!
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Non-Historic Changes Over Time
Pink walls: Original
Yellow Walls: 1980s renovation

Documenting Changes Over Time
Additions/New Construction

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Hazardous Materials

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Life Safety/Building Codes

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Accessibility

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Pop Quiz!
Pop Quiz

Which of the following best describes the scope of HTC design review?

• Adaptive Reuse
• Preservation
• Restoration
• Reconstruction
• Rehabilitation
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- Adaptive Reuse
- Preservation
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- Rehabilitation
This is the current condition of an interior wall in a historic property. Would this be acceptable to leave as-is and be eligible to receive tax credits?
Which of the following is NOT a primary space?

A: Hotel lobby
B: Office boardroom
C: School restroom
D: Factory manufacturing floor
E: Apartment living room
Pop Quiz

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Pop Quiz

Where would an exposed spiral duct system be most permissible?

A: Apartment living room
B: Commercial showroom
C: Church sanctuary
D: Factory manufacturing floor
E: Open-floor plan office
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