

The STANDARDS: Revealed! The Federal Perspective

2011 South Carolina Historic Preservation Conference
Columbia, SC

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March 31, 2011



National Park Service
US Department of the Interior

The National Park Service cares for public (and private) property...



NPS A Cultural Resource Subject

ARCHEOLOGY AND HISTORIC PRESERVATION:

*Secretary of the Interior's Standards and Guidelines
[As Amended and Annotated]*

Contents	Agency: National Park Service , Department of the Interior. Action: Notice.
Standards & Guidelines for:	
Introduction	Summary: This notice sets forth the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. These standards and guide interpret agency policy. The about archeological and hi
Preservation Planning	
Identification	
Evaluation	
Registration	Dates: These Standards a 29, 1983.*
Note on Documentation and Treatment of Hist. Properties	
Historical Documentation	*[The National Par "The Secretary of f Guidelines for Arc Preservation" sinc updated portions c Where NPS has of published the revis as the Historic Pre the treatment defin language and provide a link to the new material. When the 1983 language is not current but NPS has
Architectural and Engineering Documentation	
Archeological Documentation	
Historic Preservation Projects	
Qualification Standards	
Preservation Terminology	



http://www.nps.gov/history/local-law/arch_stnds_0.htm

National Park Service National Park Service U.S. Department of the Interior

Historic Preservation Planning Program



The Historic Preservation Planning Program of the National Park Service develops national policy related to historic preservation planning and carries out activities in two major areas:

1. Oversight and administration of the statewide historic preservation planning component of State Historic Preservation Office (SHPO) federal Historic Preservation Fund programs; and
2. Development and delivery of technical assistance and guidance in historic preservation planning to a broad audience, including SHPOs, federal agencies, tribes, and local communities.

The goals of the Historic Preservation Planning Program are to:

- strengthen the integration of historic preservation into the broader public policy and land-use planning and decision-making arenas at the federal, state, tribal, and local levels;

Home
[Planning Standards and Guidelines](#)
[Publications](#)
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[Local Historic Preservation Planning](#)
[Statewide Preservation Planning](#)
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[Heritage Preservation Services »](#)

Preservation Planning

Identification

- Locating resources
 - Reconnaissance surveys
 - Intensive surveys
 - Oral histories
 - Archival research
 - Field surveys
 - Sampling
- Assess new information
- Report Results



Evaluation

National Park Service
NATIONAL REGISTER PUBLICATIONS MY HOME RESEARCH TRAVEL EDUCATION

NATIONAL REGISTER BULLETIN
HOW TO APPLY THE NATIONAL REGISTER
CRITERIA FOR EVALUATION

Previous Table of Contents Next

U.S. Department of the Interior, National Park Service

II. NATIONAL REGISTER CRITERIA FOR EVALUATION

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm

Registration

- [Registration Procedures](#)
[Documentation on Registered Properties](#)
[Public Availability](#)



Historical Documentation



- Planning
- Treatment
- Record pre-destruction
- HABS, HAER, HALS
- <http://www.nps.gov/history/hdp/>

Archeology Documentation



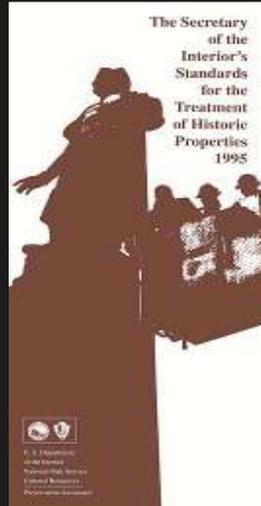
<http://www.nps.gov/ archeology/>

Professional Qualifications Standards

- History
- Archeology
- Architectural History
- Architecture
- Historic Architecture
- Combination of:
 - Education
 - Experience



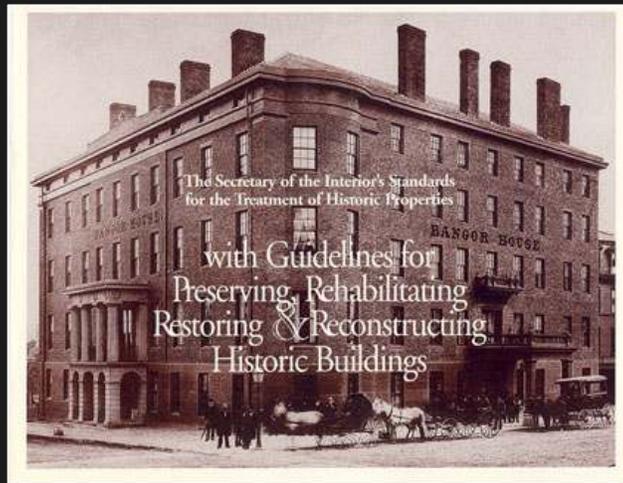
The Secretary's Standards for the Treatment of Historic Properties.



The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places.

Developed in 1992, they are codified as 36 CFR Part 68 in 1995. They replace previous treatment related Standards from 1978 and 1983.

The Secretary of the Interior's Standards



Choosing the Standards...

- Choice of the property owner to determine the set of Standards most appropriate for the project
- Must have historical evidence to make major changes to the property
 - Historic photographs
 - Blueprints or drawings
 - Other visual or documented evidence
- Different Standards may produce different results.
- Goal is always to preserve the character defining features.

Preservation



- Sustains the existing form, integrity, and materials
- Focuses upon ongoing maintenance & repair rather than extensive replacement and new construction
- Drayton Hall, Charleston, SC

Restoration



- Focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- Montpelier, VA
 - Madison's home, the 1920s Dupont era wings were removed

Reconstruction



- Re-creates a non-surviving site, landscape, building, structure, or object in all new materials
- Governor's Palace, Williamsburg, VA
- Reconstructed 1930

Rehabilitation



- Emphasizes the retention and repair of historic materials, but more latitude is provided for replacement
- Focuses attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character

Principles of Rehabilitation

1. Repair and retain rather than replace...



2. Retain the historic character of a building even if its use changes...



3. New additions or related new construction must be compatible with the historic building...



Standards for Rehabilitation

STANDARD 1:

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

No change in use...



Avalon Theater
Washington, DC



Before



After

Creative new use...



Milwaukee Depot
Minneapolis, MN



STANDARD 2:

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

Sensitive Rehabilitation....



Before

After



Anna Bolling Junior High School
Petersburg, VA

Compromised Interior...

Before



After

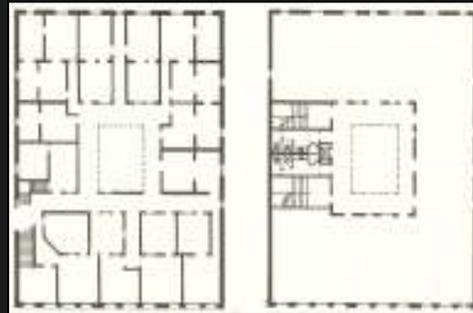


Extensive Interior Demolition – Not Appropriate



Before

After



Treatment does not meet the Standards...
(no "wholesale" demolition of interior permitted)



Keep as Much of the Original Materials and Plan as Possible.....
Work Changes Around the Retention of Historic Fabric

Not an appropriate treatment

An appropriate treatment



Do not remove historic
plaster to expose bare brick!



Keep Major Public Spaces,
Undivided
(auditoriums, lobbies, atriums, etc.)

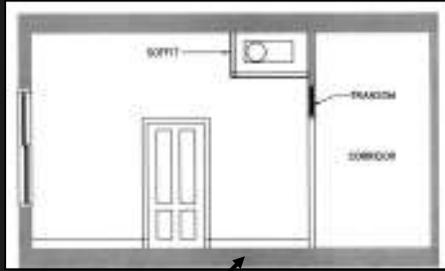


Before

Not an appropriate
treatment



After



Appropriate

Sensitively Place New Systems:

- Avoid lowering ceilings
- Place new mechanical in utilitarian areas
- Never cover the heads of windows
- Avoid the destruction of historic materials; use existing penetrations if possible



Not appropriate



Code Issues



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.

“The Good Twin and the Evil Twin.....”



STANDARD 4:

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

Acquired Significance



STANDARD 5:

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

Distinctive Features and Finishes



Amsterdam
Theater
New York City

Before



After



OH NO!

**"I Thought You
Said It Was
Gonna Match!?"**

Education Nightmare #217



Employ skilled
Masons to avoid
sloppy jobs like
these!

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.



Replace only what is necessary!

Retain and repair historic material...



Use physical and pictorial evidence to reconstruct lost features.....



Retain and Repair Historic Windows...



Historic buildings are compromised when original windows are removed and inappropriately replaced...



If it is documented that windows cannot be repaired...



Replacement windows must:

- Match the appearance, size, design, proportions, and profiles of the existing windows
- Fit the openings properly
- Be in the same plane as the historic windows
- Be compatible with the historic building

Avoid this scenario!

Only the deteriorated wood sash was replaced with a compatible new wood sash; the historic frame retained. Depth, profile, and shadow lines of original remain



STANDARD 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 possible means.

Damaging Results of
Abrasive Cleaning



STANDARD 8:

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

Protect archeological resources...



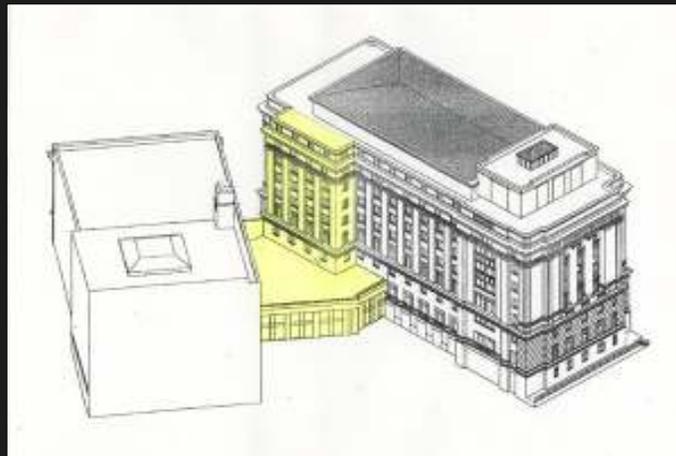
STANDARD 9:

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.



Proposal to build a hotel tower
does NOT meet the Standards

Masonic Temple,
Providence, RI



Changed use and revised
proposal meets the Standards!

Incompatible Rooftop Addition...



Compatible Rooftop Addition...



STANDARD 10:

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



Non-reversible
Treatments:



Hyphen



Compatible Addition/Infill Construction
(Reversible)

Review Time

- A homeowner wishes to add a few solar panels to their 1950s ranch house in a local historic district. The building is considered contributing. Is this possible?

You will want to know the size and location....





**Does NOT meet
the Standards!!**

Large and highly visible
solar panel
negatively impacts
the historic character of the
building and the
historic district



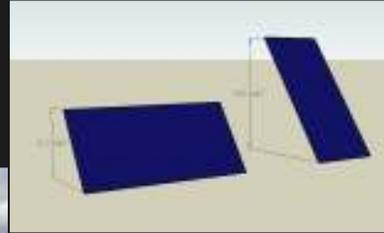
Structure has lost its
identity as a historic
building because of all
the
“eco-bling!!”



**Does NOT meet the
Secretary’s Standards**

Solar panels can be:

- Low in profile
- Hidden by parapet
- Inset from perimeter walls



A more horizontal orientation reduces visibility

Davis and Furber Machine Company Complex
North Andover, MA



Solar panel is not visible from public view



Installation of flat solar panel at the rear of this row house meets the Standards...

Row House
Richmond, VA



Free-standing solar panels on the grounds of this former industrial building are minimally visible at the rear of the property

Installation meets the Standards



New technology...



Solar laminate roofing and solar shingles are promising....



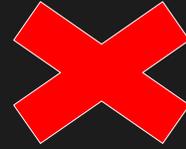


Solar Technology

“Interpreting the Standards
Bulletin No. 52 –
Incorporating Solar Panels
In Rehabilitation Projects”

Review Time

- A downtown merchant wishes to gain some “eco” points with the neighborhood and would like to install a living green roof. Yes, or no?



New elements, such as roof-top gardens, should not be overly visible or too distracting



Roof garden at the Main Department of the Interior Headquarters Bldg. Washington, DC

Montgomery Park
Baltimore, MD



20,000 sq. ft. green roof installed in existing courtyard



Industrial character of site was retained by incorporating historic components in new use for the building

ITTS
Interpreting
The Secretary of the Interior's Standards for Rehabilitation

Subject: Installing Green Roofs on Historic Buildings

Applicable Standards: 2. Restore Historic Character; 3. Integrate New Additions; 4. Retain Historic Use Values

Issue: Green building and green roof design are increasingly becoming a part of the historic preservation movement. The use of green roofs on historic buildings is a relatively new concept. A green roof is a flat or slightly sloped roof system that is designed to support a layer of vegetation. Green roofs can be installed on the roof of an existing building and can be designed to be compatible with the building's historic character and provide environmental benefits, including improved air quality, reduced energy consumption, and reduced stormwater runoff.

Enhancing the energy efficiency and sustainability of a historic building is a goal of historic preservation. While a green roof is not a traditional historic building feature, it is appropriate to install a green roof on a historic building when it is appropriate to green roof and can provide energy efficiency benefits. However, design the green roof to be compatible with the historic building's character and use appropriate materials and construction techniques. Historic buildings should not be altered in a way that would harm their historic character. Historic buildings should not be altered in a way that would harm their historic character. Historic buildings should not be altered in a way that would harm their historic character.

Appropriate green roof systems are: a. A green roof system that is compatible with the historic building's character and use appropriate materials and construction techniques. b. A green roof system that is compatible with the historic building's character and use appropriate materials and construction techniques. c. A green roof system that is compatible with the historic building's character and use appropriate materials and construction techniques.

Source: The Secretary of the Interior's Standards for Rehabilitation, Bulletin No. 54 – Installing Green Roofs on Historic Buildings

“Interpreting the Standards
Bulletin No. 54 –
Installing Green Roofs on
Historic Buildings”

What about painting the roof a reflective white to reduce interior HVAC costs?



Roof painted white dominates this former industrial building and does NOT meet the Secretary's Standards



White roofs on the flat roofs of row houses cannot be seen from the street



Image credited to "underdown.files.wordpress.com"

Green walls are the newest
“slipcovering” for older buildings.

Is it appropriate?

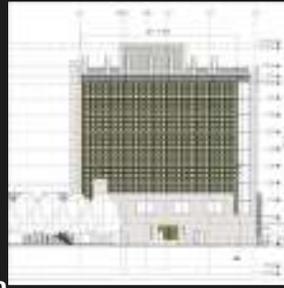


Historic

The proposed
green wall covers
an entire elevation



Proposed



Treatment
does **NOT**
meet the
Standards...



Beware of Stylized Green Walls...
Does **NOT** Meet the Standards
for most districts.



Review Time

- Can I do anything to improve efficiency to my historic house or should I just move?

Historic buildings were often designed to be energy efficient...



Side porch on house in historic Charleston, SC catches ocean breezes



Thick masonry walls have insulating properties



Covered porches, eaves and awnings provide shade and open, operable windows provide ventilation



Insulate attics and other secondary spaces



An EXTREME response to insulation!!!

Preservation Brief 3 - Conserving Energy in Historic Buildings

Currently under
revision!!

Technical Preservation Section
3 Preservation Briefs
National Park Service
U.S. Department of the Interior

> **Conserving Energy in Historic Buildings**

Baird M. Smith, AIA

- * Inherent Energy Saving Characteristics
- * Façade Measures
- * Mechanical Systems
- * Mechanical Equipment
- * Lighting
- * Windows



This Preservation Brief is being revised. For more information, contact Antonia Aguilar at (202) 354-2032 or Jo Ellen Hensley at (202) 354-2026.

A NOTE TO THE READER: The web version of this Preservation Brief differs somewhat from the printed version. High resolution art files, captions and alternate illustrations are located in color letter mail back and style and color options that have been ordered.

With the dwindling supply of energy resources and new efficiency demands placed on the existing building stock, many owners of historic buildings and their architects are assessing the ability of these buildings to conserve energy with an eye to improving thermal performance. This brief has been developed to assist these persons attempting energy conservation measures and modernization improvements such as adding insulation and storm windows or caulking of exterior building joints. In historic buildings, many measures can result in the inappropriate alteration of important architectural features, or perhaps even incite, cause serious damage to the historic building materials through unwanted chemical reactions or moisture caused deterioration. This brief recommends measures that will achieve the greatest energy savings with the least alteration to the historic building, while using outside that do not cause damage and that represent good economic investments.

Inherent Energy Saving Characteristics of Historic

Windows

Inserting new insulated windows saves energy, but where do the old windows go? And, where do the “new” windows go once their modern materials fail?



The landfill of course!



Modern vinyl and aluminum insulated units generally **CANNOT** be repaired or recycled like traditional wood or metal windows

If features are deteriorated beyond repair, compatible, durable and repairable replacement components are available



Saving windows is a green solution!



New storm window installed



Greysolon Hotel
Duluth, MN

Hundreds of windows were saved in this former hotel by installing new storm windows

Yes!! to storm windows on industrial steel sash...



Interior storms, similar to sliding patio doors, align with window divisions

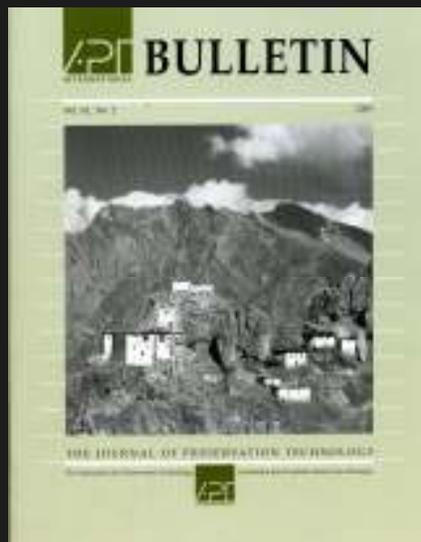


Saco-Lowell Shops
Building #15
Lowell, MA





Historic storm windows



APT International Bulletin
Vol. XL, No. 2
2009

Weatherizing Historic Buildings



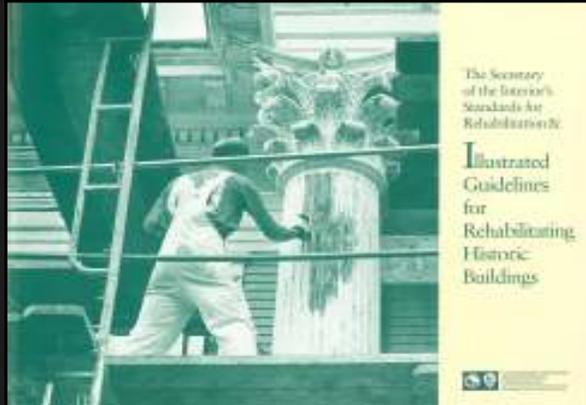
<http://www.nps.gov/history/hps/tps/weather/>

Information on the Federal Historic Preservation Tax Incentives Program

Will also have links to new sustainability page...



<http://www.nps.gov/history/hps/tps/tax/>



Under revision to include expanded “sustainability” section with “Recommended/Not Recommended” format

<http://www.nps.gov/history/hps/tps/tax/rhb/index.htm>

South Carolina Resources

- Great Sustainability web page from the Department of Archives and History
- shpo.sc.gov/programs/resources/sustainability.htm



Need more info?

- For help with Standards questions contact your local Certified Local Government Coordinator, your State Historic Preservation Officer, or the National Park Service.
- <http://shpo.sc.gov/programs/localgovt/certified.htm>
- www.scdah.sc.gov
- www.nps.gov