Secretary of the Interior’s Guidelines

Illustrated Guidelines for Rehabilitating Historic Buildings

Recommended:
Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

Repair:
Reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute materials—if those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dormers, dormer roofing, or slates, tiles, or wood shingles on a main roof.

Not Recommended:
Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs.

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tiles when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.
The Secretary of the Interior’s Standards for Rehabilitation

A set of 10 concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions and making alterations.
Rehabilitation

• Returns a property to a state of utility through repair or alteration
• Makes possible a contemporary use
• Preserves portions and features that are significant to property’s historic, architectural and cultural values
Rehabilitation can include aspects of preservation, restoration, and reconstruction.
Restoration not required
Additions
Removal
Replacement
Site
Applying the Standards

• Hierarchy
• Condition/Integrity
• Cumulative whole

2. “...features and spaces that characterize a property. . .”
5. & 9. also use “characterize the property”
6. “... replacement of a distinctive feature . . .”
Location, visibility, architectural treatment
Integrity

Condition
Small change in important space (Standard 2)
Substantial change in secondary space
Adding windows
(Standard 1)
Make additions compatible and differentiated

(Standard 9)
Additions in a tightly built urban context
Similar but subordinate in size and design
Cutting in a new atrium
Removal of finishes
(Standard 2)
Modifications to plan must retain the basic organization
Historic character derives from both space and materials
No damaging treatments (Standard 7)
Replace to match
(Standard 6)
Repair rather than replace
(Standard 6)
Preserve historically significant changes
(Standard 4)
Replacement of non-historic elements
Changes to Non-historic Additions
Cumulative effect
Groton General Store
Looking North
Certified Rehabilitation

Consistent with the historic character of the property