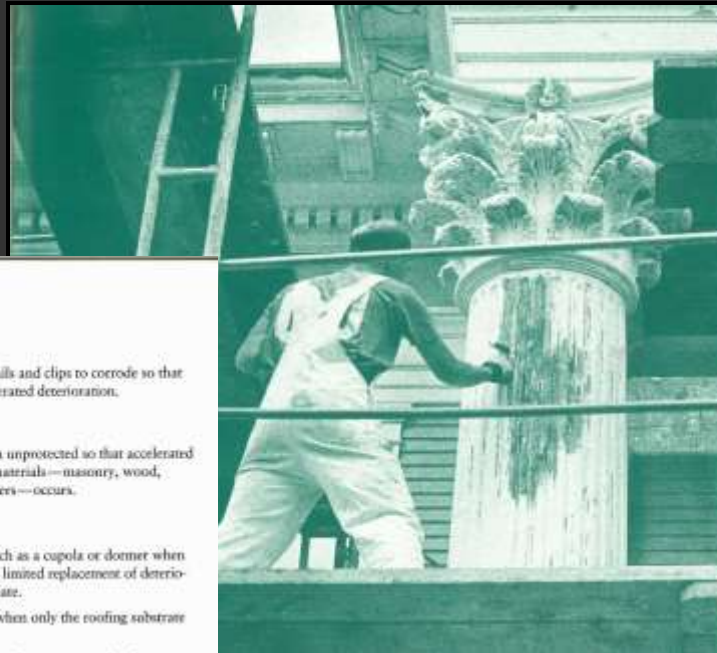


# Secretary of the Interior's Guidelines



The Secretary  
of the Interior's  
Standards for  
Rehabilitation &

**I**llustrated  
Guidelines  
for  
Rehabilitating  
Historic  
Buildings



*The roof drainage system has been neglected for such a long time that, as a result, the wood cornice and a fascia column are both severely deteriorated.*

## 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

Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, 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 tile 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.



*New copper valley flashing is installed as part of overall repairs to the historic slate roof and its drainage system.*

Photo: Robert D. Smith

The Secretary of the Interior's  
Standards for  
Rehabilitation  
Revised 1990



U.S. Department of the Interior  
National Park Service  
National Center for Cultural Resources  
Heritage Preservation Services Division  
Technical Preservation Services  
Washington, DC

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

# The Secretary of the Interior's Standards for Rehabilitation

24

## The Secretary of the Interior's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

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 historic 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.



Van Allen and Van Department  
Store, Clinton, Iowa (1913)  
PHOT. Courtesy Community  
Planning Institute, Inc.

# Rehabilitation

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- 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





Exterior

Interior





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

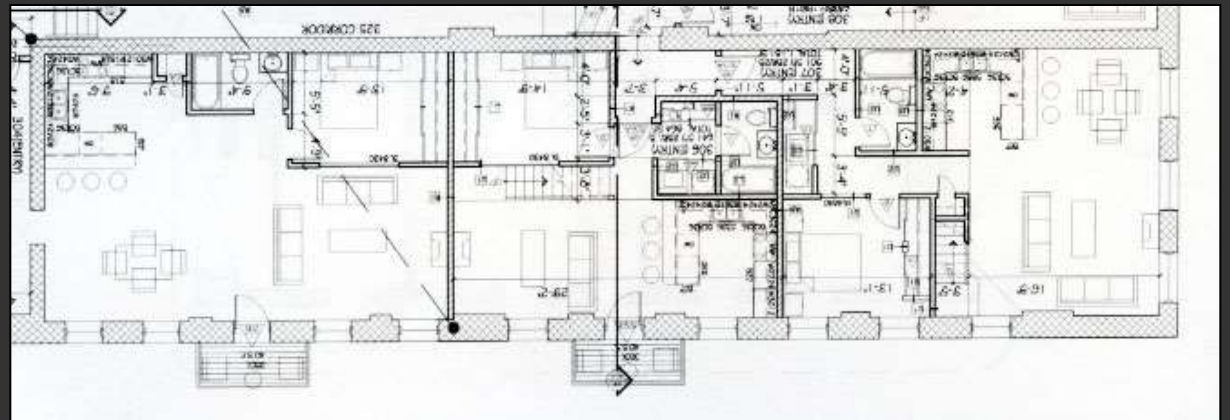




Small change in  
important space  
(Standard 2)







Substantial change  
in secondary space





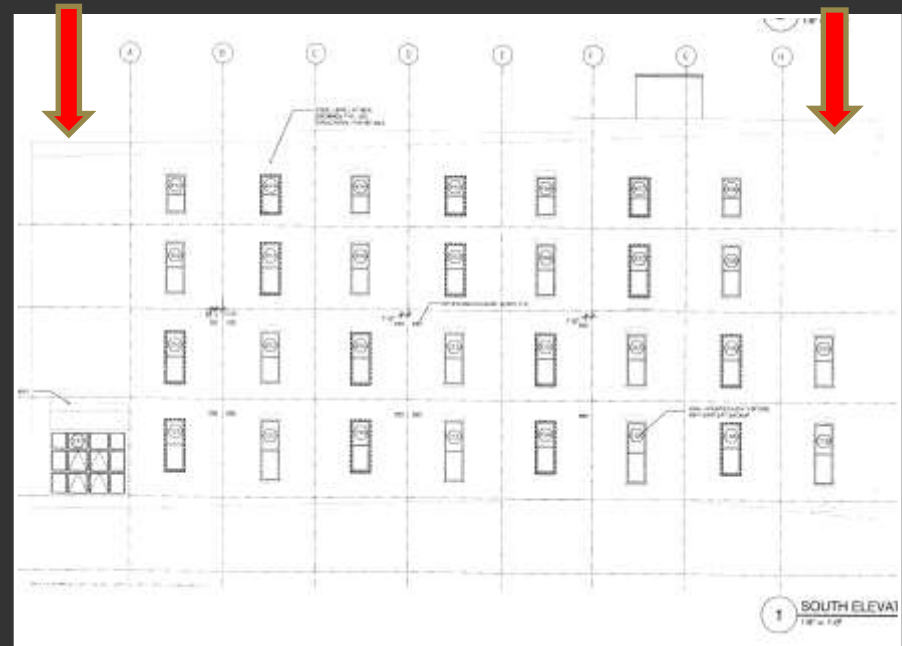


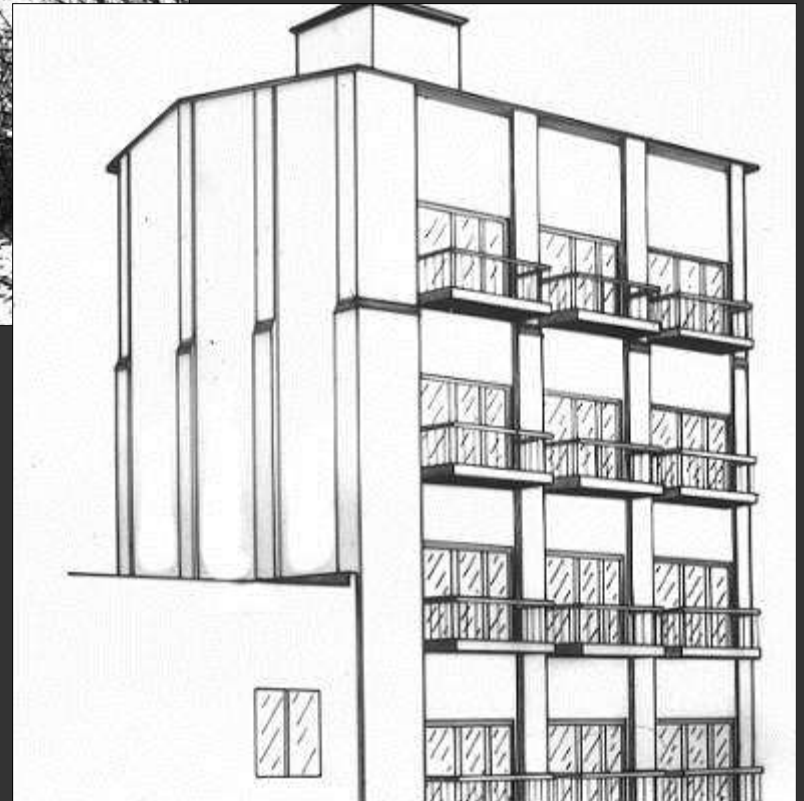
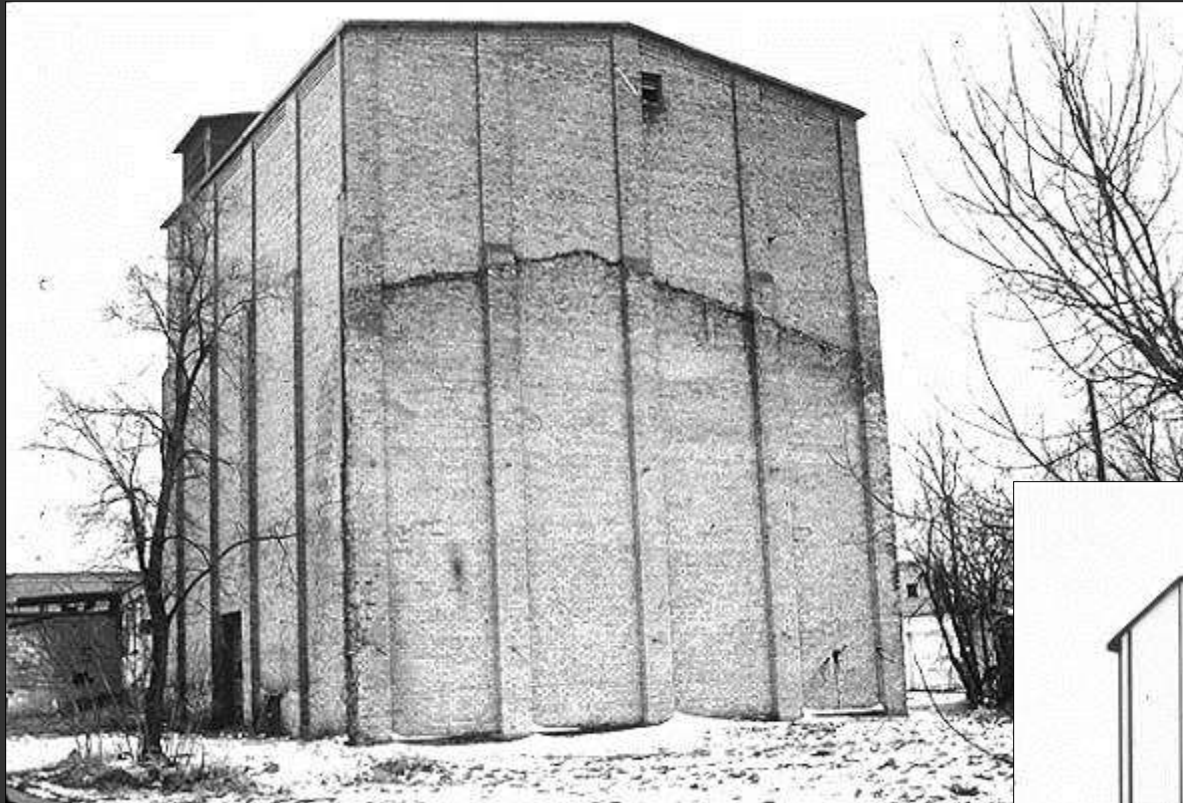






Adding windows





(Standard 1)

















Make additions  
compatible and  
differentiated  
(Standard 9)







Additions in a tightly built  
urban context







Similar but subordinate in size  
and design

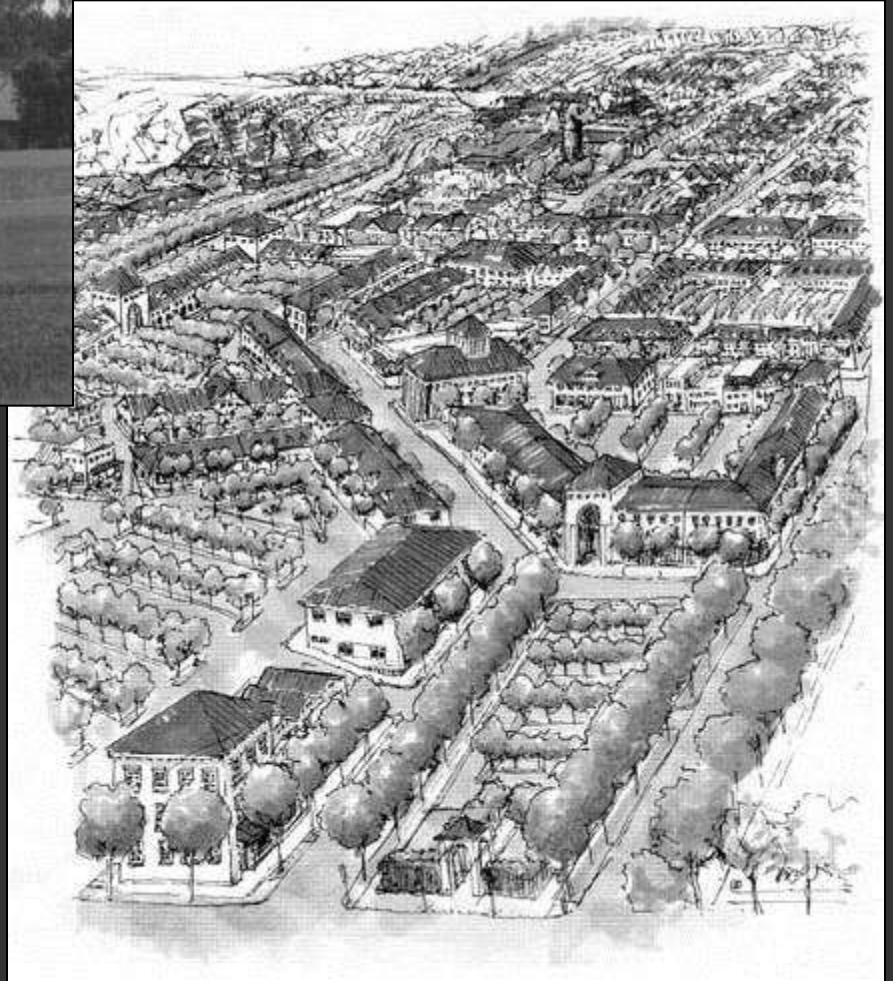


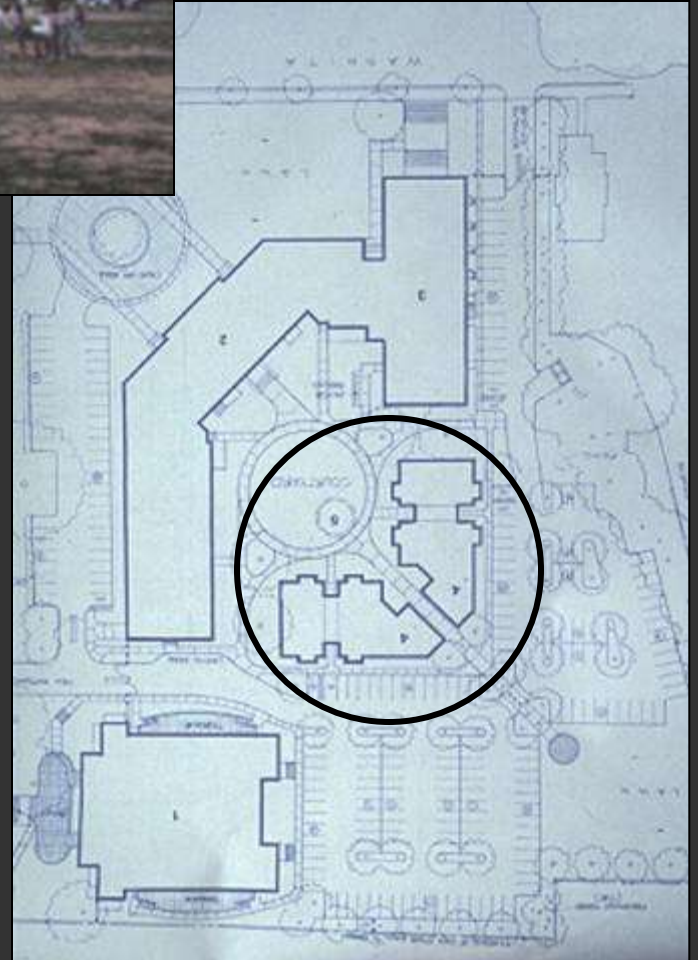










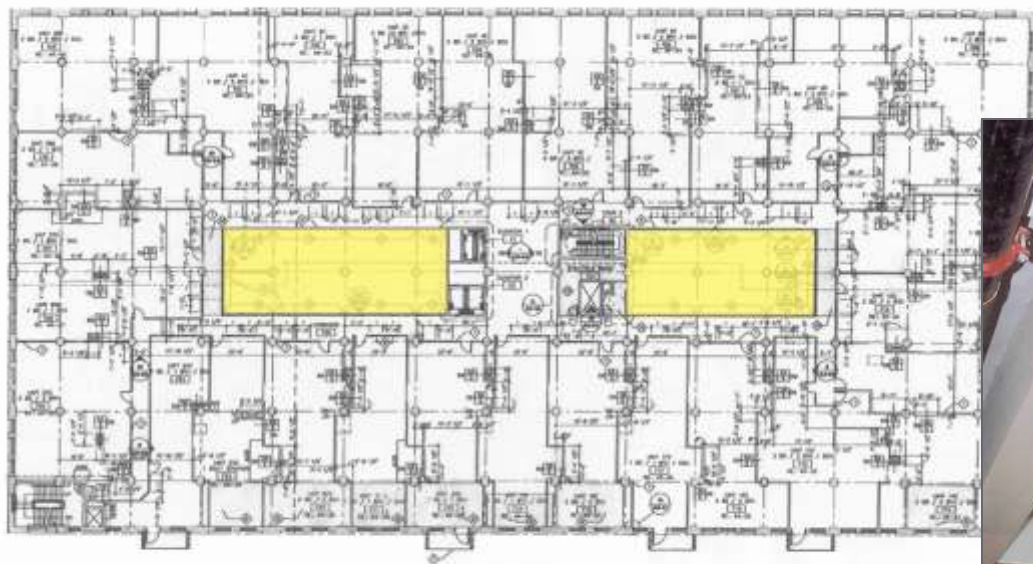






Cutting in a new atrium





① SEVENTH FLOOR PLAN  
1/8" = 1'-0"

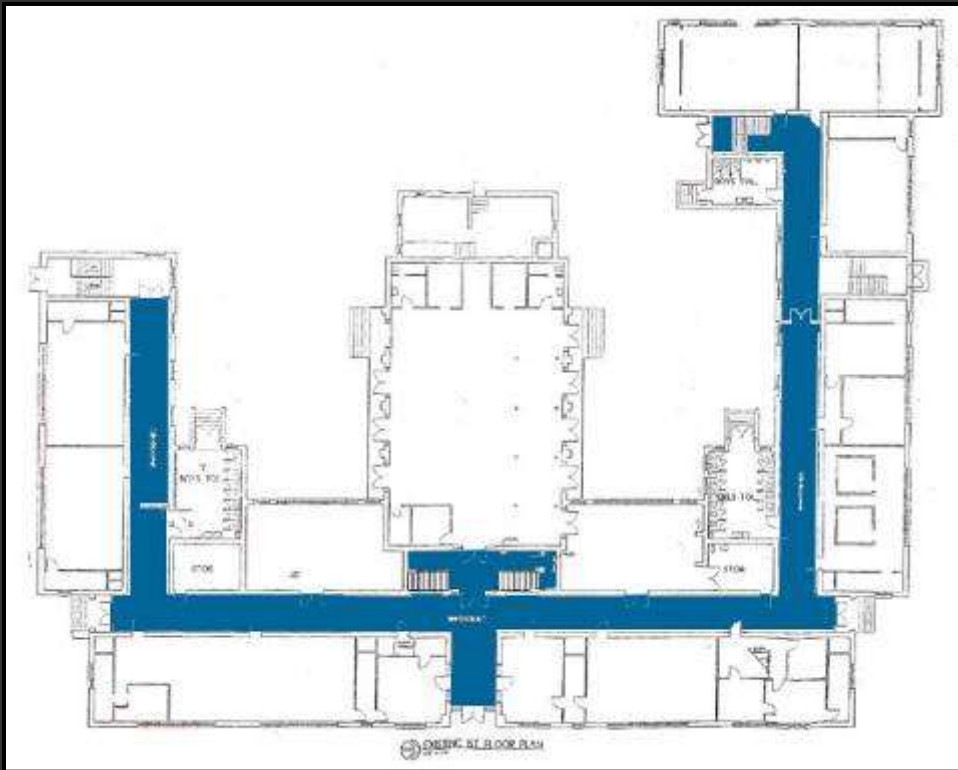




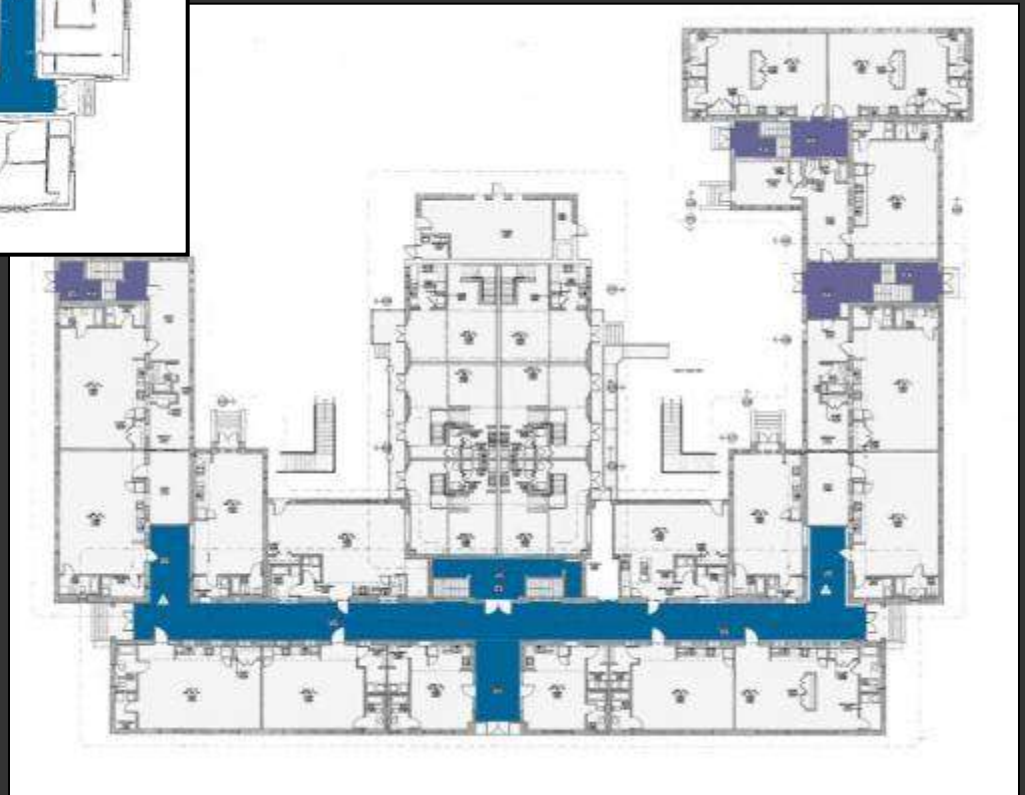
Removal of finishes  
(Standard 2)

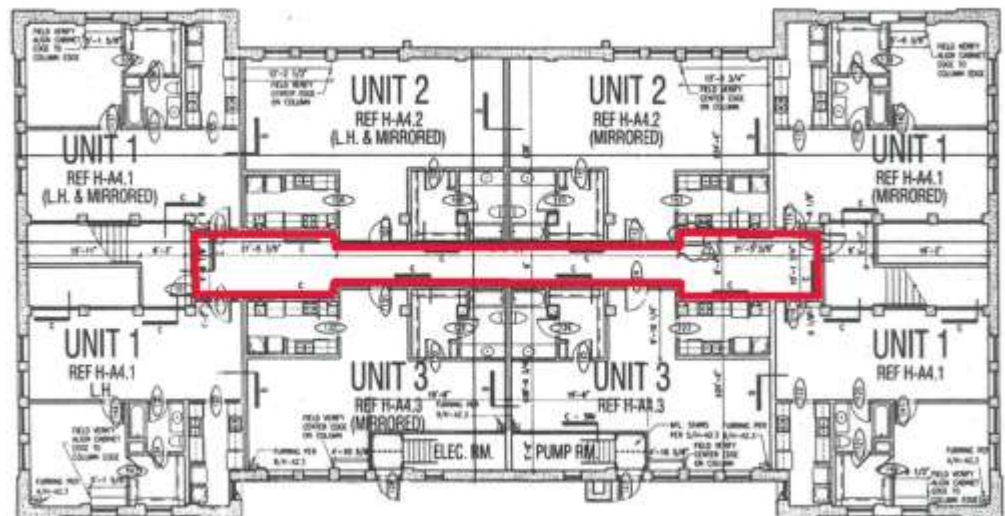
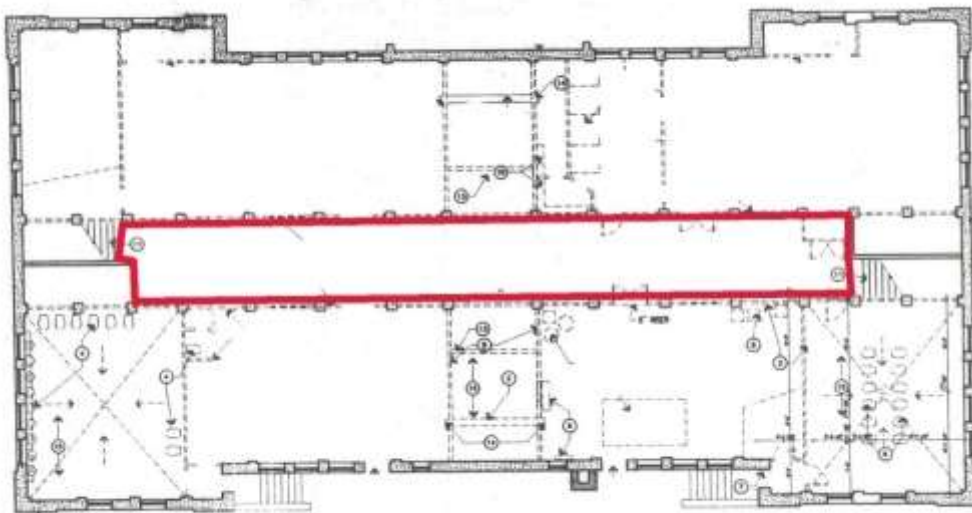






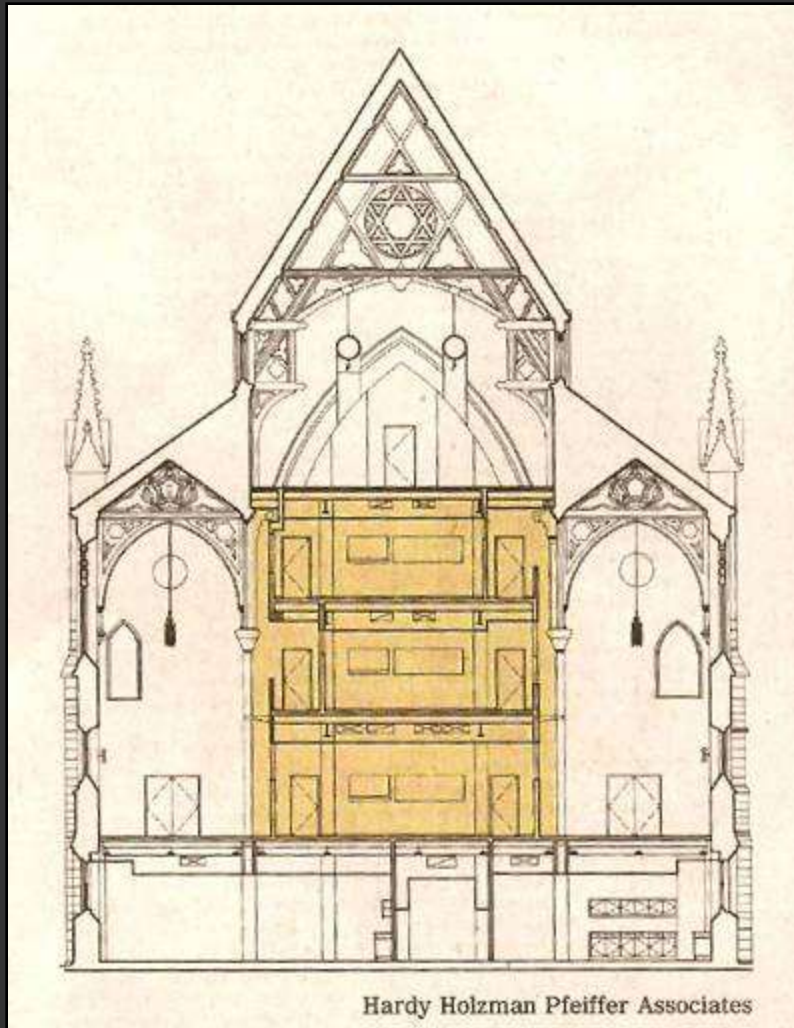
Modifications to  
plan must retain the  
basic organization



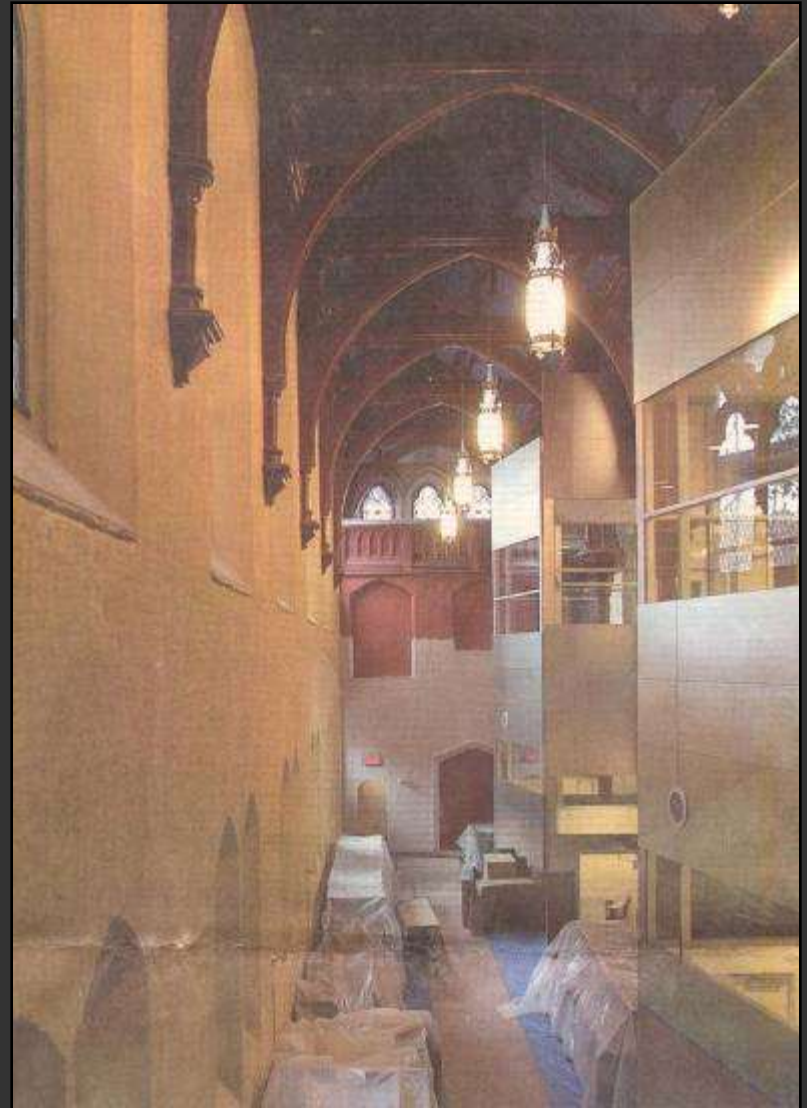




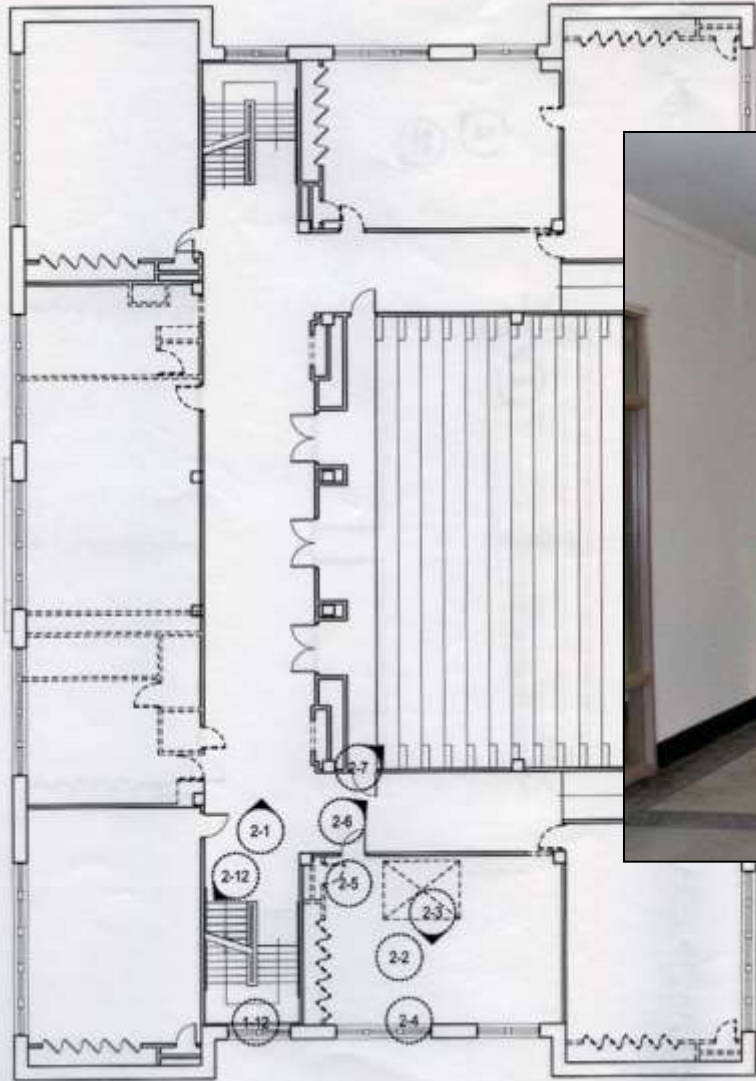




Historic character derives from  
both space and materials









No damaging treatments  
(Standard 7)







Replace to match  
(Standard 6)





Repair rather than replace  
(Standard 6)















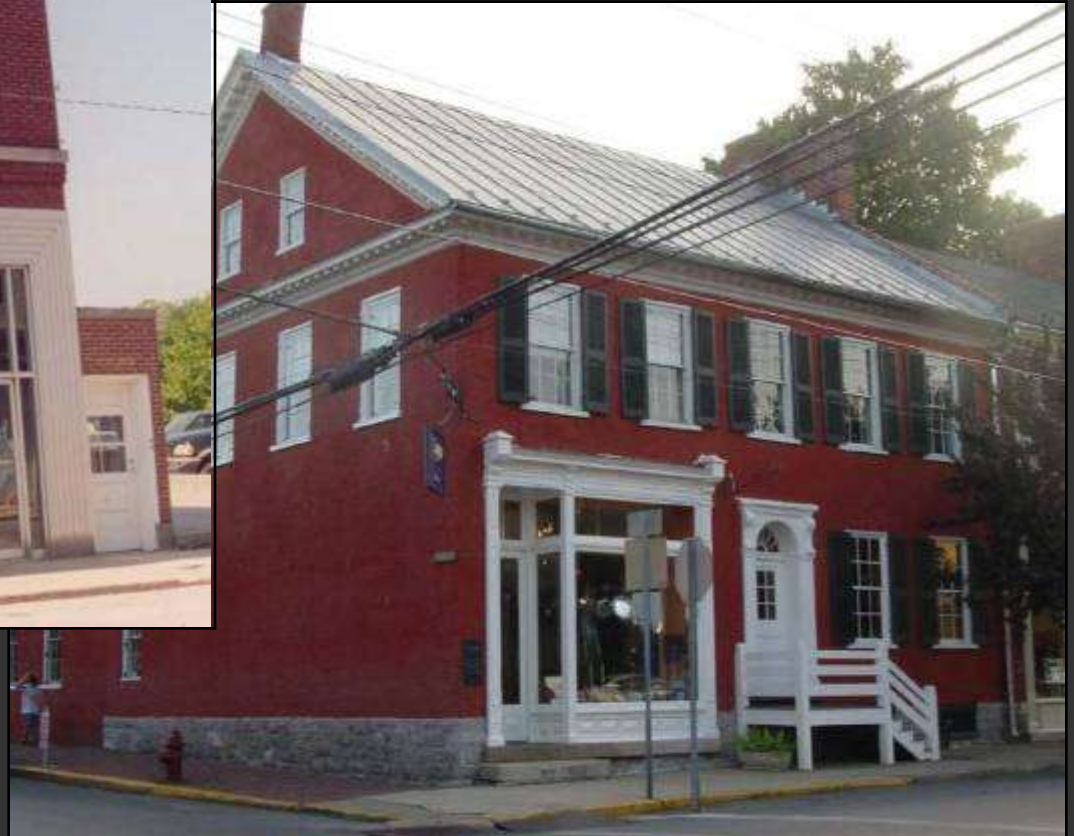




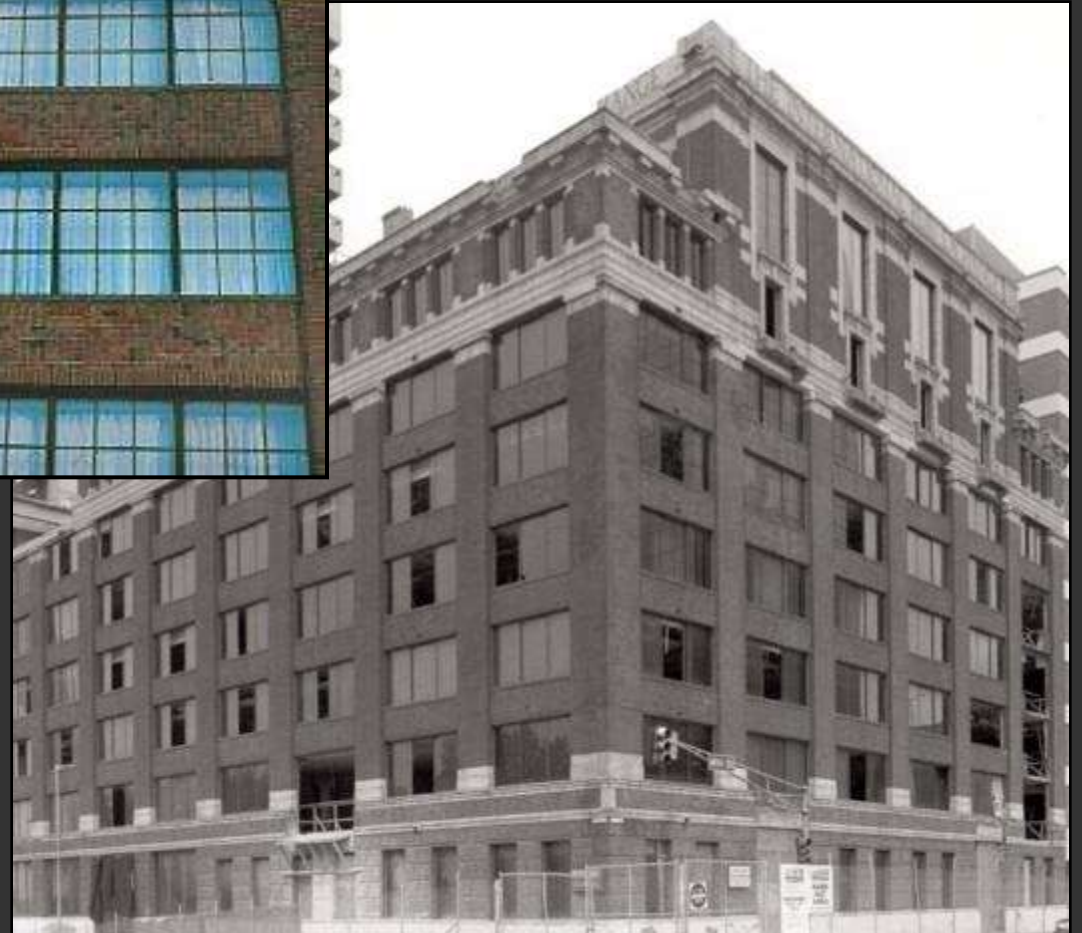
Replace to match







Preserve historically significant changes  
(Standard 4)

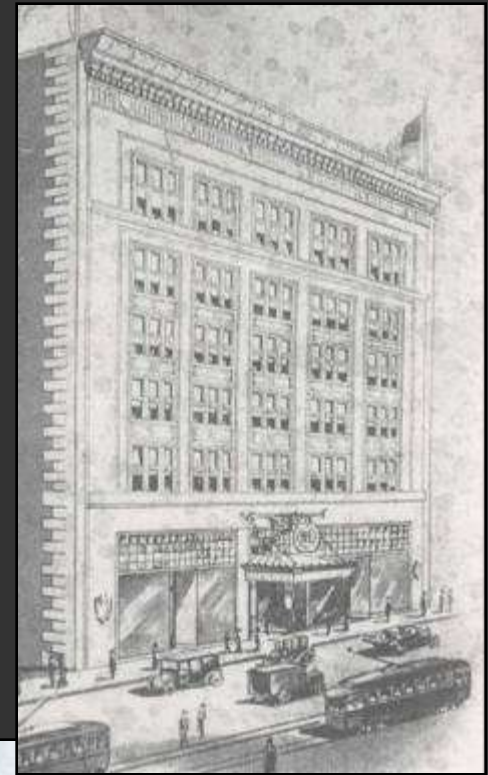


Replacement of non-  
historic elements

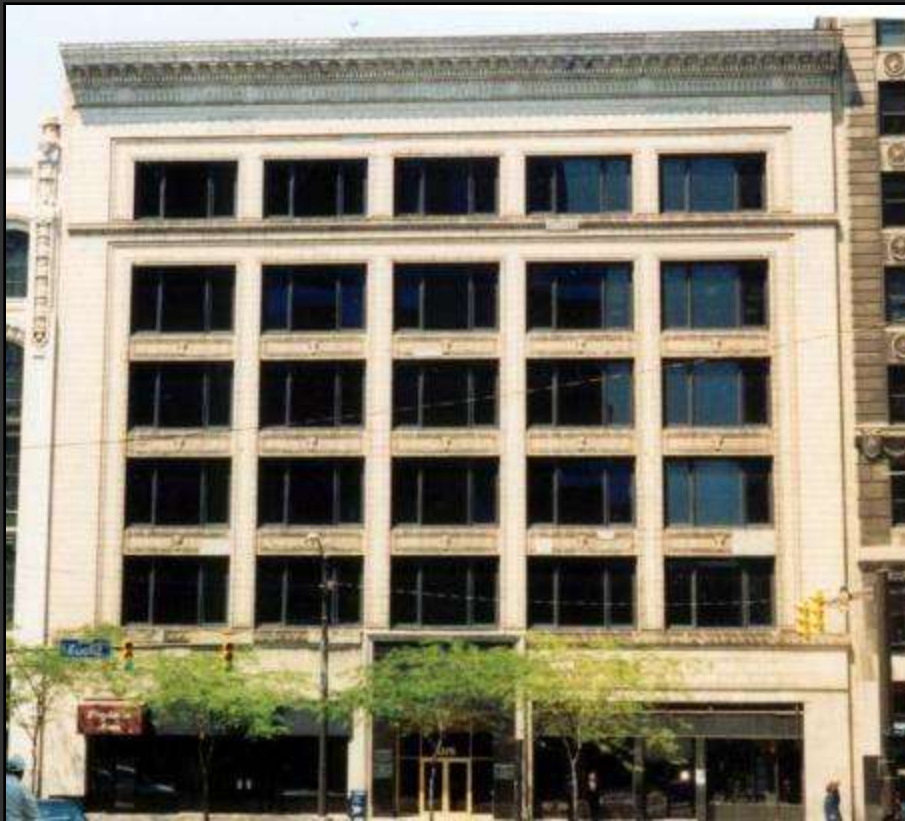


# Changes to Non-historic Additions











Cumulative effect









# Certified Rehabilitation

Consistent with the historic character of the property

