

A black and white photograph of a stone archway, likely part of a historic building. The arch is made of large, rough-hewn stones. A dark rectangular overlay is positioned in the center of the image, containing the title text. The text is in a white, serif font. Below the text is a thin white horizontal line.

THE STANDARDS



Preservation, Restoration, Rehabilitation, and Reconstruction

Applying the Secretary of the Interior's Standards
for the Treatment of Historic Properties

2017 Edition

- Addresses mid- to late-20th century resources
 - New materials
 - New systems
- Code-required work sections
- Expands recommendations for related new construction
- No drastic changes to standards themselves



THE SECRETARY
OF THE INTERIOR'S
**STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES**

WITH
**GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS**



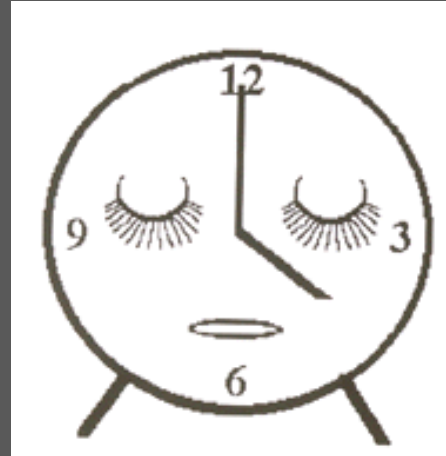
U.S. Department of the Interior
National Park Service
Technical Preservation Services

SOIS

- Guidelines that help determine how to appropriately work on and with historical resources without damaging their integrity
- Four treatment levels:
 - Preservation
 - Rehabilitation
 - Restoration
 - Reconstruction
- Federal-level guidance frequently adopted by State and local jurisdictions
- Used by CEQA and Section 106 to help avoid impacts

The Preservation Clock

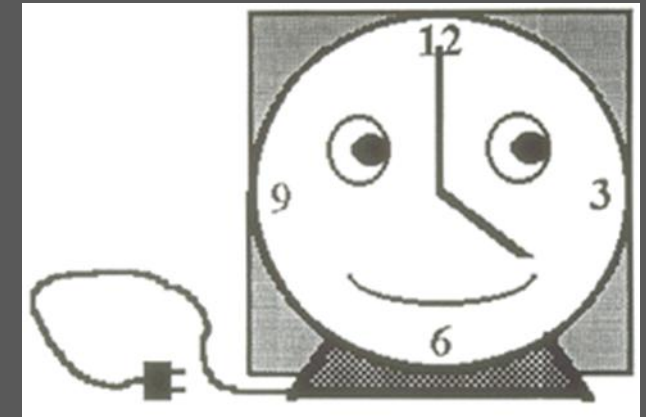
*Time is “asleep” for
record-keeping purposes.*



*Preservation focuses on the
maintenance and repair of
existing historic materials
and retention of a
property's form as it has
evolved over time.*

The Rehabilitation Clock

*Time is “plugged-in”
to current needs*



*Rehabilitation
acknowledges the need to
alter or add to a historic
property to meet
continuing or changing
uses while retaining the
property's historic
character as it has evolved
over time.*

Secretary of the Interior's Standards

Preservation

- ◆ Everyday maintenance activities
 - ◆ Clean
 - ◆ Paint
 - ◆ Repair
 - ◆ Stabilize
 - ◆ Replace in kind
 - ◆ Utility upgrades
 - ◆ Code compliance

Lowrey McClanahan/
Thomas Sheppard House
7716 Lookout Dr., 1937



Secretary of the Interior's Standards



Devanney Residence
1341 Park Row, 1905



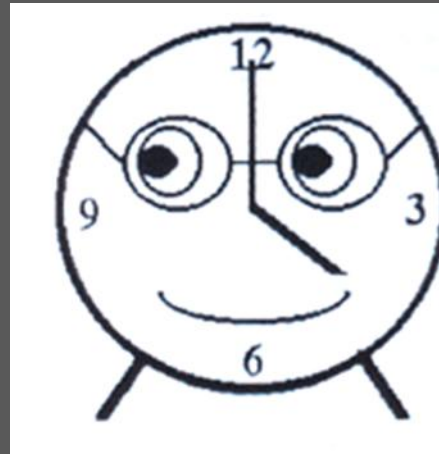
Rehabilitation

- ◆ Compatible existing or new use
 - ◆ Repair
 - ◆ Alterations
 - ◆ Additions

SOIS

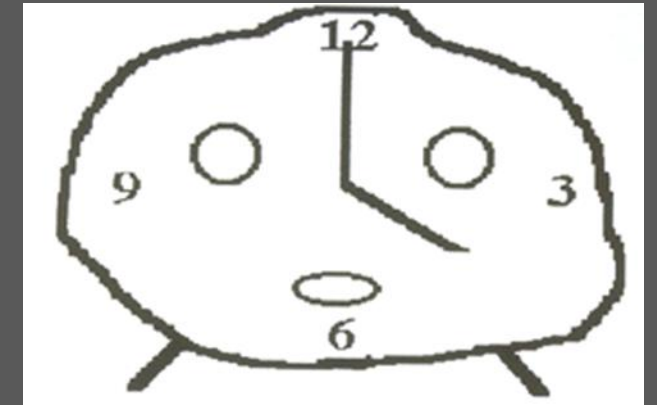
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The Restoration Clock
*Time is looking backward
to find significance...*



*Restoration depicts a
property at a particular
period of time in its
history, while removing
evidence of other
periods.*

The Reconstruction Clock
*Time's ghosts re-appear
in an all new package.*



*Reconstruction re-creates
vanished or non-surviving
portions of a property for
interpretive purposes.*

Secretary of the Interior's Standards: Restoration



BEFORE



AFTER

Secretary of the Interior's Standards

Reconstruction

- ◆ Accurately recreating a lost resource from historical evidence



Surf Shack, 1947
Periodically Reconstructed



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.

Key Points: Rehabilitation

- Most flexible and most common treatment level
- Typical historic home renovation project
- Adaptive reuse projects are rehabilitations!
- Goals of Rehabilitation:
 - Identify, retain, protect, and maintain historic materials and features
 - Stabilize first!
 - Repair second (stabilize, consolidate, conserve)
 - Address code compliance and sustainability
 - Replacement of deteriorated and/or missing historic material and features permitted
 - Alterations, additions, and related new construction are permitted



Joel L. Brown Spec House #2



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.



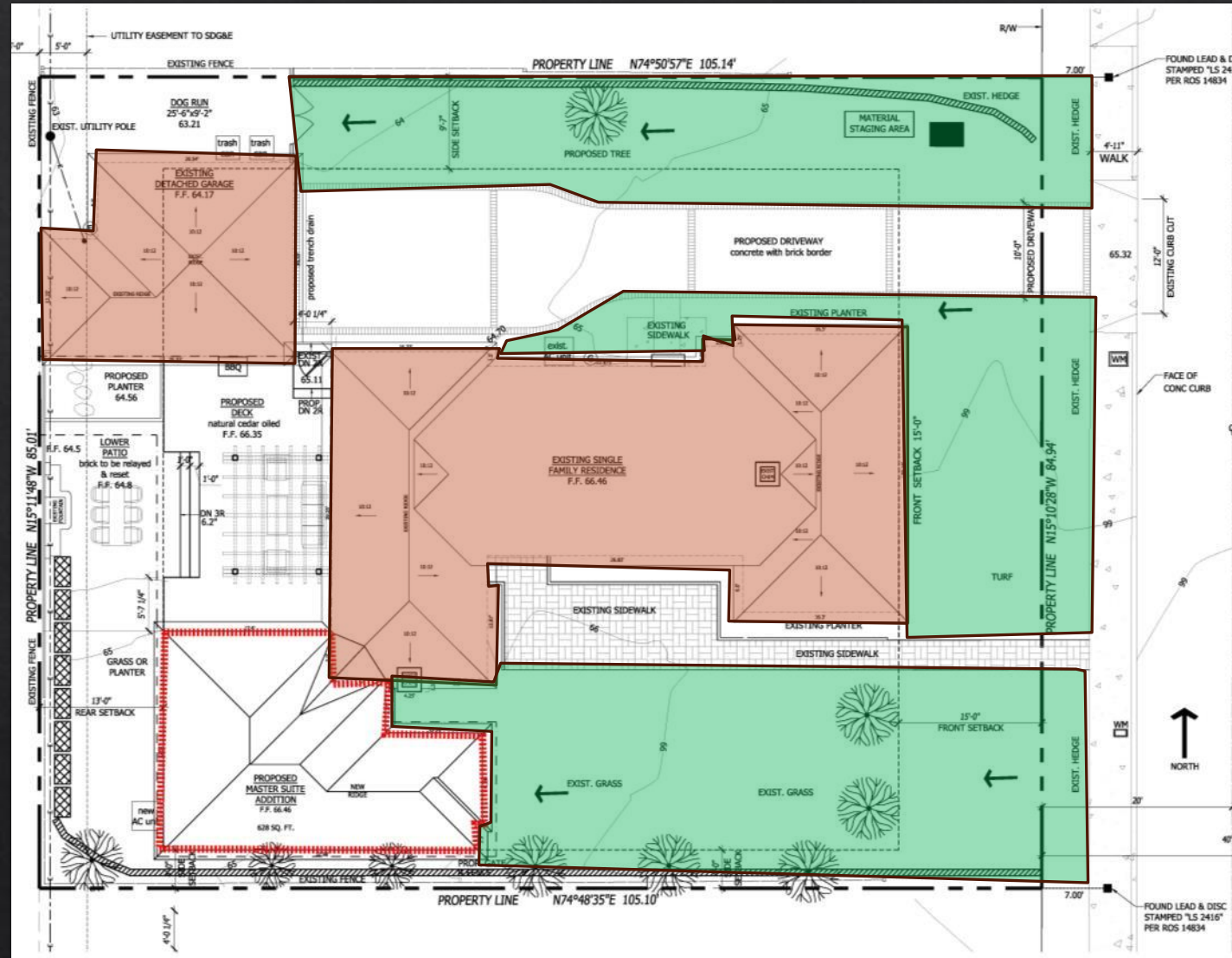
French Revival – Visible Addition



French Revival – Visible Addition



French Eclectic Revival – Visible Addition



Limitations of the Standards

- National publication applied to individual projects
- Originally written for buildings and structures
 - Landscapes in particular are left out
- Not quantitative or hard-and-fast
- **There is a wrong answer, but no one right answer**

9. New additions, exterior alterations, or related **new construction will not destroy historic materials, features, and spatial relationships that characterize the property.**





RESTORATION

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Key Points: Restoration

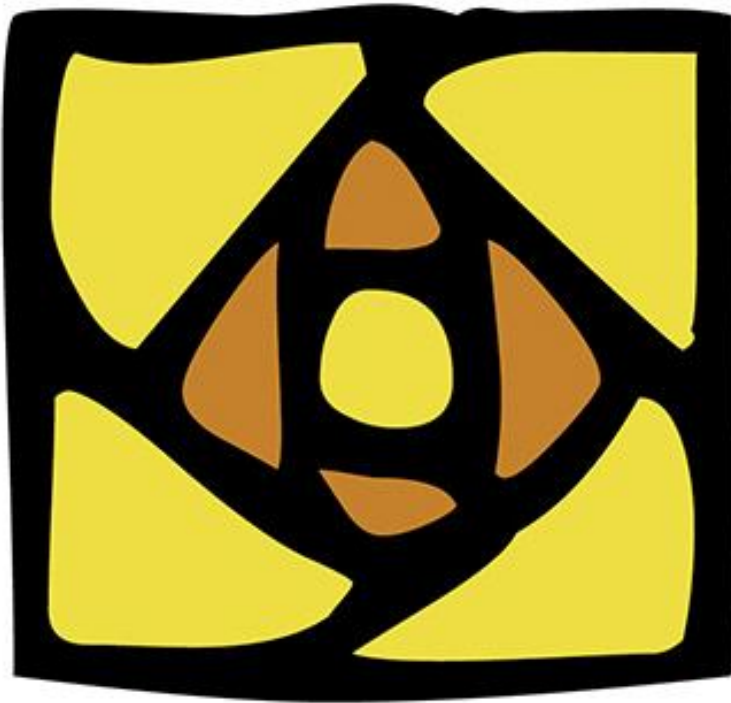
- “Pick a date and stick to it.”
- Most common as an interpretation tool in a museum setting
- Also possible in other situations restored design allows for similar use
- Goals of Restoration:
 - Identify, retain, protect, and maintain historic materials/features *from the restoration period*
 - Stabilize first!
 - Repair second (stabilize, consolidate, conserve)
 - Address code compliance and sustainability
 - Remove existing features *from other historic periods*
 - Replace deteriorated and/or missing historic material/features *from the restoration period*
 - Alterations, additions, and related new construction are *not* permitted



The Sikes Historic Farmstead







 IS ARCHITECTURE 
IONE R. STIEGLER, FAIA

IS Architecture

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