

Module 3

This is the script for Module 3 of OHP's eLearning course *Interpretation and Application of Secretary of the Interior's Standards for the Treatment of Historic Properties* available online at www.ohp.parks.ca.gov/eLearning.

1.1 Interpretation and Application of the Standards for Rehabilitation

Welcome to Module 3 of the California Office of Historic Preservation's training on the interpretation and application of the Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Hello, my name is Timothy Brandt. I am a Senior Restoration Architect with the California State Office of Historic Preservation. I will be your guide through this module created for local preservation commissioners and others who want to learn how to interpret and apply the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

1.2 Why the Standards for Rehabilitation?

In Module 1 we introduced the Secretary of the Interior's Standards for the Treatment of Historic Properties as the general principles to govern work on historic resources.

In Module 2 we covered the four treatments and their related standards for: Preservation, Rehabilitation, Restoration, and Reconstruction.

Of those four treatments for historic properties, the Standards for Rehabilitation are the most commonly used for building projects in the United States and are the focus of this module.

Rehabilitation is defined as the act or process of making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Change is often necessary for the adaptive reuse or continued use of a building. Remember that of the Four Treatments, only Rehabilitation allows for an efficient contemporary use through alterations and additions, - as long as the historic character of the building remains.

To read more on the Rehabilitation Standards and the Illustrated Guidelines showing specific examples with Recommended and Not Recommended actions click on the Resources tab above.

1.3 Standards for Rehabilitation

Now we'll look at each of the Ten Standards for Rehabilitation. Use them for reviewing and evaluating proposed work on historic properties.

In brief, the Rehabilitation Standards outline the following approach when considering work on historic properties.

STANDARD 1: Select a compatible use.

STANDARD 2: Preserve character defining materials and features.

STANDARD 3: Retain the sequence of historical development.

STANDARD 4: Consider later changes as potentially significant.

STANDARD 5: Protect distinctive construction and craftsmanship.

STANDARD 6: Repair rather than replace.

STANDARD 7: Avoid destructive physical and chemical treatments.

STANDARD 8: Minimize impacts to archeological resources.

STANDARD 9: Make alterations and new additions compatible.

STANDARD 10: Make new additions reversible.

1.4 Standard 1: Compatible Use

So let's begin with Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. The goal of Standard 1 is to select a compatible use for the building.

Whether considering a continued use or a new adaptive reuse, look to the existing building's size, scale, massing, layout, and spaces and volumes for clues on the compatibility of any new work.

Compatible new uses illustrated here include McClellan Air Force Base Officer's Housing in Sacramento where single family officer housing was converted to hotel use that required no changes to the exterior and minimal interior changes.

This second example shows the adaptive reuse of a gas station into a neighborhood restaurant that allowed character defining features such as the overall setting and architecture, garage openings, and interior volumes of the office and garage bays to remain as part of the rehabilitation.

1.5 Standard 1: Compatible Use Example

Although some buildings are easier to reuse than others, a compatible use should only minimally change a building's character defining features, including

its setting, architecture, size, scale, massing, and interior spaces and volumes.

Here we see the historic Fire Station at McClellan Air Force Base. Although the building was converted to offices, the reuse respected the character defining features of the building. What are other compatible uses could you identify for this building or similar fire stations in your area?

The continued use of a property as originally intended may be more problematic for larger scale buildings such as these hangars and warehouse buildings also at McClellan. Although these types of utilitarian buildings may allow for more flexibility in their continued use or adaptive reuse, the same principles apply in retaining the character defining features of the building and its setting.

Programmatic needs that require radical changes are not compatible and do not meet the Standards.

1.6 Standard 2: Historic Character

Standard 2 is: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The goal of the second standard is to preserve the character defining materials and features of the building.

You can apply Standard 2 to your review of any building, whether it is the Carson Mansion in Eureka or a vernacular building in Calaveras County. To apply this Standard first identify, then retain and preserve those features that contribute to the character of the building.

1.7 2. Historic Character Example

In looking at these two examples of vernacular buildings in the Sacramento Delta, which of them meets the goal of Standard 2?

1.8 2. Historic Character Example

Let's look at how this building retains its historic character. How many features can you identify that contribute to the historic character of this building?

Did you include?

- Its 2-story height
- A covered front porch
- A projecting parapet at the roofline
- A storefront with double entry doors on the main elevation
- Panelized metal siding

- Wood double hung windows

1.9 2. Historic Character Changes

These buildings were originally very similar to the building we just reviewed. Can you identify the changes that have resulted in a loss of historic character?

Did you include?

- The removal of porches
- The loss of storefronts and center entries
- The loss of a parapet
- The incompatible windows
- New siding that is not in keeping with the character of the original buildings, some of which is still evident on the side elevations

1.10 Standard 3: Historic Period

Standard 3 says:

Each property will 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 elements from other historic properties, will not be undertaken.

The goal of Standard 3 is to retain the sequence of historical development.

In this example, a new covered walkway added to create a false western appearance would not be compatible with Standard 3.

This example of Eagles Hall in San Diego shows a 1917 photo of the building as it was originally built. The primary elevation of this classical revival building was composed of three bays separated by stylized pilasters, and capped with a frieze and pediment.

When the building was enlarged in 1936, the original frieze and pediment were removed and three new bays separated by replica pilasters were added.

As part of a 1980's rehabilitation, the owners put a pediment and frieze back onto the building creating an appearance that never existed. As a result, the project did not meet Standard 3.

In this example, the owners of the Shipsey House looked to the main residence when they constructed a new garage to replace a non-historic garage on the property.

Although new construction, the design, materials and overall scale were based on the original house and respected the character of the property. In addition missing features on the residence were reconstructed based on historic

photographs and documentation. As a result, this project met Standard 3.

1.11 Standard 4: Acquired Significance

Standard 4 states:

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The goal here is to recognize that buildings change over time and later changes can become significant.

Features don't have to be original to be historic and significant. Most buildings change over time. You should consider whether changes made to the building have achieved their own historical significance.

This headquarters building for the Southern California Gas Company was designed by Parkinson and Parkinson and constructed in 1925. As the company grew it continued to expand through a number of additions. This 1941 Streamline Moderne addition was designed by Robert V. Derrah, the 1952 Utilitarian Postwar Modern addition by Lunden, Hayward & O'Connor, and the 1959 Corporate International addition by Albert C. Martin and Associates.

Each of the buildings was designed by a noted architect and also represented the progressive growth of the company. As a result, all of the subsequent additions contribute to the significance of the complex as a whole.

1.12 Acquired Significance Example

As you saw from the last example, alterations and additions constructed within a building's period of significance may be significant and should be retained.

Here we see an 1840's log cabin that was covered with wood siding shortly after it was built.

Would you consider the wood siding to have achieved historic significance?

Remember that Standard 4 says a feature that has acquired significance over time and is important in defining the historic character and development of the building and its setting should not be removed.

As part of rehabilitating the building the new owners removed the siding to expose the original logs.

Would you consider this removal compatible with Standard 4?

Remember that the wood siding was in place longer than the period in which the logs were exposed. The National Park Service in review of the project determined that the siding had acquired significance in its own right and should have remained in place because that is what the building looked like for most of its life.

1.13 Standard 5: Preserve Distinctive Features

Standard 5 states:

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

The goal of this standard is to retain and preserve distinctive character defining features.

Distinctive features and craftsmanship can be very obvious such as this stair at the Workman Temple in the City of Industry or this ceiling detail at one of the Hearst Castle guest cottages, or be more subtle or utilitarian in appearance as shown in this remnant of Sacramento's underground sidewalks.

1.14 Preserve Distinctive Features Examples

Character defining patterns and features in cultural landscapes should also be identified and preserved. Distinctive features of landscapes can include fencing, walls, walkways, driveways, hedges, foundation planting, paving materials, and signage.

The goal of Standard 6 is to repair rather than replace historic character defining features.

Here are some examples of landscapes with distinctive features:

- A tree lined residential streetscape in East Sacramento,
- The industrial hard-scape at Mare Island in Vallejo,
- And, the designed landscaped setting of Chase Knolls Garden Apartments in Sherman Oaks

1.15 Standard 6: Repair/Replace

Standard 6 states: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The goal of Standard 6 is to repair rather than replace historic character defining features.

Think of a building or structure as the sum of its parts that all contribute to the significance of the property as a whole. Each lost part begins to erode the integrity of the building. And if you replace too many of those parts you no longer have a historic building but a replica.

Using Standard 6 your first priority should be to repair important features. Only when a feature is beyond repair should you consider replacement and then it

should be done accurately.

1.16 Repair/Replace Example

Can you identify the repair in this photo?

In this example a new handrail piece was spliced into the rest of the existing railing. This is a good example of limiting replacement to only one part of a larger assembly. Should you worry about the new part looking out of place with the rest of the fence? Not really, because in time this new part will weather and match the finish or patina of the rest of the fence.

Can you spot the inappropriate replacement in this house?

Notice that the inappropriate replacement of a double-hung multiple-light window with a single-light casement window substantially alters the character of this building.

Now step back and look at the building as a whole. Notice the wide variety of window types that have occurred over the years. This cumulative effect is a major impact that alters the character of the original building.

1.17 Repair/Replace Example

Replacement of a specific feature or material is sometimes necessary due to defects in the original construction methods, detail, or the material itself.

At the Wawona Hotel in Yosemite the original non-structural porch skirting was partially replaced with a board formed concrete wall as part of the overall structural retrofit of the building. Although constructed in a new material, the concrete was board formed to replicate the original wood skirting. While physically a new material, the appearance and painted finish of the concrete allow it to blend in with the original wood and at the same time correct a structural deficiency.

1.18 Standard 7: Cleaning

Standard 7 says: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The goal of Standard 7 is avoid using destructive physical and chemical treatments.

In this example, sandblasting damaged the exterior hard surface of the brick on the left resulting in a rough, sponge like texture. The brick to the right of the photo was not damaged because it was hidden behind a sign.

Regardless of the cleaning method you choose, always try a test of the method

in a discrete place on the building, and use the lowest pressure, or pound force per square inch, for anything involving a spray.

1.19 Standard 8: Archeology

Following Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The goal of Standard 8 is to minimize impact to archeological resources.

New construction or any project related site work should not disturb any significant archeological resources. If such work can't be avoided, it should be minimized to the extent possible. Any archeological discoveries should be documented following an archeological research and treatment plan.

1.20 Standard 9: Compatibility of New Work

To comply with Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The goal of Standard 9 is to make alterations and new additions compatible with the historic character of the building and its setting.

Additions with their inherent challenges are a subject you will probably face as smart growth, transit oriented development and land use planning continue to encourage densification and increase pressure on our existing historic building stock.

Ideally, new work is incorporated within the existing envelope of the building. However when this is not possible due to space limitation and/or historic fabric, the work should be placed in an addition that is not readily visible.

The addition should be differentiated from the historic building so that the new work is compatible with, and does not detract from, the historic building, and cannot be construed as historic.

1.21 9: Compatibility of New Work

Here we see the Mono County Courthouse in Bridgeport where an elevator and additional stair were needed to provide accessibility and meet code requirements.

What is the first thing you should ask in the review of this proposed work?

In this case the work could not be accommodated within the building therefore an

addition was an acceptable alteration.

Where would you propose to locate the addition? And how would you design it?

1.22 Question 1 of 6

Here's how they did it.

The new elevator tower and open stair were added to the rear of the building because the front and two side elevations were highly visible from the courthouse grounds and surrounding neighborhood. The new addition met the need for accessibility and also linked the main building to a rear annex.

Here's a view of the front of the building. A series of questions will follow to help you analyze whether this work meets Standard 9.

Is the addition placed on an inconspicuous elevation of the building?

Remember that any new addition should not change the character of the historic building or damage or destroy significant historic materials and features.

1.24 Standard 9 - Question 3

Is the addition placed on an inconspicuous elevation of the building?

A new addition should cause minimal change to a primary elevation or any views of the building from the public right of way.

1.24 Standard 9 - Question 4

Is the addition differentiated but compatible?

The new work should not replicate the original building. Nor should the addition be so different that it becomes the primary focus. The differences should be subtle and clear.

1.25 Standard 9 - Question 5

Is the new addition subordinate to the historic building?

The addition should be compatible in size, scale, proportion, massing, and design to the historic building

1.26 Standard 9 - Question 6

Do you think this addition met Standard 9 to protect the integrity of the property and its environment?

Office of Historic Preservation determined that the new addition did meet

Standard 9.

1.27 Oregon Building Question 1

Let's use the same process to determine whether the following work also meets Standard 9. Here the owners wanted to increase the size of a historic building in Portland, Oregon. They chose to add a fourth floor.

The National Park Service provides specific guidance for rooftop additions in their Preservation Brief 14. Here are a series of questions based on that brief to help you analyze whether this addition met Standard 9.

Is the addition minimally visible?

An addition should not change the overall size, scale, and massing of the original building or become a dominant new feature.

1.28 Oregon Building Question 2

Is the addition set back from the primary elevation of the building?

Rooftop additions should be set back at least one bay from the primary elevation of a building and not be readily visible. Construction of a rooftop addition flush with an existing building facade would not be compatible.

1.29 Oregon Building Question 3

Is the addition limited to one story in height?

Rooftop additions should be limited to one story to minimize its visibility and impact on the proportion and profile of the historic building.

1.30 Oregon Building Question 4

Is the addition compatible but differentiated?

Rooftop additions can reference but should not mimic or replicate the historic building.

1.31 Oregon Building Question 5

In general, rooftop additions are not appropriate for low- to mid-rise buildings and are often not appropriate for taller buildings if the addition is readily visible. Rooftop additions are more likely to be compatible on a building that is adjacent to similarly sized or taller buildings.

Do you think this rooftop addition met Standard 9?

As part of a Federal Preservation Tax Credit review the NPS determined that the

project did not meet Standard 9. Although the addition was limited to one story it was designed flush with the original building elevation which resulted in a major impact on the proportion and roofline profile of the historic building. Absent the date placed on the new addition, the difference between the historic building and the addition is not readily apparent.

Since both Standards 9 and 10 deal with new additions, alterations, or any related new construction, they are usually considered together when reviewing work on historic properties. So, let's move on to Standard 10.

1.32 Standard 10: Reversibility of New Additions

Standard 10 requires that: New additions and adjacent or related new construction will 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.

The goal of Standard 10 is to make new additions reversible. Or in other words, if the addition were removed could the original building still function on its own.

1.33 Standard 10 - Question 1

Here we see the Hall of Justice in Sacramento. Originally constructed in 1917, the building underwent a rehabilitation in 2000 which included a new rear addition. Project work included a visual separation between the new and original construction and a few window-to-door conversions to allow interior access. The rear exterior of the original building remained visible within the new construction.

Is the addition compatible with Standards 9 and 10? Let's walk through some design issues to see if you think the project successfully met these standards.

1.34 Standard 10 - Question 2

Is the addition appropriately placed?

Remember that a new addition should not change the character of the historic building or damage or destroy significant historic materials and features.

1.35 Standard 10 - Question 3

Is the new addition clearly discernible from the original building?

The use of a hyphen to separate an addition from the original building is a common way to provide a visual separation.

1.36 Standard 10 - Question 4

Is the addition compatible but differentiated from the original building?

- Should be compatible to original building
- Should reference but not copy features

Should retain character defining features and materials

1.37 Standard 10 - Question 5

Is the addition reversible and therefore consistent with Standard 10?

New additions could be considered reversible, if when removed, the original building could still function on its own.

1.38 Standard 10 - Question 6

Overall would you say that this project is compatible with both Standards 9 and 10?

The Hall of Justice project was approved by the NPS as part of a Federal Preservation Tax Credit project review. The project was found to meet the Standards, including Standards 9 and 10 through:

- The use of a clearly modern design, large expanses of glass on the street elevation bay, and a hyphen to provide a visual separation between the old and the new;
- A new rear facade based on the original building elevation but interpreted in a new way;
- The continuation of strong horizontal lines from the original architecture to provide linear continuity;
- The use of granite, as one of the original building materials, as part of the new addition cladding;
- The use of punched and inset openings on the rear elevation to match the original window conditions;
- And most importantly, retaining and preserving the features and materials of the original construction.

To learn more about additions to historic buildings you may want to read NPS's Preservation Brief #14 on New Exterior Additions to Historic Buildings: Preservation Concerns. To access this brief, click on the Resources tab above.

1.39 Thank You

This concludes Module 3 of the three modules contained in this course about the Secretary of the Interior's Standards for the Treatment of Historic Properties course.

For additional information and guidance on a number of historic preservation issues, as well as all of the reference materials cited in this module, click on the Resources tab at the top of the screen. This will direct you to an OHP web page with a listing of, and links to a variety of related reference materials.