The Secretary of the Interior’s Standards for Rehabilitation

Rehabilitation

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

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.”

Standard 1

Use the property for its historic purpose or a compatible new use.

This 1920’s commercial building is now a residence & studio.

Standard 1

“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.”

Standard 2

presented by
State Historic Preservation Office
SC Department of Archives and History
Standard 2

Retain and preserve the historic character.

The Secretary of the Interior’s Standards for Rehabilitation

Standard 3

"Each property will be recognized as 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."

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Standard 4

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

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Standard 3

Retain the authentic history.

Victorian-style bracket was added to this historic Bungalow-style house.

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Standard 4

Respect historically significant changes.

The Secretary of the Interior’s Standards for Rehabilitation
Standard 5

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

Preserve significant features, finishes, construction techniques, and craftsmanship.

Standard 6

"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."

Pop Quiz

<< What are the significant features of this building?
<< Columns
<< Tile Roof
<< Porte Cochere
<< Others?

Pop Quiz

<< Have the significant features of this building been retained?
-> The loss of these features has resulted in a loss of historic character.
Standard 6
Retain and repair. If too deteriorated, then replace in-kind; use documentation for missing features.

Standard 7
"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."

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

Retain significant archaeological features.

The Secretary of the Interior’s Standards for Rehabilitation

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 Secretary of the Interior’s Standards for Rehabilitation

Standard 9

Make new work compatible and distinct.

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Standard 10

"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."

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Standard 10

Make new construction reversible.

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