

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

What is Rehabilitation?

Rehabilitation is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural value.”

Rehabilitation is the most commonly used of the four basic treatments for historic properties.

The other treatments are:

- Preservation;
- Restoration; and
- Reconstruction

What are the Secretary of the Interior's *Standards for Rehabilitation?*

- The *Standards* are ten principles developed by the Secretary of the Interior to guide work on historic properties.
- The *Standards* are used to judge the appropriateness of the proposed work to the historic property.
- The *Standards* and the accompanying *Guidelines* are used by architects, property owners/managers, and developers when developing rehabilitation projects and by the State Historic Preservation Office and the National Park Service when reviewing proposed work to a historic property.

Guidelines for Rehabilitating Historic Buildings

- **Identify, Retain and Preserve** - Forms and detailing of architectural materials and features that are important in *defining the historic character* should be identified, retained and preserved.
- **Protect and Maintain** – Protection involves the least degree of intervention and is preparatory to other work including maintenance.
- **Repair** – Repairing of historical materials begins with the least degree of intervention but can also include limited replacement in kind or with compatible substitute materials.

Guidelines for Rehabilitating Historic Buildings

- **Replace** – Replacement should be in kind or with compatible substitute materials. Materials that could be reasonably repaired and preserved should not be replaced.
- **Design for Missing Features** – When an entire interior or exterior feature is missing, it no longer plays a role in physically defining character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance.
- **Alterations/Additions** – It is important that alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.

Standard 1

A property shall 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.



Single family residence



Single-family to multi-family
and multi-family to single-family

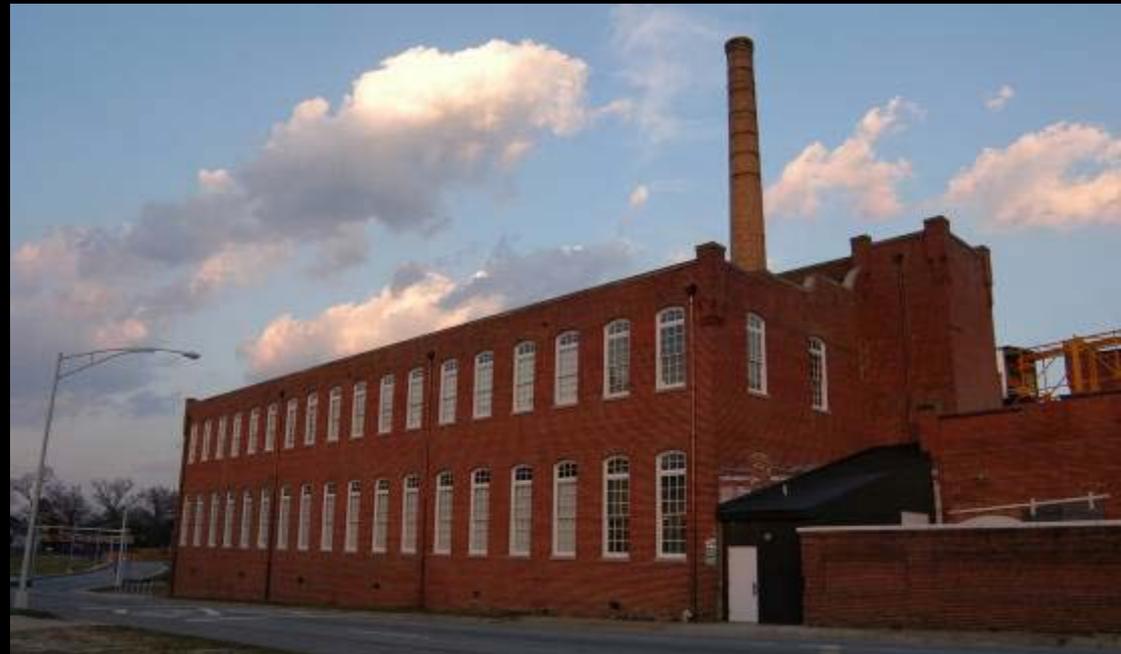


Commercial and educational facilities to multi-family housing





Cleveland Middle School, Johnston County



Imperial Tobacco Warehouse
Rocky Mount, Nash County



Carr Mill Mall, Carrboro, Orange County

Standard 2

The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property shall be avoided.



Later finishes outside the period of significance can be replaced



Do not replace historic windows



Commercial building with
drop ceiling removed

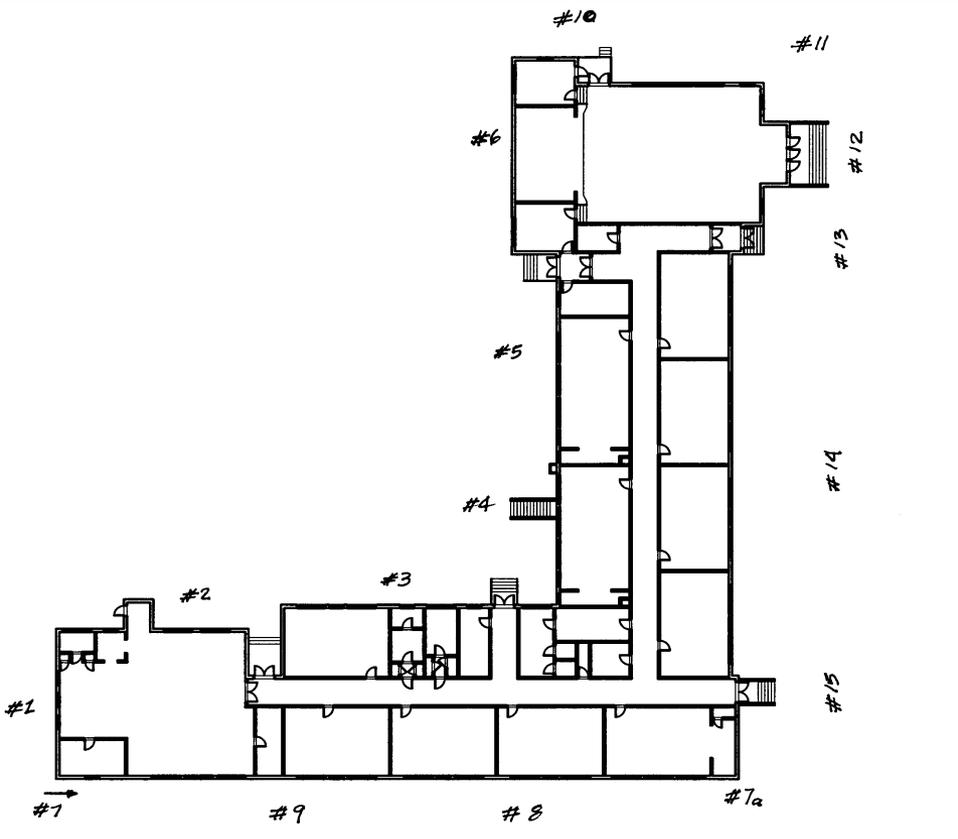


Retain ceiling finishes and heights in public spaces

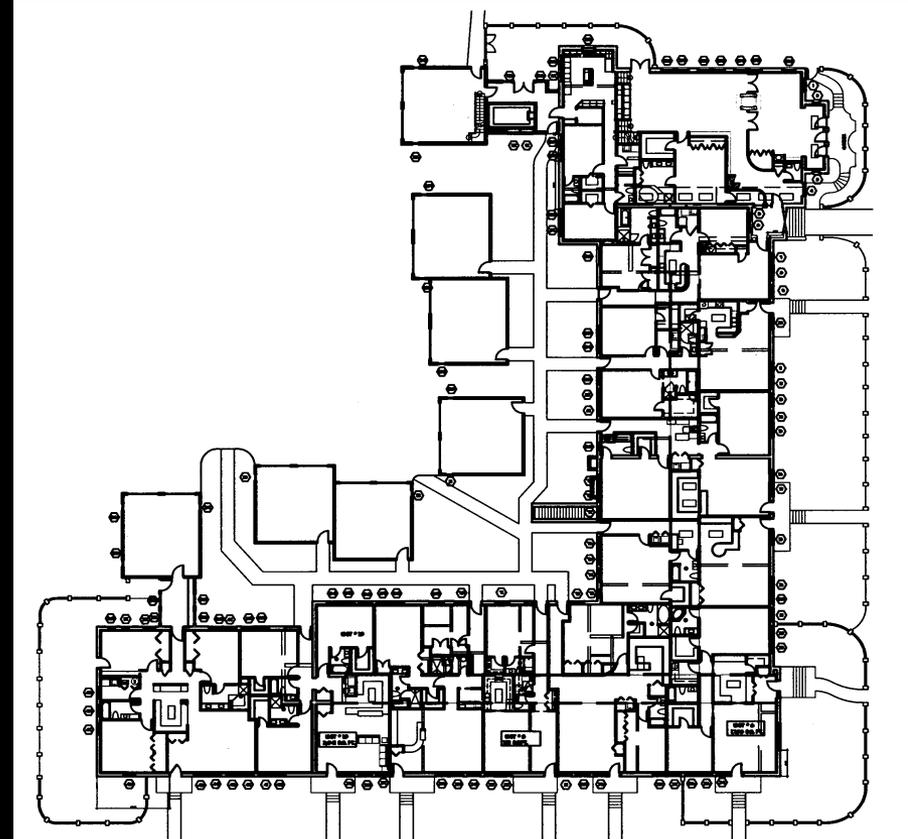


Retain significant corridors and common spaces

Retain the basic floor plan



Before



After

Standard 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 elements from other historic properties, shall not be undertaken.

Do not create a false sense of history



Later changes to a sister house include:
removal of front gable and porch
and changing out original windows

Standard 4

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



Retain historic building relationships.



Later significant features include filled in front porch for bathroom and later simple porch construction.

Retain original mantels, such as the second floor mantels (left), but also replacement mantels that fall within the period of significance for the historic district, such as the first floor mantel to the right.



Standard 5

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

Preserve historic materials, finishes, features and construction techniques – no matter how simple.



Preserve decorative materials, finishes, features and construction techniques



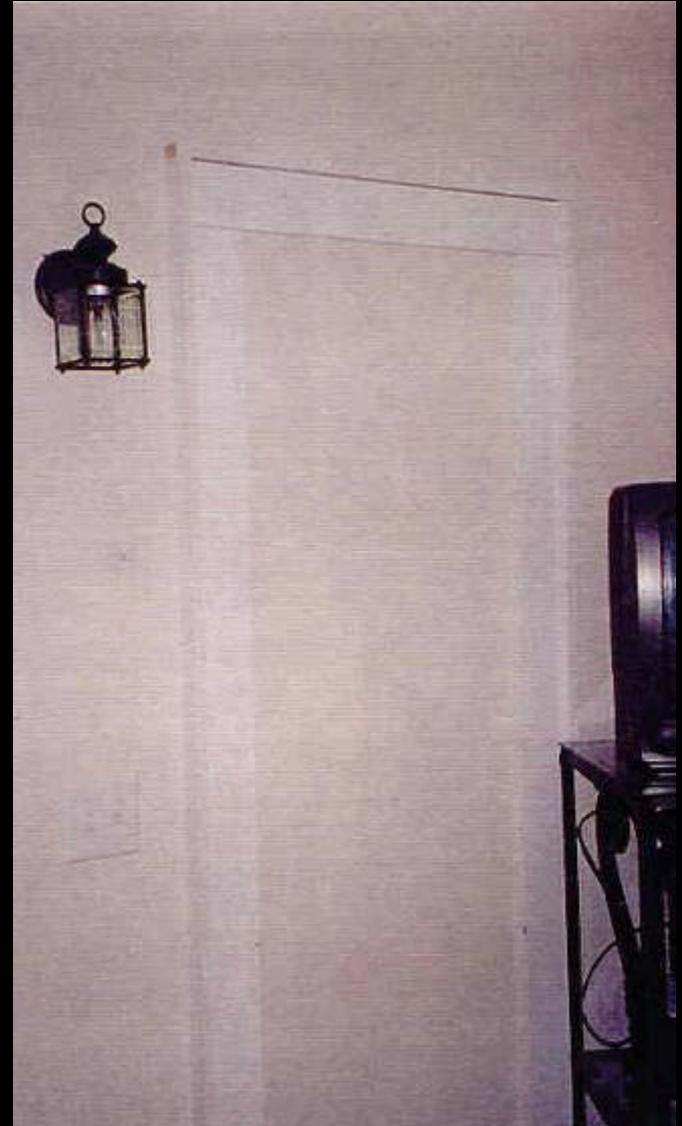
Preserve decorative materials, finishes, features and construction techniques.



Repair original doors



Make changes reversible



Standard 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 where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

Elastomeric coatings can be used to repair pitted metal roofs.



Slate roofs should be repaired by
a knowledgeable craftsman.



Repair or replace siding only as needed.



Use proper methods to remove paint, such as heat, infrared, or safe chemical strippers



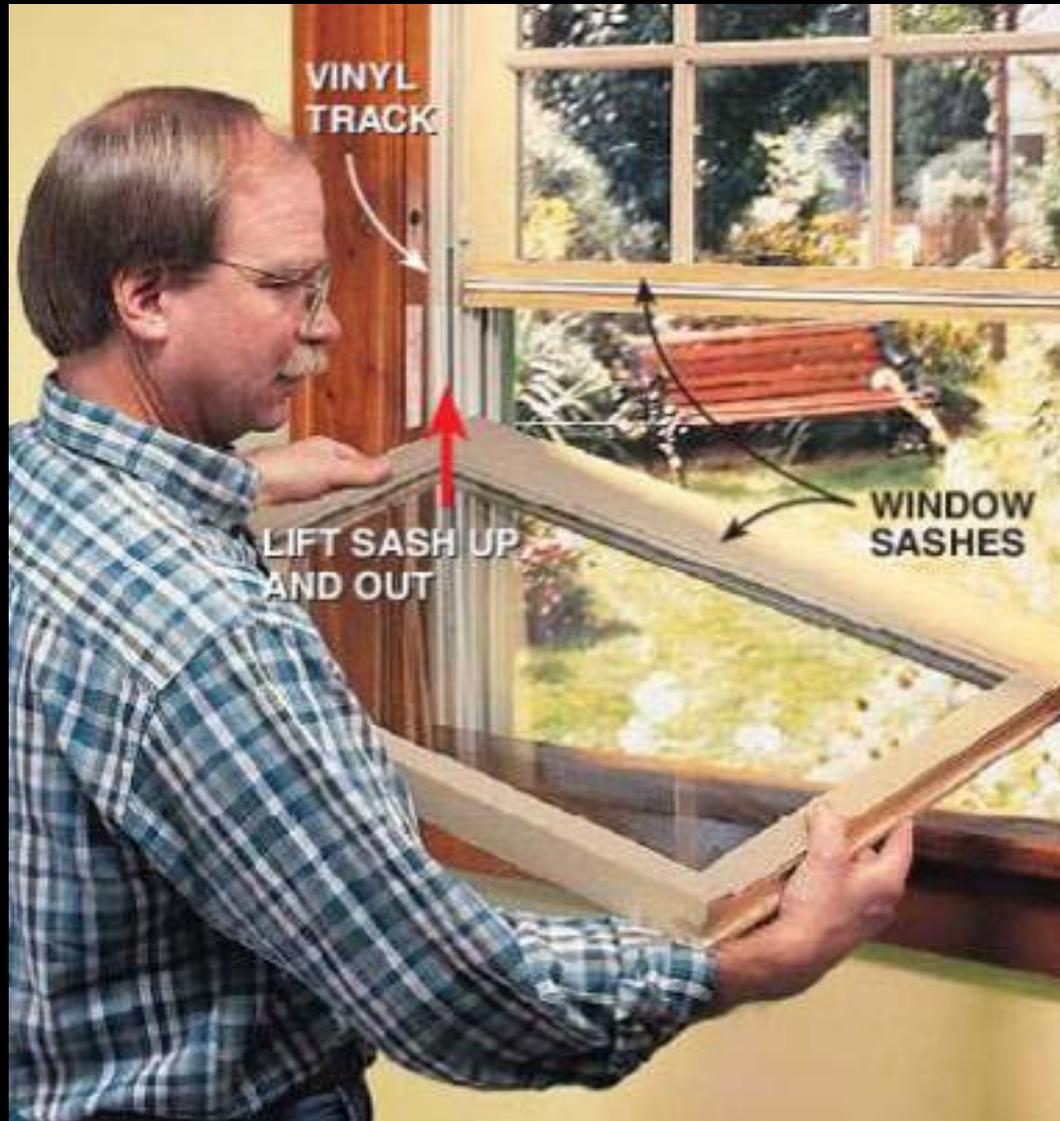
Historic windows are made of superior materials.
Repairs may greatly extend the life of historic materials.



Properly secure window openings while repairing historic window sash. Do not nail into surrounds.



Jamb liners may be an option to retaining historic sash that contain lead paint.



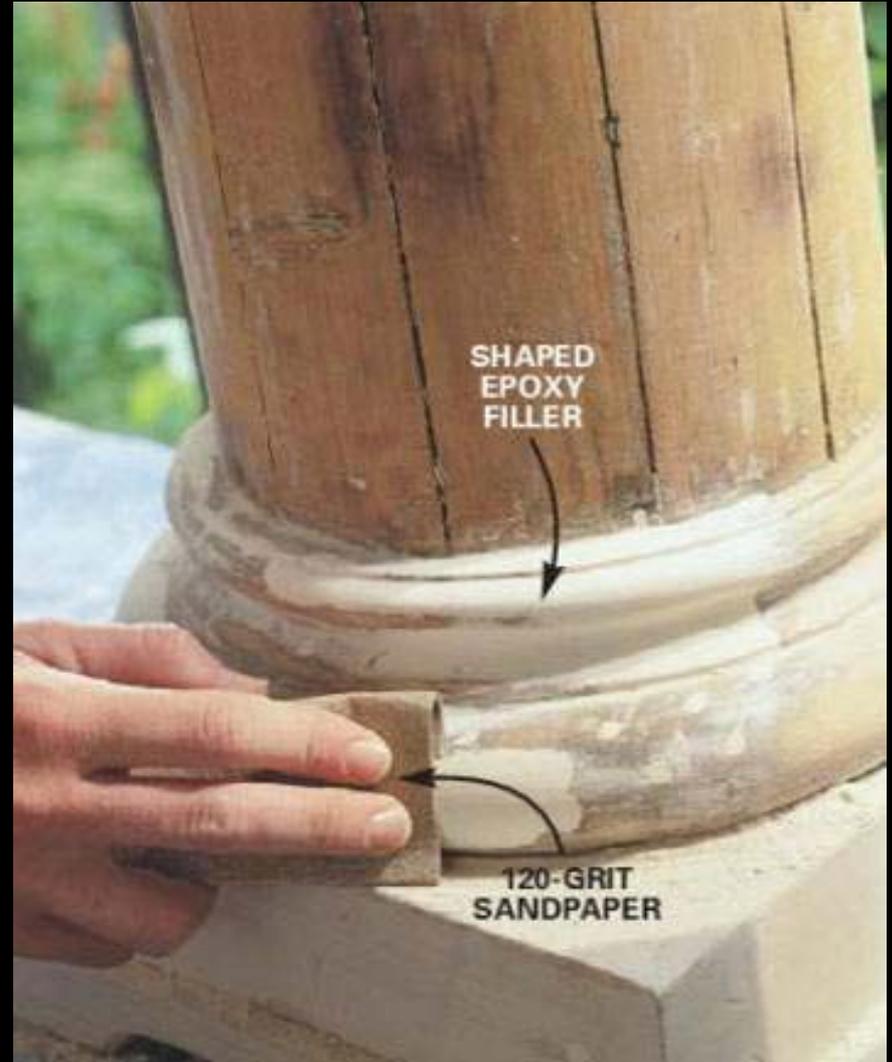
A storm window combined with an historic window will see a greater energy savings than a new insulated window.

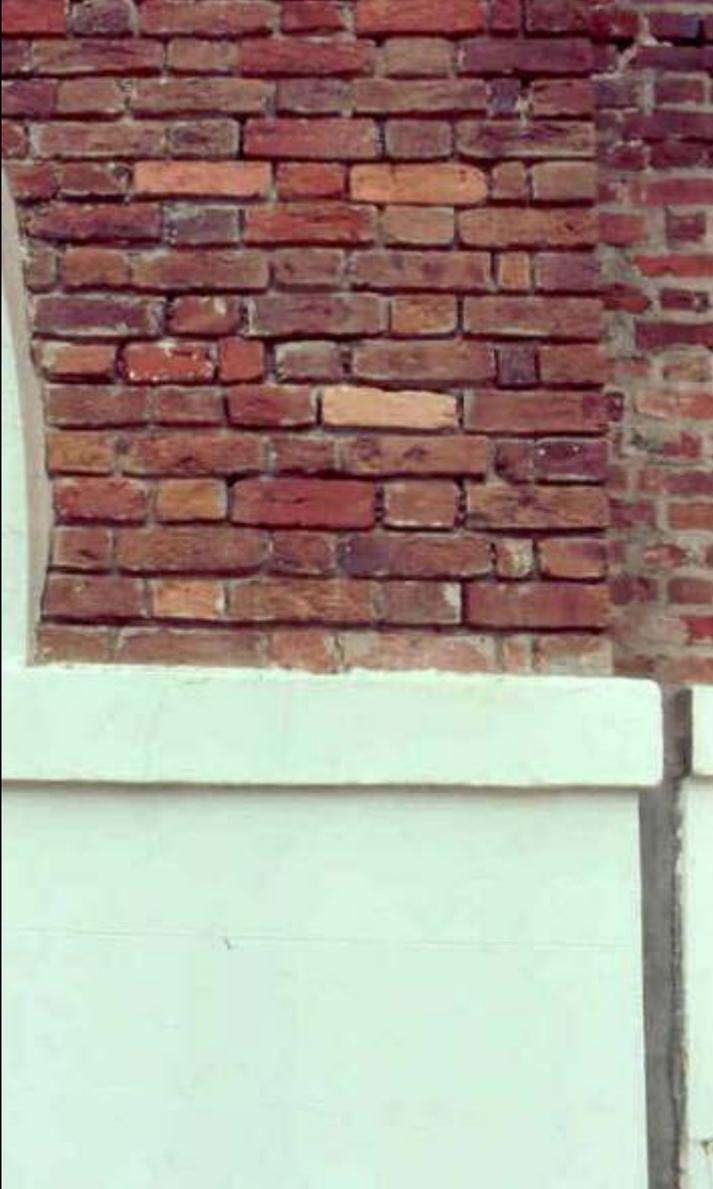


Dutchman Repair



Epoxy Repair





Carefully rake out old mortar joints to repoint.
Grinders can easily cut the brick.

Plaster washers may be used to retain plaster on walls and ceilings.



Sheetrock may be used where plaster is removed.
Retain trim and maintain depth from face of trim
to wall finish as it was originally.





Before



After

Commercial building with period replacement appropriate storefront.

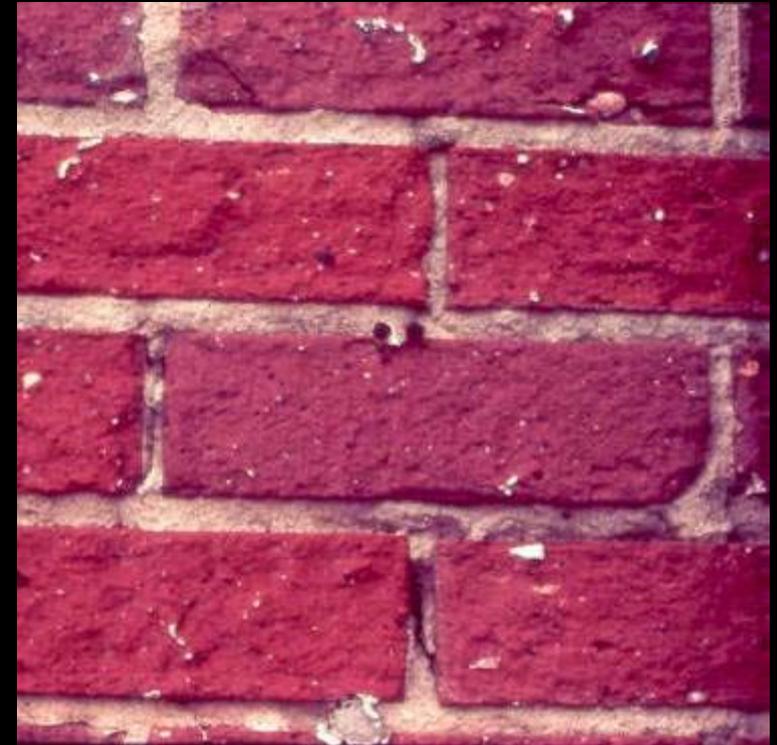
Standard 7

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

Use gentlest methods to clean brick.



Do not sandblast buildings. The hard-fired surface of the brick and calcified surface of the mortar will be lost and the wall will become more permeable.



Do not use Portland Cement when repointing. New mortar should match the historic mortar in strength, color, texture, width, and tooling profile.



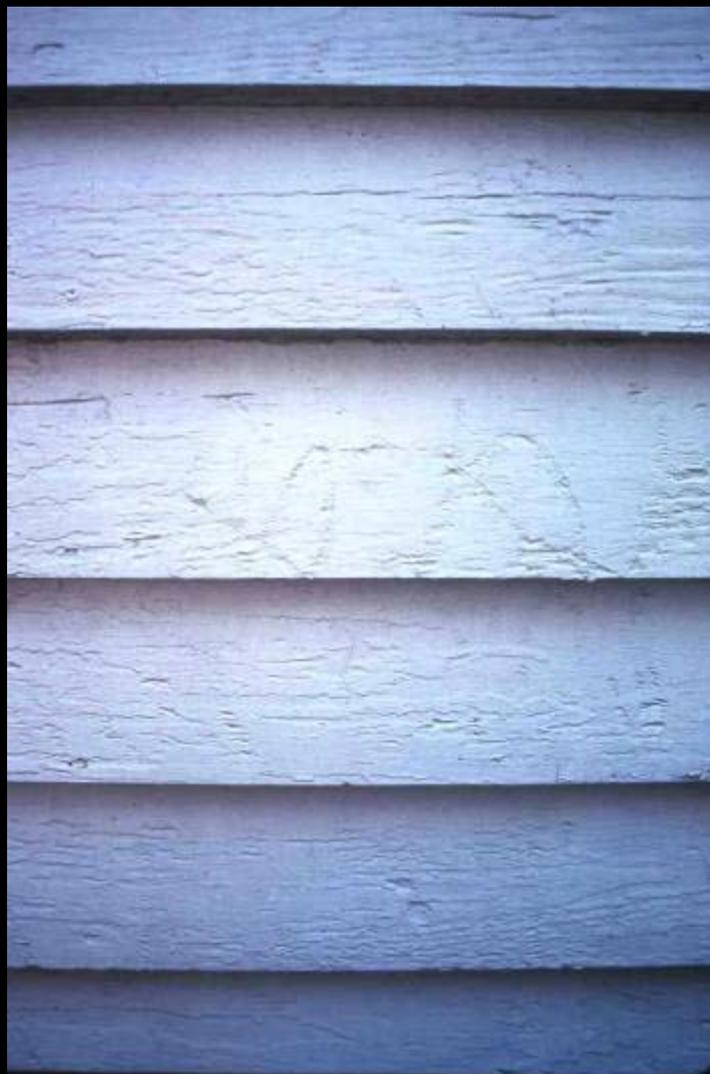
Blown-in insulation can create problems.



Do not use extreme methods (open flame) to remove paint.



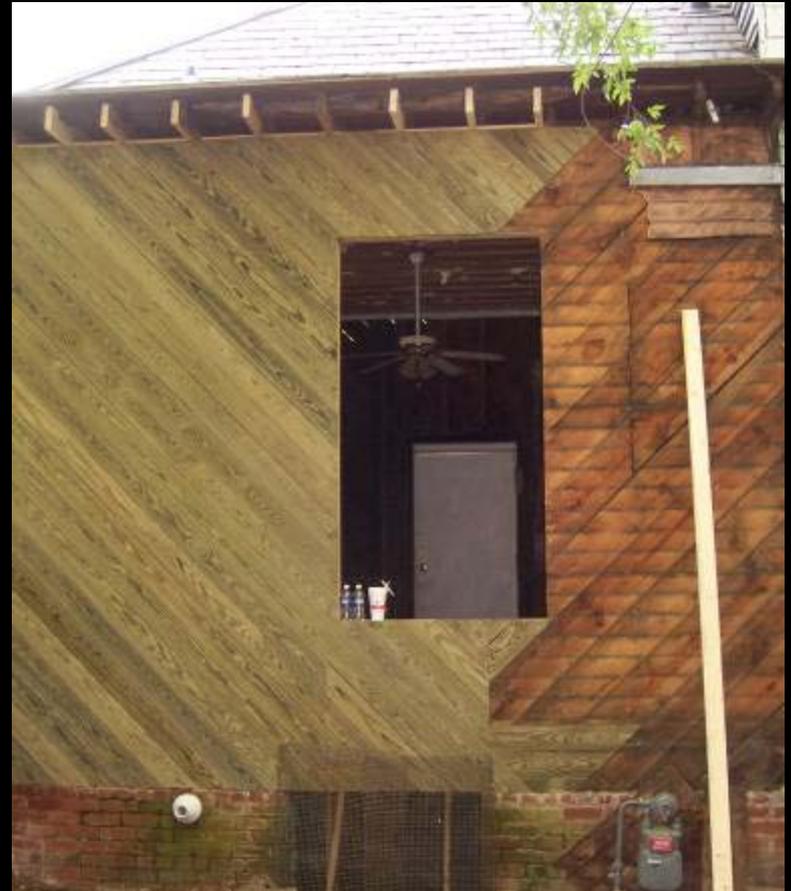
Do not use extreme methods (high pressure water) to remove paint.



Provide proper drainage away from buildings.



Vinyl siding can cover and accelerate moisture problems.



Standard 8

Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken

Identify and preserve archaeological resources



Standard 9

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

First and second floor connector



Rear open roofed entry structure



Unsympathetic addition



Sensitive addition that telescopes out the back.



Unsympathetic front addition



Standard 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.

Additions should not impair the integrity of a building.



[Link to National Park Service](#)



NATIONAL PARK SERVICE

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

with guidelines for

preserving rehabilitating restoring & reconstructing historic buildings

>> [introduction and historical overview](#)

>> [credits](#) >> [questions and comments](#)

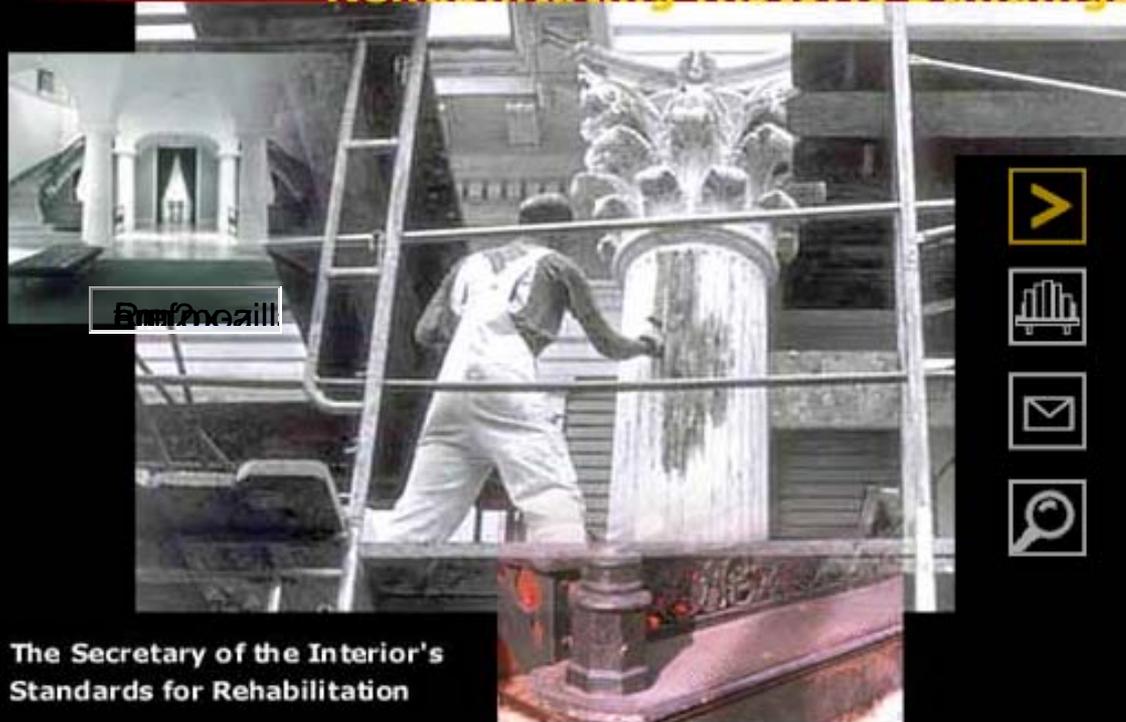
[NPS History & Culture](#) / [Technical Preservation Services](#)

*The Secretary of the Interior's Standards for the Treatment of Historic Properties
with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*

Available at: <http://www.cr.nps.gov/hps/tps/standguide/>



Illustrated Guidelines for Rehabilitating Historic Buildings



The Secretary of the Interior's
Standards for Rehabilitation

*The Secretary of the Interior's Standards for Rehabilitation &
Illustrated Guidelines for Rehabilitating Historic Buildings*

Available at: <http://www.nps.gov/hps/tps/tax/rhb/>



INTRODUCTION

PRESERVING

REHABILITATING

RESTORING

RECONSTRUCTING

The Secretary of the Interior's Standards for the Treatment of Historic Properties + Guidelines for the Treatment of Cultural Landscapes



Overview

Preservation Planning

Factors to Consider

Special Requirements

Using the Standards + Guidelines

Organization of the Guidelines

Terminology

Bibliography

Acknowledgments

The Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes provide guidance to cultural landscape owners, stewards and managers, landscape architects, preservation planners, architects, contractors, and project reviewers prior to and during the planning and implementation of project work.

Aerial view over taro fields at Ke'anāe, Maui, Hawaii. (Elizabeth Anderson)

*The Secretary of the Interior's Standards for the Treatment of Historic Properties
With Guidelines for the Treatment of Cultural Landscapes*

Available at: http://www.nps.gov/hps/hli/landscape_guidelines/index.htm

The North Carolina State Historic Preservation Office



North Carolina State Archives & Library Building

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North Carolina
State Historic Preservation Office
Department of Cultural Resources
Office of Archives and History
Division of Historical Resources

[North Carolina 2006-2012 Historic Preservation Plan \(PDF\)](#)

[Digital Policies and Resources for Surveys and National Register Nominations \(Photography, Databases, Computer Mapping\)](#)

[Recent North Carolina Listings in the National Register of Historic Places : PDFs of Nominations, with Photographs](#)



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