Historic Preservation Commission Training

Preservation Treatments and Best Practices
The Secretary of the Interior’s Standards

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.

2. 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.

3. 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.

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

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

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.

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.

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

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.

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.
The Secretary of the Interior’s Standards for Rehabilitation:

1. Don’t try to make a purse out of a sow’s ear. Stay true to a building’s original use as closely as possible.

2. Tread lightly. Don’t remove what makes a building significant or distinctive.

3. Avoid the tendency to be Walt Disney. Stay true to the building’s history by using available forensic evidence.

4. Going back to the original form is not always the goal. Every building changes over time and that is part of the story.

5. Preserve distinctive features that are significant to the building.

6. Repair rather than replace, where possible. If you do have to replace, match the original as closely as possible, using the same materials where possible.

7. Be gentle. Harsh chemicals and abrasives should always be avoided.

8. Preserve archaeological resources that may be affected by the rehabilitation project.

9. New additions and alterations should not come at the cost of removing significant building fabric. New work should appear different than old work.

10. New additions and alterations should be reversible, so that the essential form and integrity of the building is intact.
Typical Masonry Issues

- Deteriorated or loose masonry elements
- Repointing and tooling mortar joints
- Erosion of sandblasted or soft brick
- Removing stucco from brick or stone
- Applying paint, stucco or other coatings to naked brick or stone
- Rising damp
- Removing paint from brick or stone
- Structural settling and cracking
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The Secretary of the Interior’s Standards for Rehabilitation: Wood

Siding

Decorative Elements
Typical Exterior Wood Issues

- Repairing deteriorated or loose wood trim elements
- Crushing of structural wood elements due to rot and decay
- Removing paint from heavily painted/caulked wood trim
- Removing peeling paint
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The Secretary of the Interior’s Standards for Rehabilitation: Windows
New Life for Old Double-Hung Windows

With new weatherstripping, weights, pulleys, and ropes, you can improve performance without compromising historical authenticity.

Preservation Briefs: 9
The Repair of Historic Wooden Windows

Historic Windows
A top-down look at the National Trust for Historic Preservation
The Secretary of the Interior’s Standards for Rehabilitation: Roofs
The Secretary of the Interior’s Standards for Rehabilitation: Storefronts
Recommendations:

• Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.

• Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

• Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.

• Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.

• Designing new or additional means of access that are compatible with the historic building and its setting.
§ 36.405 Alterations: Historic preservation.

(a) Alterations to buildings or facilities that are eligible for listing in the National Register of Historic Places under the National Historic Preservation Act (16 U.S.C. 470 et seq.) or are designated as historic under State or local law, shall comply to the maximum extent feasible with this part.

(b) If it is determined that it is not feasible to provide physical access to an historic property that is a place of public accommodation in a manner that will not threaten or destroy the historic significance of the building or facility, alternative methods shall be provided pursuant to the requirements of subpart C of this part.
For further reference see:

Georgia Historic Preservation Division:
http://georgiashpo.org/technical_assistance

National Park Service Preservation Briefs
http://www.nps.gov/tps/how-to-preserve/briefs.htm