The SOI Standards and Local Historic District Design Guidelines

This handout is used as an outline for the local commission training session on the SOI Standards and Design Guidelines.

Skelly Preservation Services
Community planning with the past, present, and future in mind.

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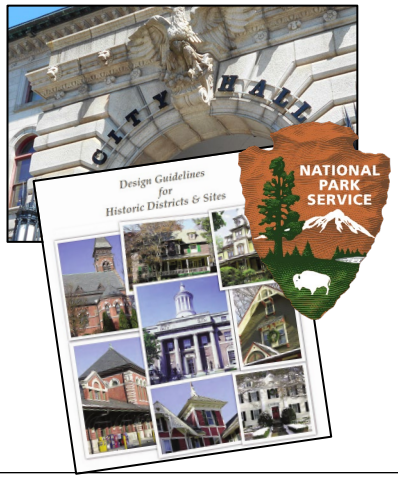
The Four Parts of the Decision-Making Process

The Ordinance
Your Ordinance determines what is reviewable.

The Secretary of the Interior Standards
The Secretary of the Interior's Standards offer a nationwide framework for good preservation practice.

The Local Historic District Design Guidelines
Your local historic district design guidelines give you a local and more specific perspective on what should be approved or disapproved.

The Historic District Commission
You determine what is approved or disapproved.



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

The Four Treatments
Preservation: *"We like it just the way it is, don't change a thing."*
Restoration: *"Take away what was added, put back what is missing."*
Reconstruction: *"When we just can't live without it."*
Rehabilitation: *"Adaptively Use it or Lose it"*



Rehabilitation is the Treatment most applicable to Preservation Commissions.

The Secretary of the Interior's Standards for Rehabilitation

1) A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. *"Can the function fit the form?"*

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. *"Are the character defining features preserved?"*

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 architectural elements from other buildings, shall not be undertaken. *"Is there a false sense of history being created?"*

4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. *"What are all the chapters? What is the whole story to share?"*







5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. *"What would the builder, architect or craftsperson think about all this?"*

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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. *"If you can't repair, repair in kind."*

7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. *"Are you being as gentle as possible?"*

8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. *"Keep the Context."*

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. *"Is it similar… and different?"*

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. *"What if we change our mind in the future? Then what?"*

Local Historic District Design Guidelines

An easy-to-understand document that assists applicants and commission members in understanding the design objectives of the district.

Used by the local historic district commission, municipal staff, applicants, property owners and developers. Guidelines help keep everyone on the same page.

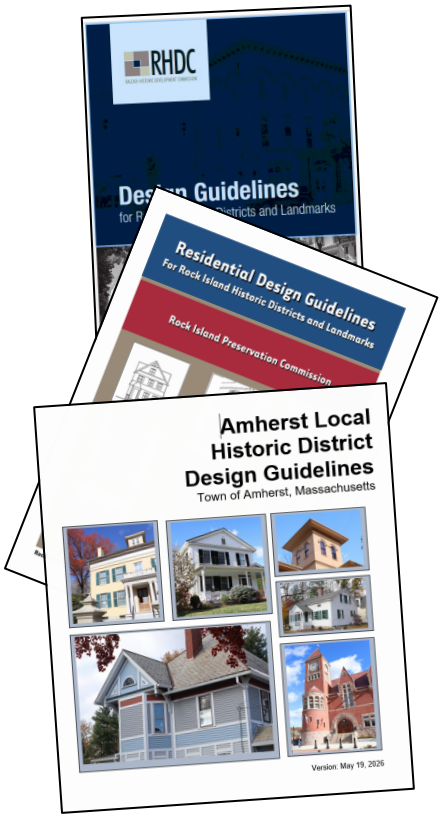
Useful for Public Relations.

Based on the character defining features of your local historic district.

Organized by architectural features.

Utilize a combination of graphics and text to convey appropriate treatments.

Referenced in the decisions of the preservation commission.



Please let me know your thoughts and comments on this presentation today.