

This is the script for Module 1 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.

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

Welcome to this 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 Four Treatments and specifically the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

1.2 Module Overview

I often get questions about the differences between the Four Treatments covered within the Secretary of the Interior's Standards for the Treatment of Historic Properties, how to apply the Standards for Rehabilitation in particular, and how the Standards apply to specific projects. This course is designed to answer those questions.

The course consists of three modules that will provide you an understanding of the standards and guidelines that can be applied in your own review of historic properties.

Along the way, you will have several opportunities to check your knowledge and assess what you have learned.

In this first module we introduce the Secretary of Interior Standards for the Treatment of Historic Properties and begin a dialog on the Four Treatments and the related standards. We will also discuss who used the treatment standards, how they can be applied and the general philosophy behind the treatments.

Module Two focuses in depth on the four treatments and how to select the appropriate treatment for a variety of scopes of work.

Module three will provide and in-depth look at each of the ten standards for rehabilitation, the most common treatment selected for work on historic properties.

1.3 Origins

The Historic Preservation Act of 1966 made the United States Secretary of the

Interior responsible for developing preservation standards for the country.

In 1976, the Secretary of the Interior's Standards for the Treatment of Historic Properties were developed as general principles to govern work on a historic resource.

Since that time the National Park Service (or NPS), within the Department of the Interior, has developed standards for almost every type of preservation project, including Preservation, Rehabilitation, Restoration, and Reconstruction.

Each of these four treatments has its own set of Standards that provide an overview of how a property and its character should be looked at and maintained under that specific treatment.

While the Standards for each of these Treatments are relatively brief, each of them is accompanied by lengthier Guidelines.

These Guidelines provide more specific guidance on how to apply each specific Standard in the form of Recommended and Not Recommended actions.

For a definition of each of the treatments, click on the appropriate tab. To read more on the Four Treatments and their Standards and related Guidelines, click on the Resources tab at the top of this screen.

1.4 Who Uses the Standards?

In one form or another, the Standards are used by virtually everyone who works on historic properties in this country. If you have anything to do with the review of historic properties, the Standards are the basis for evaluation, recommendations, and ultimate decisions.

Local historic preservation reviewers use the Standards to evaluate the appropriateness of proposed changes an owner wants to make to improve a historic property, such as work to this residence in Sacramento.

State and local officials use the Standards to review both Federal and nonfederal rehabilitation proposals such as the rehabilitation and adaptive use of the Stanford Mansion in Sacramento.

Federal agencies use the Standards in carrying out projects to preserve historic properties that they own or manage such as maintenance and abatement issues on Hangar One at Moffett Field.

State Historic Preservation offices and the National Park Service use the Standards to determine if rehabilitation work carried out on historic income-producing National Register buildings qualifies as a Certified Rehabilitation eligible to receive federal tax credits such as many of the historic buildings at Fort Baker in Marin County.

1.5 Applying Standards

You can apply the Treatment Standards to buildings, historic districts, structures,

landscape features, sites and environments, objects, and any attached, adjacent, or related new construction.

Examples include: individual buildings such as the Buford House, a bed and breakfast, in Napa; a district such as the Sacramento Railyards; a structure such as the Golden Gate Bridge in San Francisco, the gardens and landscape around Wattles Mansion in Hollywood; building settings and environments within the boundaries of the Presidio in San Francisco; an object such as Sather Gate at UC Berkeley, and; the adaptive reuse of, and an addition to, the Hall of Justice in Sacramento.

1.6 Applying Standards

You can also apply the Treatment Standards to historic properties of all: Types, Sizes, Uses, Styles and Periods, and Materials.

Examples include: a former commercial building, the Young's Market Company Building in Los Angeles as an example of a building type; the size and scale of a residential property such as the Winter's House in Sacramento; a 1906 Santa Fe Freight Depot, converted into a new use as an architecture school in Los Angeles; a winery property and buildings representative of an agricultural period of development in Napa County, and; the hollow clay tile assembly used as a building material in the Mission Inn Annex in Riverside.

1.7 Applying Treatment Standards

You may also apply the Treatment Standards to both the exterior and interior of historic buildings depending on the program under which you review a project.

Although most local review authority is limited to the exterior of the building, the review of work on a building's interior may be warranted when the interior public spaces contribute to the building's significance.

In this example, the Office of Historic Preservation reviewed work on both the exterior and interior of the Ferry Building located in the Embarcadero Historic District in San Francisco.

The owners rehabilitated the building under the Federal Historic Preservation Tax Incentives program. As a result, all of the proposed work, including the ground floor retail space and the upper office floors, was reviewed for consistency with the Standards for Rehabilitation.

It should be noted that the Treatment Standards do not give specific directions on what has to be done or how to implement a particular scope of work. Their goal is to allow a reviewer to look at an overall project and select the most appropriate Treatment for the work proposed.

While multiple treatments might be implemented on a project, it is recommended that one specific treatment be selected as the overall guidance for the work.

1.8 Philosophy of the Four Treatments

The basic philosophy behind the treatments and their related standards is to do the least amount of harm to a historic property or building as possible whenever you contemplate work.

In brief the Treatments create a hierarchy for work from the least to the greatest intervention and are ordered to:

- Maintain rather than Repair
- Repair rather than Replace
- Preserve rather than Restore
- Restore rather than Reconstruct

Regardless of the Treatment selected, all proposed work should preserve the character and integrity of the historic resource.

1.9 Maintain rather than Repair

The preferred approach is to maintain rather than repair.

By performing regular maintenance such as keeping a building painted, or keeping a building water tight by maintaining gutters and downspouts you will avoid costly repairs and potential replacement in the future due to the deterioration of features and materials.

1.10 Maintain rather than Repair

The second level is to repair rather than replace.

Most times original character defining features can be repaired which will maintain the historic integrity of the property. Only when a feature is beyond repair should you consider replacement. And then it should be done accurately. You can see this approach in this Dutchman repair to the handrail at the Japanese Tea Garden in San Francisco.

Because this railing component was severely deteriorated and the handrail replacement was done to match the original handrail in size, shape, technique, and material, this work is acceptable. It should also be noted that the wood will weather to match the other railing components making the replacement even more compatible.

1.11 Maintain rather than Repair

The third level is to preserve rather than restore.

There are times when, for good reasons, preserving a resource in an arrested state of decay is the preferred treatment. The Chinese Store in Columbia State

Historic Park was in ruins when it was acquired by the state.

Its decay is being arrested and the ruins are being preserved through reinforcement and stabilization of the brick walls and other materials.

In its preserved state as a ruin, it retains its ability to represent the 1850s and tell part of the story of the Gold Rush period of Columbia's history.

1.12 Restore Rather Than Reconstruct

The last approach to consider is to restore rather than reconstruct.

Reconstruction of a resource is the least desirable treatment, because a reconstructed resource may have the form but lacks the history, the workmanship, and the materials of the original building.

However reconstruction may be necessary when portions of original character defining features are lost or missing as in the case of a major fire at the Burkhalter Residence in Los Angeles.

As you can see in the picture on the right, historic features that remained were restored to the extent possible and the features lost to the fire were reconstructed based on physical and historic documentation.

1.13 Character Defining Features

In addition to understanding the philosophy behind the Treatments and their Standards, the ability to identify a building's character defining features and their contribution to the significance of a property is a key part of your responsibility in reviewing historic properties.

Character defining features are the important elements that contribute to the significance of the property, such as its setting, style and design, materials and details, height and layout, and distinguishing features such as windows, doors, porches and decorative features or spaces.

If you would like more information on recognizing and preserving these features, look at the NPS methodology on identifying the visual aspects of historic buildings by clicking the Resource tab above.

1.14 Final Thoughts

To conclude, the Secretary of the Interior's Standards for the Treatment of Historic Properties and their related Guidelines are broad documents that provide guidance for a variety of projects and are useful for many different kinds of historic review.

Although they may seem general, their interpretation has been refined over their application to thousands of projects across the nation.

The Treatments and Standards form a positive framework for evaluating and

safeguarding what's best for our historic resources. They have served the preservation community and the people of the United States well for more than 30 years.

Although there have been disagreements over their application and interpretation, they have proven their usefulness and should continue to do so in the years to come.

1.15 Thank you

This concludes Module 1 of the three modules contained in this course about the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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.