

# *Rehabilitation and Maintenance*



# Standards for Rehabilitation

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*The Secretary of the Interior has adopted a set of standards for rehabilitation of historic buildings under federal programs. The standards were established as a general set of guidelines to “evaluate whether the historic character of a building is preserved in of a historic resource. Article VII of the City of Tarpon Springs Comprehensive Zoning and Land Development Code (LDR) contains more detailed criteria under the Standards for Review (Section 109.01). These two documents form the basis for the design guidelines, which present specific examples in written and graphic format.*

## **Approaches to Rehabilitation**

There are four principal approaches to working with historic structures: Restoration, Preservation, Rehabilitation and Remodeling. When a structure has not been maintained or has been altered by the removal or replacement of character-defining features, it is important to contemplate the work and approach that will be undertaken to the structure.

### Restoration

Restoration is accurately recovering the forms and details of a building and its setting as it appeared at a previous time in the past. Restoration can include the removal of later additions or inappropriate features and the replacement or reproduction of missing features from earlier work. Restoration requires extensive research into the history and construction of the building and site to create an actual reconstruction of the building.

### Preservation

Preservation or stabilization is the process of halting the deterioration of the historic resource. This entails making sure the building is weather-tight and structurally sound so future restoration or rehabilitation can occur.

### Rehabilitation

Rehabilitation is a practical approach to the preservation of a historic resource. It is the process by which a historic building is brought up to contemporary standards for more efficient and lasting use. Updating the structure is accomplished while maintaining and protecting the architectural character and defining features of the building. Rehabilitation may include structural repairs, repairing roofs and exterior finishes, upgrading mechanical systems and modernizing kitchens, and even changing the use(s) of the structure.

### Remodeling

Remodeling is the least recommended approach to modernizing a building. Repairs and additions are undertaken with little or no regard for the overall design and architectural

integrity of the building. Remodeling includes such changes as adding aluminum or vinyl siding over stucco or wood siding, replacing wood siding with T1-11 board, additions with no architectural relationship to the main structure and changing window styles.

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

The Secretary of the Interior standards have been adopted by many communities as the general basis for reviewing rehabilitation to historic structures. These same Standards for Rehabilitation are referenced in the City of Tarpon Springs Heritage Preservation Ordinance. The Standards suggest a series of steps to rehabilitation beginning with the least intrusive treatments. These include:

- Preserving the form and character-defining materials and architectural features by using the least intrusive repair techniques such as patching or limited replacement with in-kind materials or compatible substitute materials.
- Using protective coating on building materials.
- Replacing features or materials (when deterioration is to point of not being repairable) with the same design and materials.
- When additions or alterations are necessary then design and material utilized should be compatible, and not destroy the form and defining-architectural and material character of the structure.

The ten Secretary of the Interior Standards are listed below:

1. A property shall be used for its 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.
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.
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 conjecture features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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, material. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

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.
  8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  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, scale and architectural features to protect the historic integrity of the property and its environment.
  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.
- (2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
  - (3) The relationship of a structure within a historic or cultural preservation district to the open space between it and the street and the other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.
  - (4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.
  - (5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style.
  - (6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

**City of Tarpon Springs LDC, Article VII- Section 109.01- Standards for Review**

Standards for Review provide additional detail to the Secretary of the Interior Standards. The Standards for Review are:

- (1) The height and width of any proposed alteration shall be consistent with that of adjacent contribution structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

- (7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.
- (8) All buildings, structures, sites and traditional cultural properties shall be recognize as products of their own time. Alternations, modifications or other changes to a structure of traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes which may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

- (9) The renovation of contributing structures in a historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

**The Standards for Review (Article VII) and the Secretary of the Interior Standards for Rehabilitation form the basis for the design guidelines in this document.**