

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



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Introduction

Today's Presentation

- The structure of historic preservation in the US
- CPA and historic preservation
- The Secretary's Standards for the Treatment of Historic Properties

Further Reading

Questions and Answers

PDF note: anything in purple text is a clickable link



The Structure of Historic Preservation



Federal

- Department of the Interior – National Park Service
 - National Historic Preservation Act of 1966
 - 36 CFR 68, The Secretary of the Interior's Standards for the Treatment of Historic Properties
 - Establish national preservation program, best practices

State

- Massachusetts Historical Commission
 - MGL Chapter 9, Sections 26-28
 - Regulatory – no local oversight, generally not involved in CPA projects

Local

- Leverett Historical Commission
 - MGL Chapter 40, Section 8d
 - “for the preservation, protection and development of the historical or archeological assets”
- Leverett Community Preservation Commission
 - MGL Chapter 44B
 - To manage funds collected through the Community Preservation Act program

CPA and Historic Preservation



MGL Chapter 44B, Section 5. (b) (2) The community preservation committee shall make recommendations to the legislative body for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for rehabilitation or restoration of open space and community housing that is acquired or created as provided in this section; provided, however, that funds expended pursuant to this chapter shall not be used for maintenance. With respect to community housing, the community preservation committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites. With respect to recreational use, the acquisition of artificial turf for athletic fields shall be prohibited.

CPA and Historic Preservation



- “Acquire”, obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. “Acquire” shall not include a taking by eminent domain, except as provided in this Chapter.
- “Preservation”, protection of personal or real property from injury, harm or destruction.
- “Rehabilitation”, capital improvements, or the making of extraordinary repairs, to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended uses, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes; provided, that with respect to historic resources, “rehabilitation” shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68; and provided further, that with respect to land for recreational use, “rehabilitation” shall include the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use.
- “Restoration” ??? No definition!

Which Treatment is Appropriate?



Four different treatments, each with their own Standards

- Rehabilitation
- Preservation
- Restoration
- Reconstruction

Choosing the right treatment

- How significant is the historic resource?
- How much historic integrity does the historic resource retain?
- What is your goal with the work? With the property?
- Are you changing use? What kinds of code do you need to meet?



Different buildings and uses = different Standards

*The Old Manse, top,
and altered triple-deckers in Boston*



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Seven aspects of integrity

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Does a property have none, some, or all of these?

Integrity impacts the choices you make about a property

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Character-Defining Features



This is where good survey work is helpful!

- What are the character-defining features of the building or site you are reviewing?
 - NPS Preservation Brief 17
 - Overall character
 - Shape, openings, roof, projections, trim, setting
 - Close-range character
 - Materials, craftsmanship

Preserve as much integrity and character-defining features as possible

Character-defining features of this house include the mansard roof, the brackets at eaves, the square bays, and the hood over the door



Secretary's Standards for Preservation



- “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment.”
- Nothing new, and not removing anything
- Only repairing and maintaining as the building stands today

Cogswell's Grant

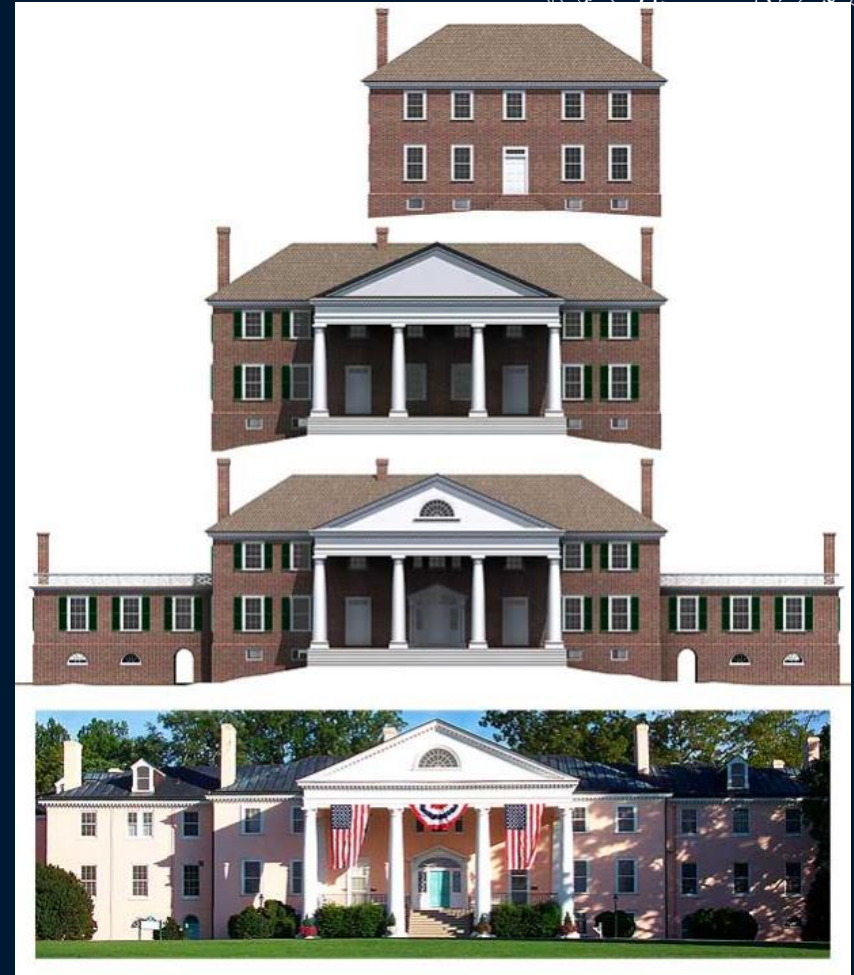
From the Historic New England website



Secretary's Standards for Restoration



- “the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.”
- Taking a building back to a certain period in time to interpret it as it looked then
- Removing all later alterations, even if they may have their own historic significance



The evolution of Montpelier, from Colonial Williamsburg's website; the house was taken back from the fourth image to the third

Secretary's Standards for Reconstruction



- “the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.”
- Using new construction to accurately depict a lost resource
- Must be heavily supported by physical and documentary evidence

The reconstruction of slave quarters at Montpelier in 2017

Photo from the AP



Secretary's Standards for Rehabilitation



- “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”
- Greatest latitude for adaptation
- Allows for a new use, alterations, additions
- But all done sensitively, with care for the character-defining features
- Mandated under CPA, state and federal historic rehabilitation tax credit programs



Top: the Worcester County Courthouse received state and federal historic rehabilitation tax credits for conversion into apartments

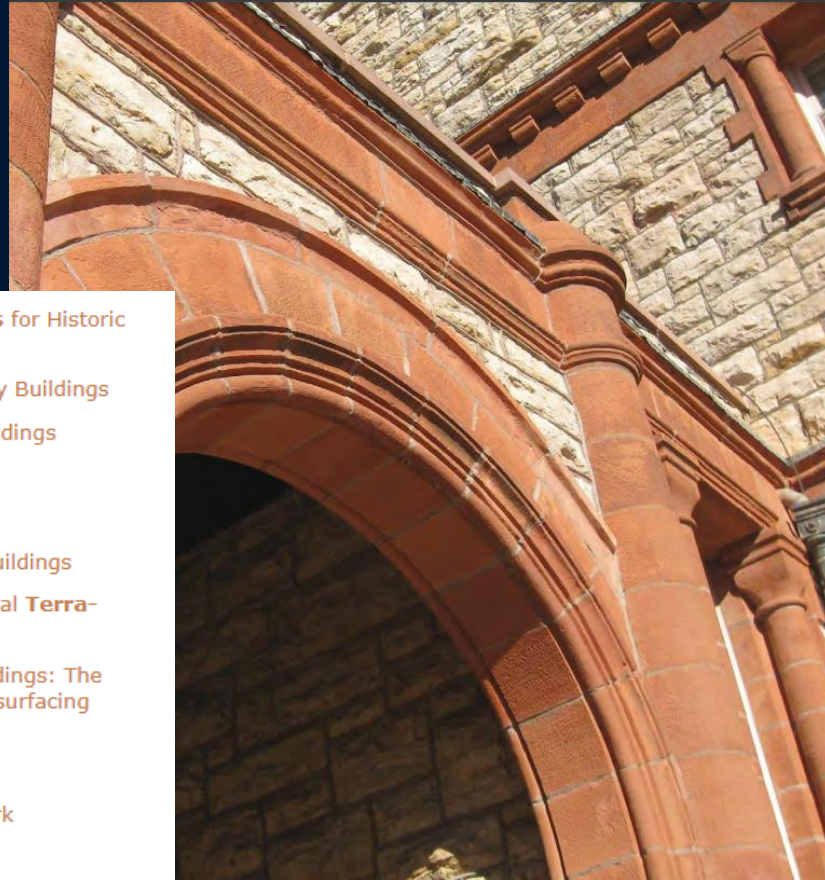


Bottom: the Cary Memorial Building in Lexington received CPA funds and is now an event space

Beyond the Standards



- 1 **Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
- 2 **Repointing Mortar Joints** in Historic Masonry Buildings
- 3 **Improving Energy Efficiency** in Historic Buildings
- 4 **Roofing** for Historic Buildings
- 5 The Preservation of Historic **Adobe Buildings**
- 6 **Dangers of Abrasive Cleaning** to Historic Buildings
- 7 The Preservation of Historic Glazed Architectural **Terra-Cotta**
- 8 **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- 9 The Repair of Historic **Wooden Windows**
- 10 Exterior **Paint Problems** on Historic Woodwork
- 11 Rehabilitating Historic **Storefronts**
- 12 The Preservation of Historic Pigmented **Structural Glass** (Vitrolite and Carrara Glass)
- 13 The Repair and Thermal Upgrading of Historic **Steel Windows**
- 14 New **Exterior Additions** to Historic Buildings: Preservation Concerns
- 15 Preservation of Historic **Concrete**



THE SECRETARY
OF THE INTERIOR'S
**STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES**
WITH
**GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS**



U.S. Department of the Interior
National Park Service
Technical Preservation Services

Top: the main Standards and Guidelines document

Left: some of the Preservation Briefs

Rehabilitation Standard #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



Top: Quincy Market was rehabilitated in the 1970s into a modern market space

Right: Leominster's Carter Street School was converted into apartments



Rehabilitation Standard #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.



The renovation of the Worcester County Courthouse into apartments, from the Worcester Telegram & Gazette



Rehabilitation Standard #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.



From Digital Commonwealth

Rehabilitation Standard #3



*Undated historic
photograph*



*Inventory form,
1984*



*Streetview,
August 2022*

Rehabilitation Standard #4



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



From Digital Commonwealth

Rehabilitation Standard #5



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



Rehabilitation Standard #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.



Rehabilitation Standard #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.



Rehabilitation Standard #8



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



Rehabilitation Standard #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.



Original 1881 Quincy library building

Rehabilitation Standard #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.



1939 Quincy library addition

Rehabilitation Standard #9



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2000 Quincy library addition

Rehabilitation Standard #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.



Further Reading



- [The Secretary of the Interior's Standards for Rehabilitation](#)
 - [Guidelines for all treatments](#) (rehabilitation begins on internal page 75/PDF page 85)
- [Preservation Briefs](#) from the National Park Service
 - [Preservation Brief 17, Architectural Character](#)
- [Preservation Tech Notes](#) from the National Park Service
- [How to Apply the National Register Criteria for Evaluation](#)
 - Helpful for determining integrity, historic significance

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

Thank you for coming!

For more information or additional questions:

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