



## Secretary of the Interior's Standards Training

Community & Economic  
Development Department

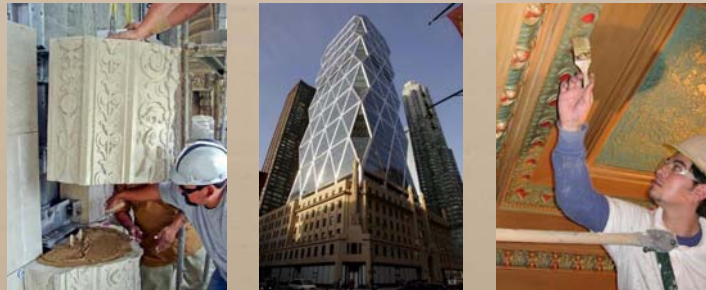
Cultural Heritage Board

Item: 4

April 19, 2017

RiversideCa.gov

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

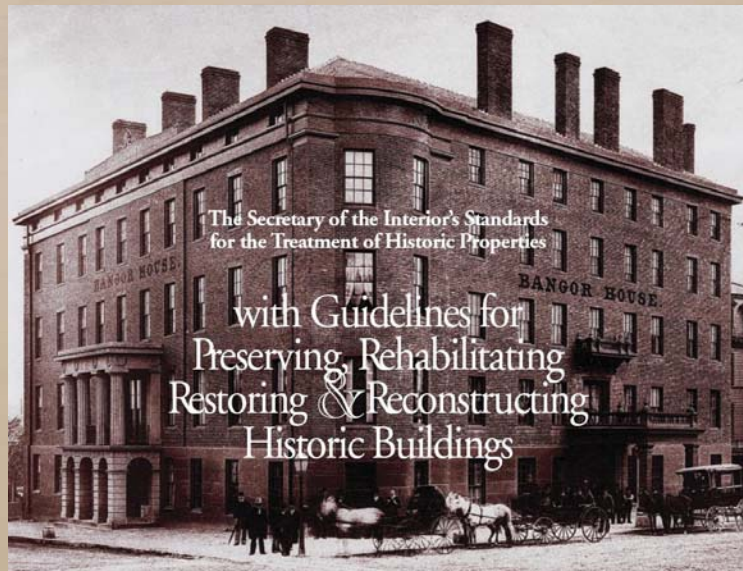


**David Marshall, AIA**  
Heritage Architecture & Planning



“We will probably be judged not by the monuments  
we build but by those we have destroyed.”

--- *New York Times Editorial*, Oct. 30, 1963



<http://www.nps.gov/tps/standards.htm>

## The Standards: Four Treatments

### Preservation

Retention of historic fabric through conservation, maintenance, and repair.

### Rehabilitation

Allows for change of use and alterations with retention and repair of historic materials & replacement of deteriorated items.

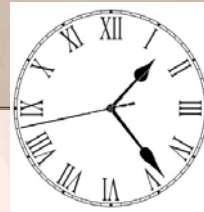
### Restoration

The retention of materials from the most significant time in the property's history, removing materials from other periods.

### Reconstruction

Opportunities to re-create a non-surviving site, landscape, building, or object in all new materials.

## “Historic Clock”



One way of thinking about the four treatments:

- Time is temporarily stopped in **Preservation**
- Time is moved forward in **Rehabilitation**
- Time is moved backward in **Restoration**
- Time is re-started in **Reconstruction**

It is these ideas about time that constitute the philosophical framework for historic preservation treatments.

## 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.”

## Rehabilitation 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 and spatial relationships.
2. The **historic character of the property will be retained** and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationship that characterize the 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**.

## Rehabilitation Standards

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property will be preserved.
6. Deteriorating historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature will match the old design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical and physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

## Rehabilitation Standards

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 shall be differentiated from the old and will be compatible with the historic materials, features, 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.

# Standard 6

Deteriorated historic features will be repaired rather than replaced

## Historic vs Replacement Windows

Repairs of **historic windows add to the value** of a property, as an authentically restored automobile would command greater value than one “restored” with plastic replacement parts.

Outfitting historic buildings with modern replacement windows results in a mechanical, contrived, or uniformly **sterile appearance**. Worse, when historic windows are replaced, **authenticity is lost** forever.

Even high quality **new wood windows won't last as long** as long as historic windows made of dense, old growth wood.



## Restoring Historic Wood Windows



## San Diego Santa Fe Depot



Copper Rain Gutters

## Replications



Wood Storefront

## Combining Treatments: Restoration + Reconstruction



Persian Water Rug Fountain  
Balboa Park, 1935



## Standard 9

New work shall be  
differentiated from the old  
and compatible with the  
historic materials, features,  
scale, proportion, and  
massing



## Definitions

### “Differentiate”

- 1.to form or **mark differently** from other such things; **distinguish**.
- 2.to **change**; **alter**.
- 3.to **perceive** the difference in or between.
- 4.to make **different by modification**.

### “Compatible”

- 1.capable of existing or **living together in harmony**.
- 2.able to **exist together** with something else.
- 3.be **consistent**; congruous.

## Standard 9

### Does the Addition Comply with The Standards?

### “I know it when I see it.”

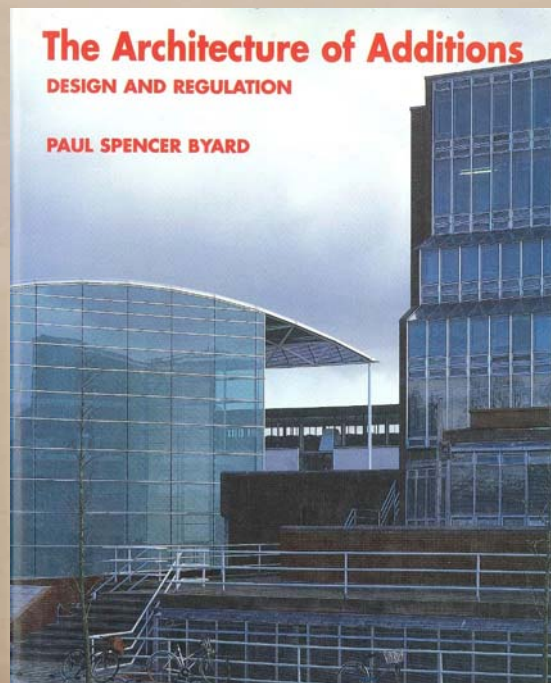
- Supreme Court Justice Potter Stewart, describing pornography in 1964

# Standard 9

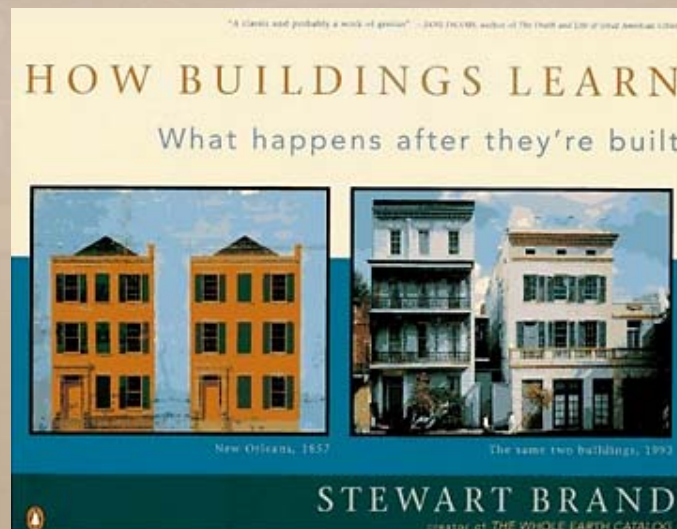
Two Questions:

1. Is it *different*?

2. Is it *harmonious*?



1998



1994

Since buildings are going to be modified many times, they should be designed with future changes in mind.

## Essay: “New Buildings Among Old”

American Arts Quarterly, Spring 2008

“One of the most hotly contested battlegrounds... concerns new construction in historic settings...”

“The Secretary of the Interior’s Standards for Rehabilitation... has served as the de facto national preservation policy in the US...”

“Contemporary architects... [wrongly] cling to the idea that every age must distinguish itself from all previous ages by making new buildings look different than any previously built.”

“Subtle distinctions in materials can allow observers to see a restored building whole while, at the same time, noting that it has changed over time.”

“Why can’t the construction history be documented by simply carving the date over the entrance or adding a bronze plaque explaining what parts of the building were built at different times?”

## Preservation Briefs 14: New Exterior Additions

### 14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns  
Anne E. Grimmer and Kay D. Weeks



A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment "is defined as 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."

The type of new additions, including neither additions, to historic buildings comes up frequently, especially as it

relates to rehabilitation projects. It is often discussed and is the subject of concern, controversy, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about such particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework, by architects and architectural historians in terms of construction technology and style, and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.



Figure 1. The addition to the right with its connecting loggia is compatible with the Cottage Grove style library. The addition is not back from the front of the library and uses the same materials and a simplified design that respects, but does not copy, the historic building. Photo: David Bailey Photography.



Figure 12. This 1934 wing (left) is accessed through a monumental entrance to the right. The new addition (right) is not back from the front of the library and uses the same materials and a simplified design that respects, but does not copy, the historic building. Photo: David Bailey Photography.



Figure 13. A glass and metal structure was constructed in the courtyard of a historic building when this 1934 building was converted to a hotel. Although such an addition might not be appropriate in a new public building, it is compatible here in the courtyard of this historic building.



Figure 14. This glass addition was erected at the back of an 1895 former library during rehabilitation to provide another entrance. The addition is compatible with the historic character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or detract from the historic building. Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.
- Base the size, rhythm and alignment of the new addition's windows and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expressions that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building, exactly nor stands in stark contrast to it.

## Preservation Briefs 14: New Exterior Additions



"the focus on new additions is to ensure that they preserve the character of historic buildings."

"...additions should be as inconspicuous as possible from the public view."

"A new addition should always be subordinate to the historic building."

## Preservation Briefs 14: New Exterior Additions

“Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure...”

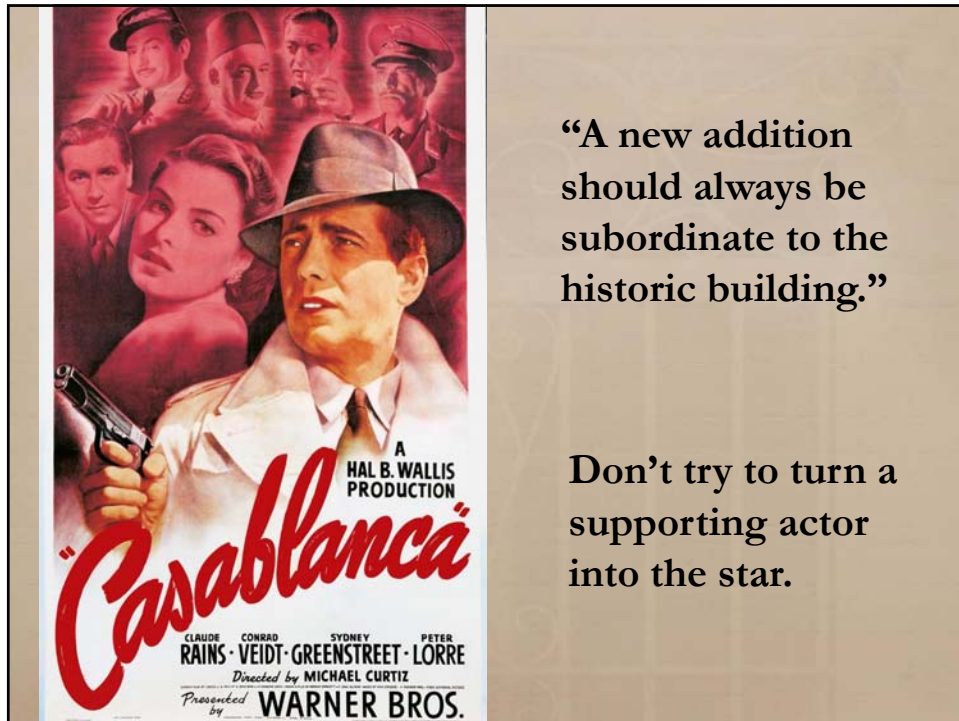
“Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.”

“Every historic building is different and each rehabilitation project is unique.”

## Preservation Briefs 14: New Exterior Additions







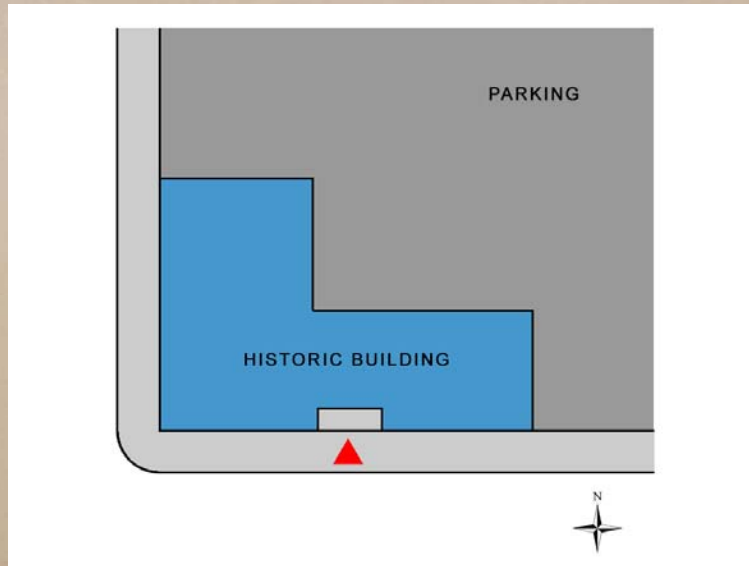
“A new addition should always be subordinate to the historic building.”

Don't try to turn a supporting actor into the star.



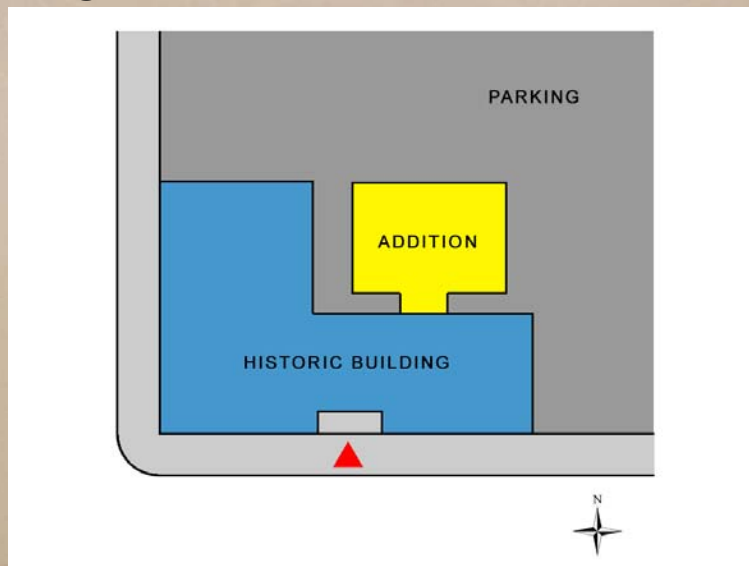
Squinted  
Eye Test

## Locating an Addition



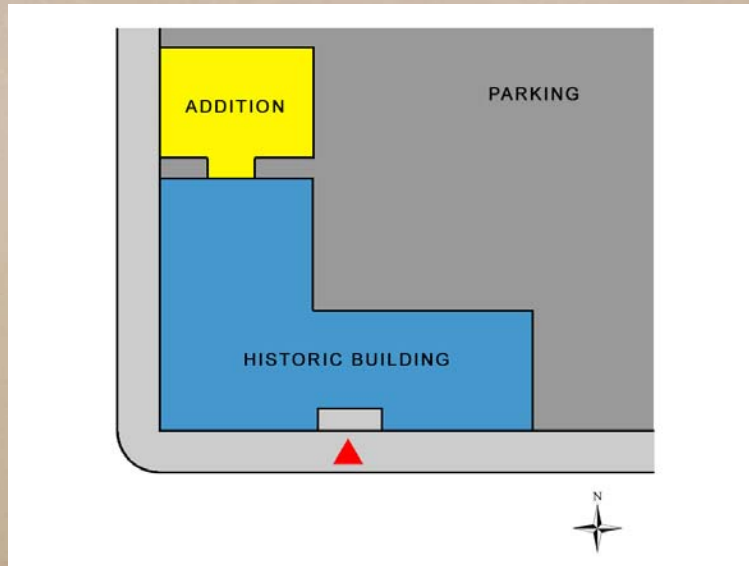
Existing Condition

## Locating an Addition



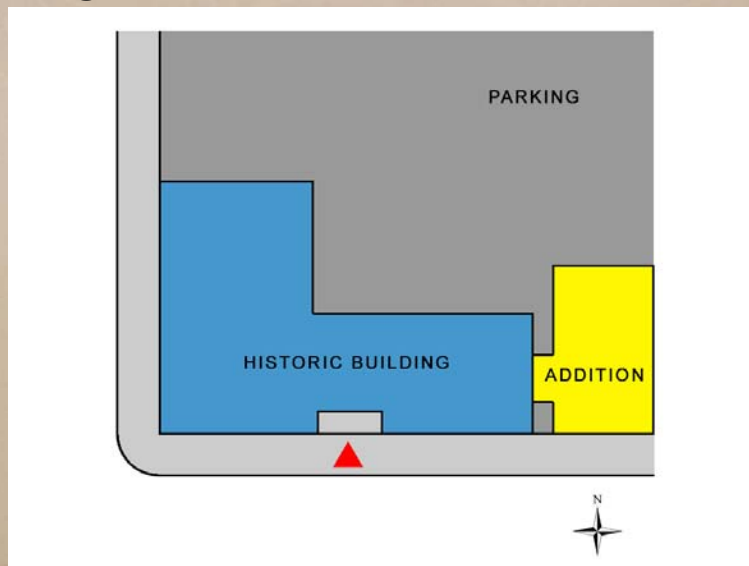
Option 1: Behind Building

### Locating an Addition



**Option 2: Secondary Elevation**

### Locating an Addition



**Option 3: Primary Elevation**

## Standard 9



## The Bad

Fuller Lofts, LA



Fuller Lofts, LA



Fuller Lofts, LA





## Mission Hills Craftsman



## Mission Hills Craftsman



## Hearst Office Building, NYC

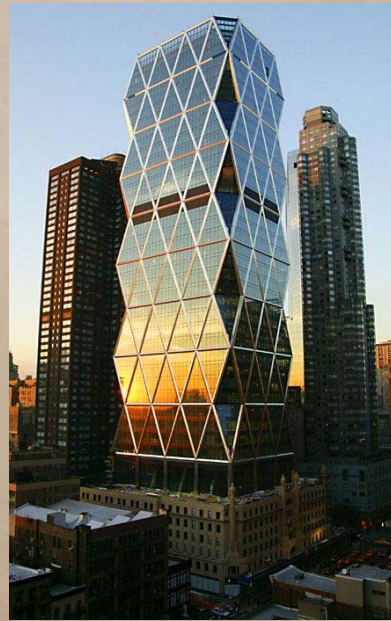


## Hearst Office Building, NYC





## Hearst Office Building, NYC



## Trilogy on Fifth, San Diego



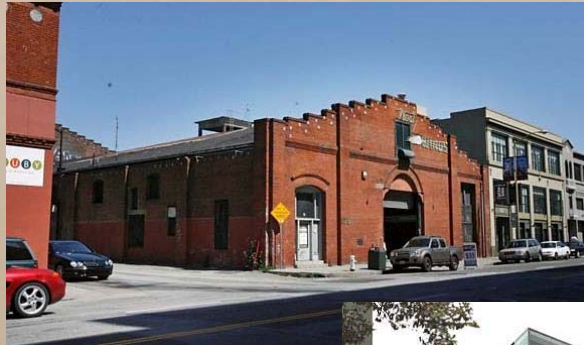
**Trilogy on Fifth, San Diego**



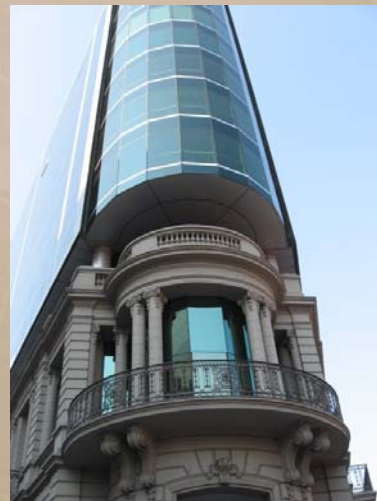
**T.R. Produce  
Office Condos,  
San Diego**



## 178 Townsend, San Francisco



## Office Building, Argentina





## Rooftop Addition



## Antwerp Port House, Belgium (2016)



## Antwerp Port House, Belgium (2016)



## Antwerp Port House, Belgium (2016)



“Giant glass grasshopper mates with building.”

“What happens when ego gets in front of the architecture.”

“If the term ‘polished turd’ had a pictorial definition surely this would be it.”

## Standard 9

# The Bad: Infill Additions

Gaslamp Square, San Diego





**Gaslamp Theater, San Diego**



**Gaslamp Theater, San Diego**





### T.M. Cobb Warehouse / Gaslamp Hilton



“Facadectomy” The retention of the facade of a building to use as the front of a new or reconstructed building

### St. Petersburg, Russia



“Facadectomy” The retention of the facade of a building to use as the front of a new or reconstructed building



“Facadectomy” The retention of the facade of a building to use as the front of a new or reconstructed building

## Standard 9

# The Good

Byard: “The glass pyramid rebalanced the composition...  
[and created] a glittering international attraction.”

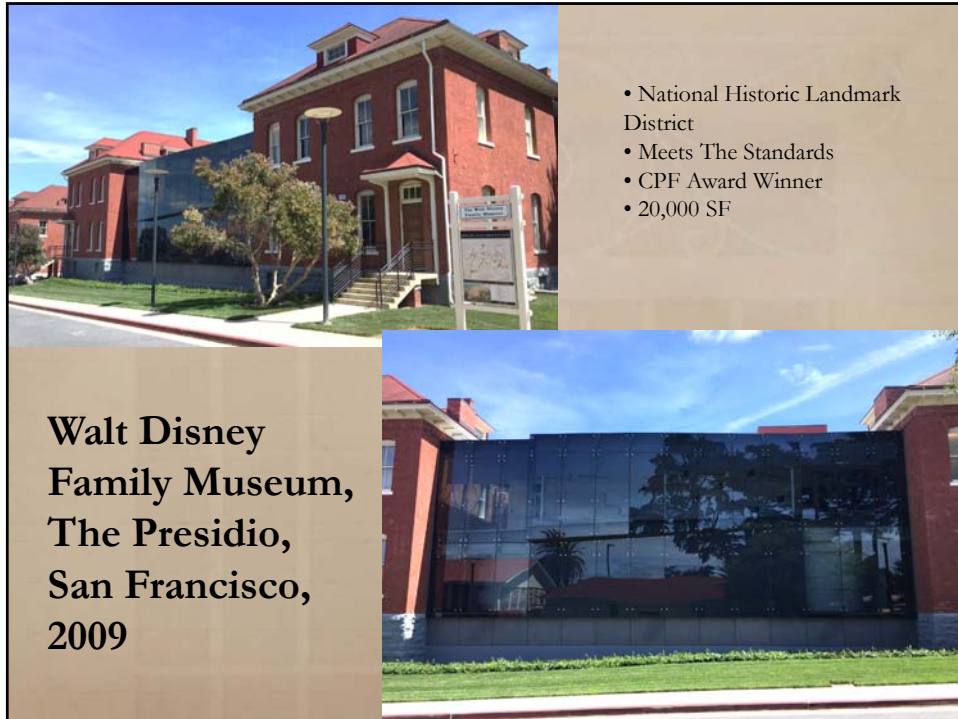


**The Louvre, Paris, France, 1989**



**The Louvre, Paris, France, 1989**









**Walt Disney Family Museum, San Francisco**



**Walt Disney Family Museum, San Francisco**



SculptureCenter, NYC (2014)



SculptureCenter, NYC (2014)





**Western Metal Supply Co.  
@ Petco Park**



**Guggenheim Museum, NYC**





**Guggenheim Museum, NYC (1992)**



**Guggenheim Museum, NYC (1992)**



## Guggenheim Museum, NYC



## Electra / SDG&E Station B





**Electra /  
SDG&E Station B**



**The Battery, San Francisco**



**Before**



## The Battery, San Francisco



## The Battery, San Francisco





## The Battery, San Francisco

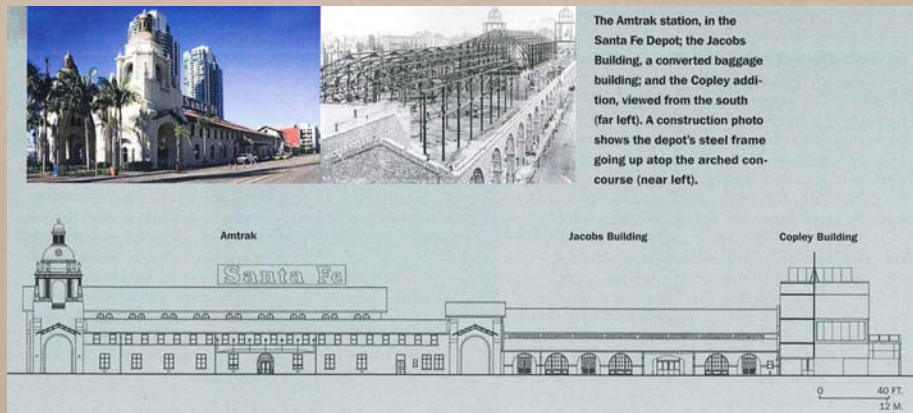


## Museum of Contemporary Art, San Diego



1915 Santa Fe Depot

## Museum of Contemporary Art, San Diego



## Museum of Contemporary Art, San Diego



2007



## Museum of Contemporary Art, San Diego



## Contemporary Jewish Museum, San Francisco



Former Pacific Gas & Electric Company Station

## Contemporary Jewish Museum, San Francisco



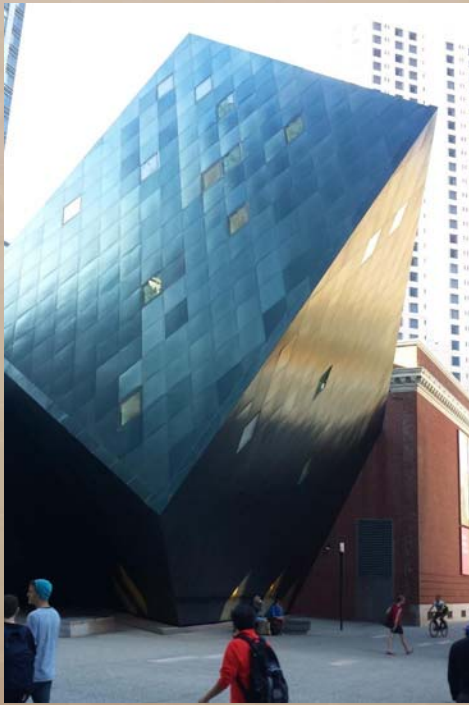
## Contemporary Jewish Museum, San Francisco





**Contemporary  
Jewish  
Museum**

**Architect:  
Daniel Libeskind  
2008**



**Contemporary  
Jewish  
Museum**



## Contemporary Jewish Museum



## Standard 9

# The Good: Infill Additions

## Borders Books, San Diego



## Ralphs Grocery, San Diego



## Harbour Lights Resort, San Diego



## Standard 9

# The Process



## Elliott Street Residence, San Diego



Existing Street View

## Elliott Street Residence, San Diego



Existing Arial (SketchUp model)

## Elliott Street Residence, San Diego



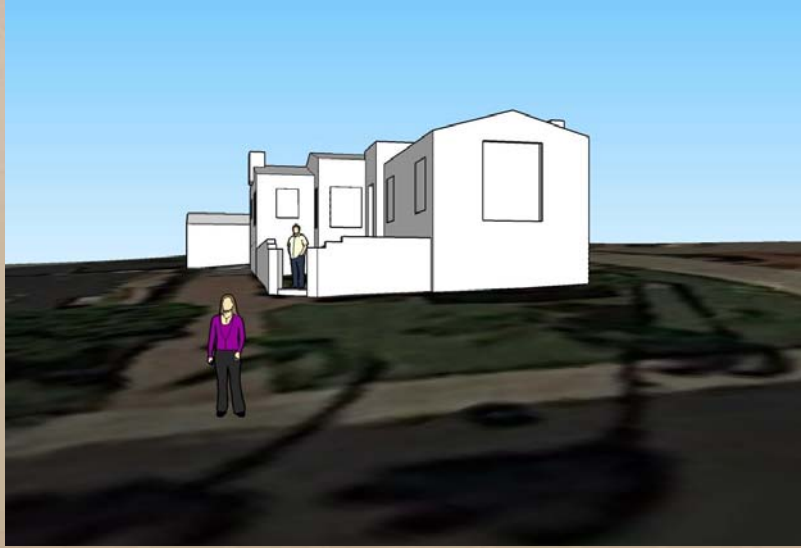
Proposed Arial

## Elliott Street Residence, San Diego



Existing Street View

## Elliott Street Residence, San Diego



Existing Street View

## Elliott Street Residence, San Diego



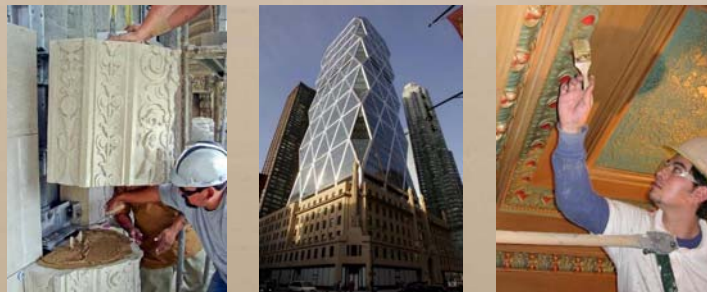
Proposed Street View

# Standard 9

Two Questions:

1. Is it *different*?
2. Is it *harmonious*?

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



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