



# THE STANDARDS

CLG TRAINING SPOKANE

**Nicholas Vann, AIA**





# BRIEF OVERVIEW:

**Treatment Approaches**

**SOI Standards**

**Significant Alterations**

**Repair or Replace?**

**New Additions**



# SECRETARY OF THE INTERIOR'S STANDARDS

## 3 GUIDING PRINCIPLES

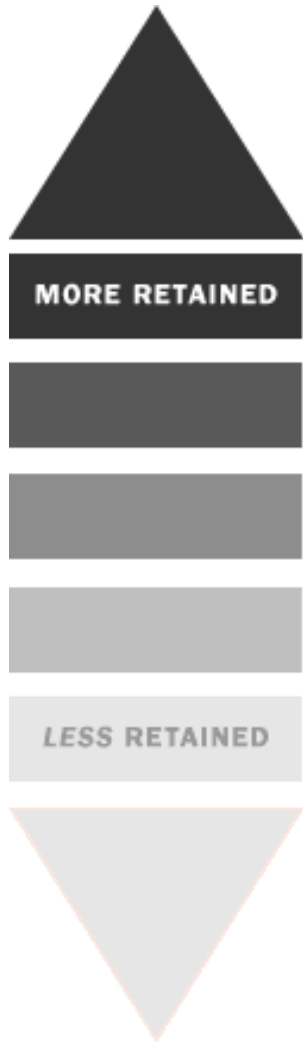
**REPAIR OR REPLACE IN-KIND**

**RETAIN HISTORIC CHARACTER**

**COMPATIBLE, REVERSIBLE  
INTERVENTIONS**



# SECRETARY OF THE INTERIOR'S STANDARDS: TREATMENT APPROACHES





# The Standards: PRESERVATION



**PRESERVATION** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time



# The Standards: REHABILITATION



**REHABILITATION** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character



# The Standards: RESTORATION



**RESTORATION** depicts a property at a particular period of time in its history, while removing evidence of other periods



# The Standards: RECONSTRUCTION



**RECONSTRUCTION** re-creates vanished or non-surviving portions of a property for interpretive purposes

# Standard: SIMILAR USE

# 1

A property shall 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.

**Choose an appropriate use.**



# Standard: RETAIN CHARACTER

## 2

The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

**Preserve character-defining materials and features.**





# Standard: PERIOD OF SIGNIFICANCE

# 3

before



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 elements from other buildings, shall not be undertaken.

**Don't create false history.**



after

# Standard: HISTORIC ALTERATIONS

# 4

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

**Consider later changes as potentially significant.**

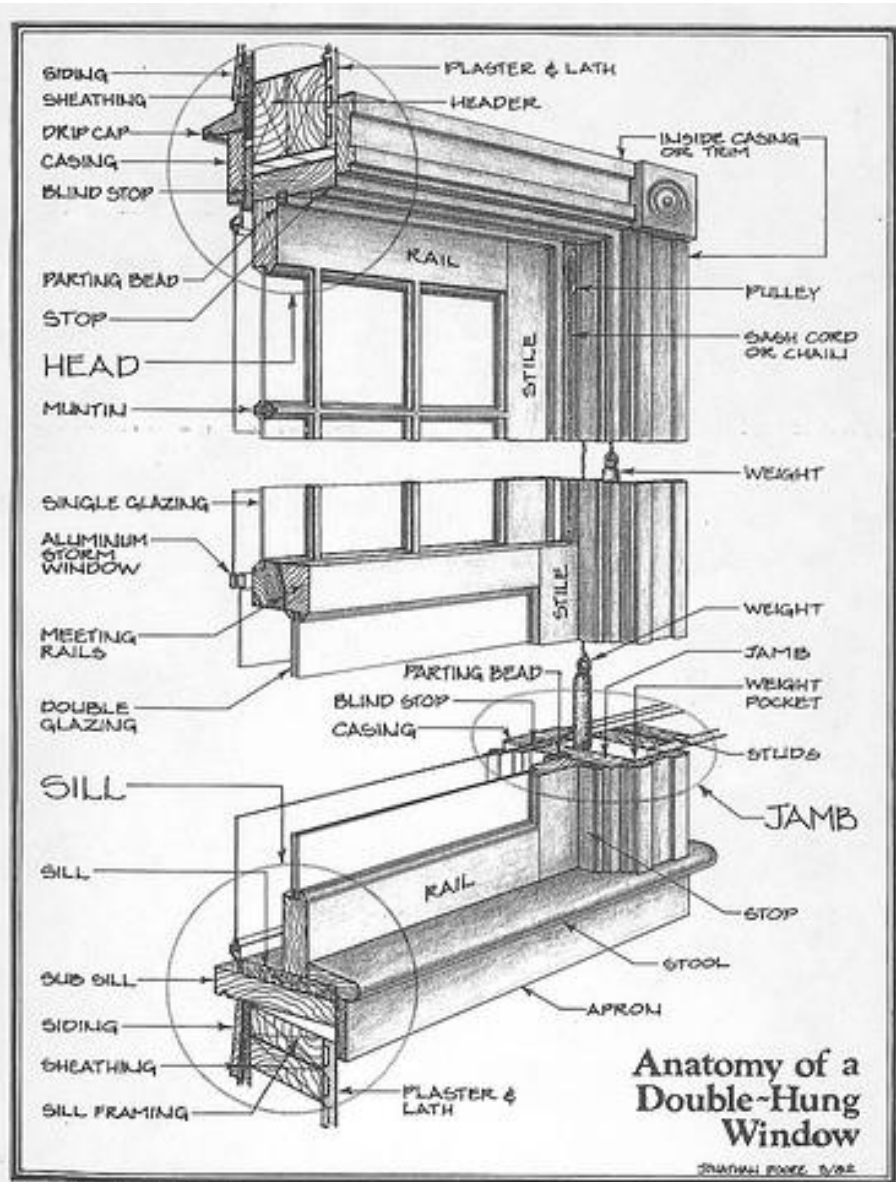


# Standard: CRAFTSMANSHIP

# 5

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

**Protect distinctive construction and craftsmanship.**





# Standard: REPAIR OR REPLACE?

## 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, where possible, materials.

Replacement of missing features shall be substantiated by documentary and physical evidence.

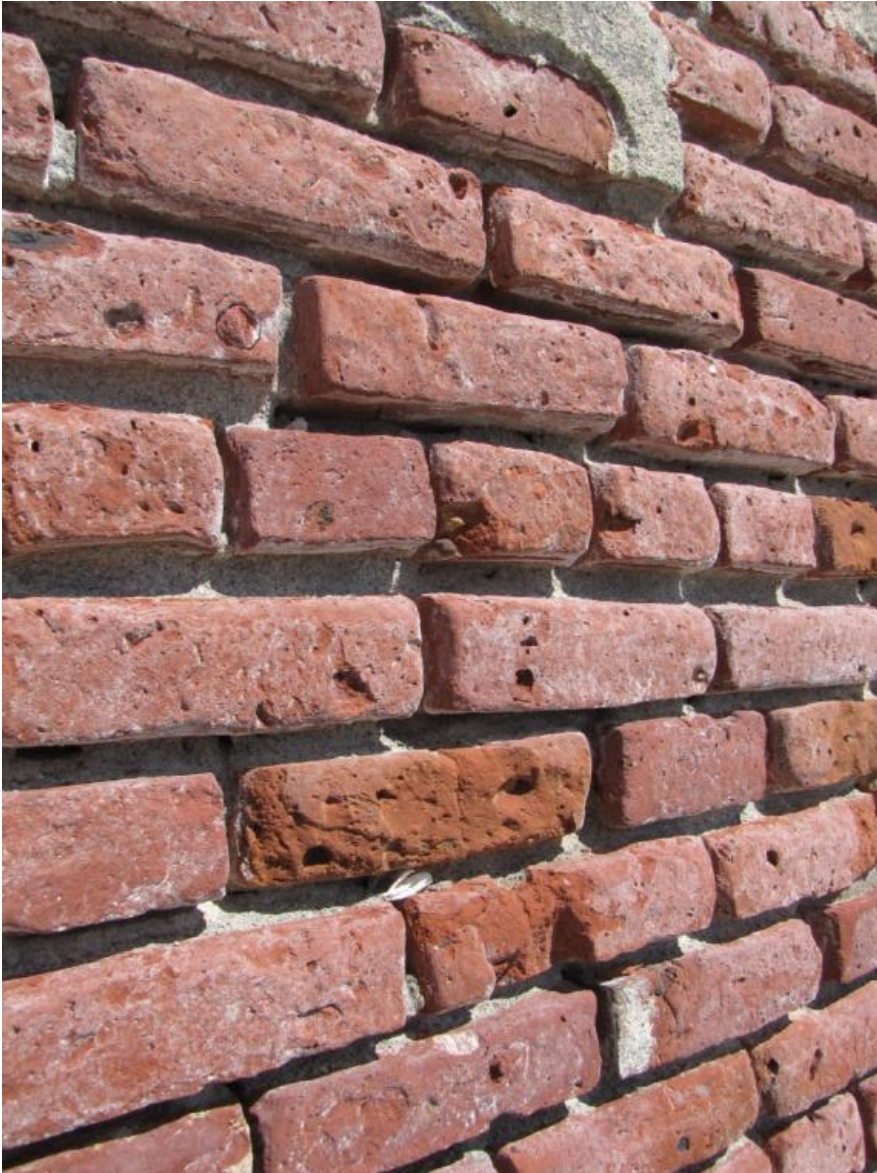
**Repair rather than replace.**

**Replace in-kind when necessary.**

# Standard: DO NO HARM

# 7

Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.





# Standard: ARCHAEOLOGY

# 8

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



**Protect significant  
archaeological resources.**



# Standard: NEW CONSTRUCTION

# 9

New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**Make alterations and new additions compatible.**

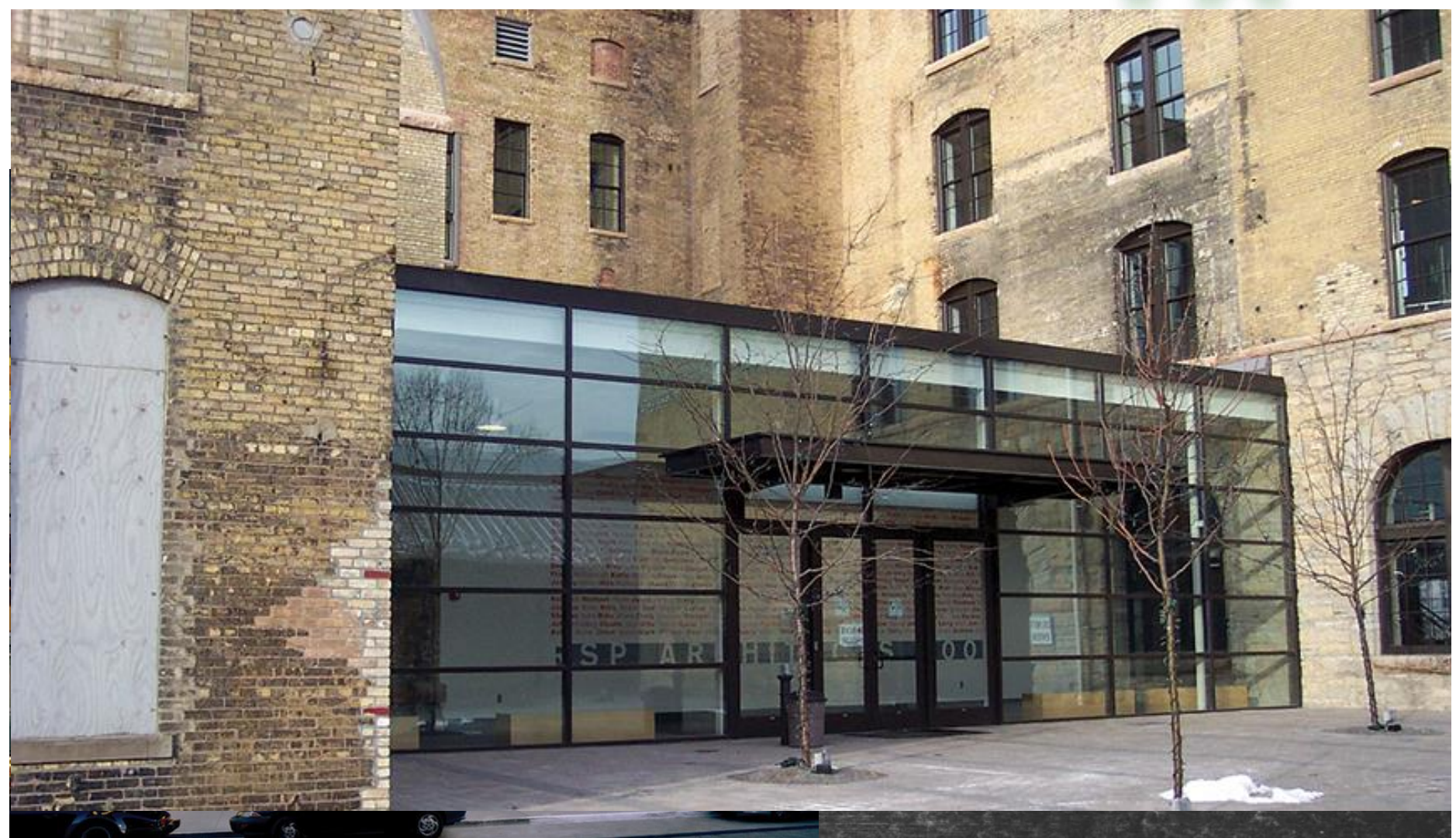




# Standard: REVERSIBILITY

# 10

Make new additions reversible.





# STANDARD 4

## HISTORIC ALTERATION

Cottage Hotel | Bellingham



# STANDARD 4

## HISTORIC ALTERATION

Cottage Hotel | Bellingham

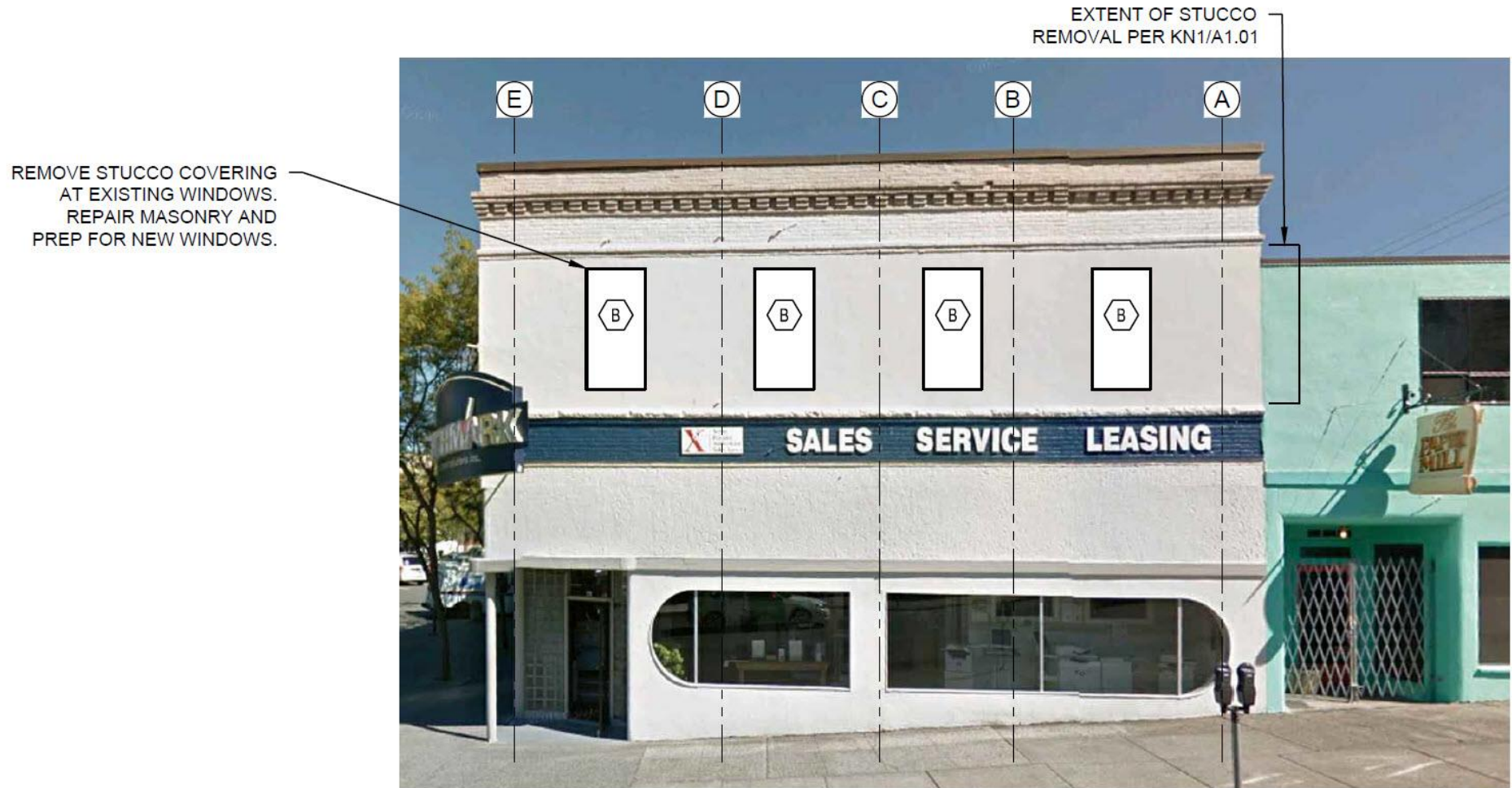




# STANDARD 4

## HISTORIC ALTERATION

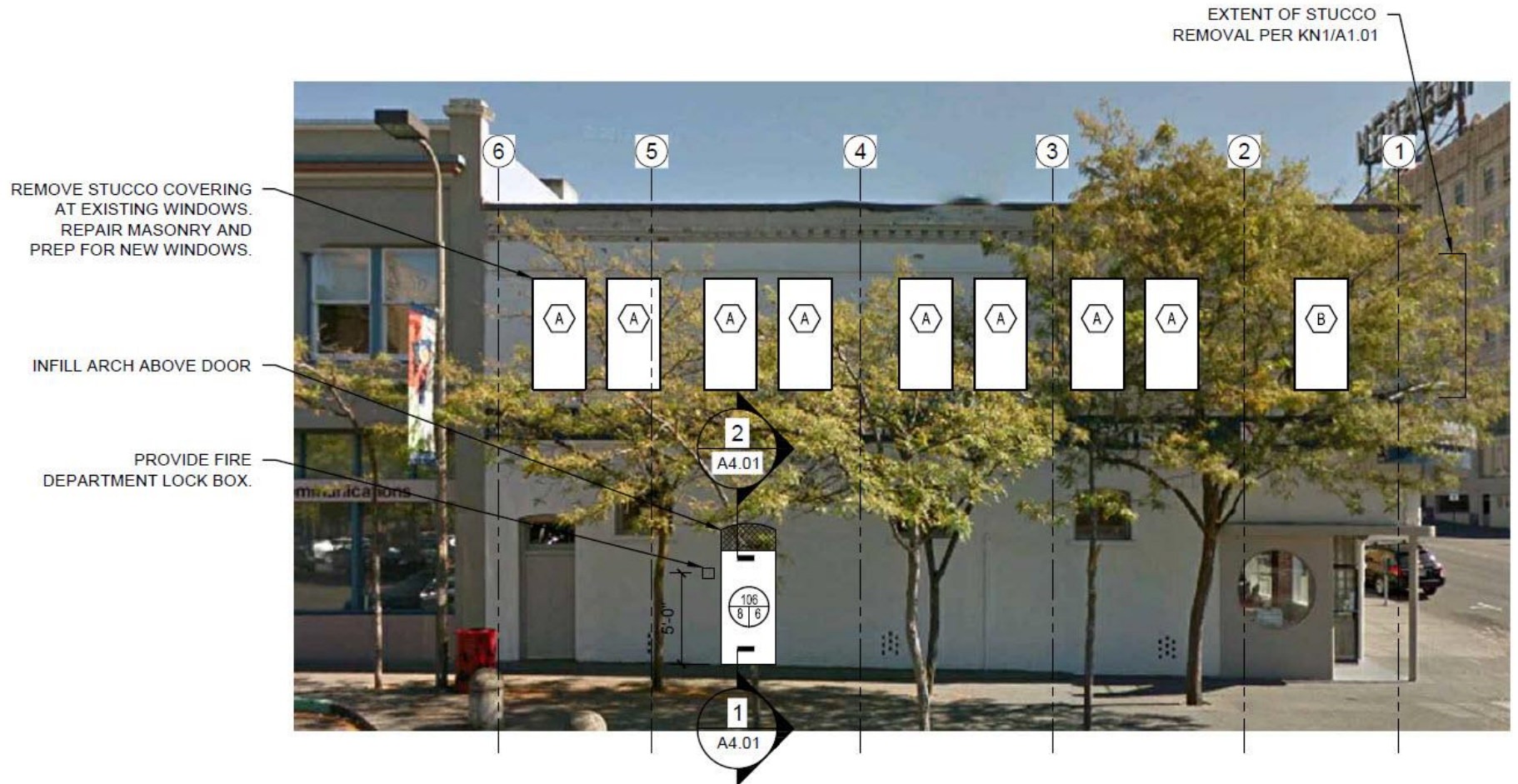
Cottage Hotel | Bellingham



2 PLAN NORTH ELEVATION  
SCALE: N.T.S.

# HISTORIC ALTERATION

## Cottage Hotel | Bellingham



1 PLAN EAST ELEVATION  
SCALE: N.T.S.



# STANDARD 4

## HISTORIC ALTERATION

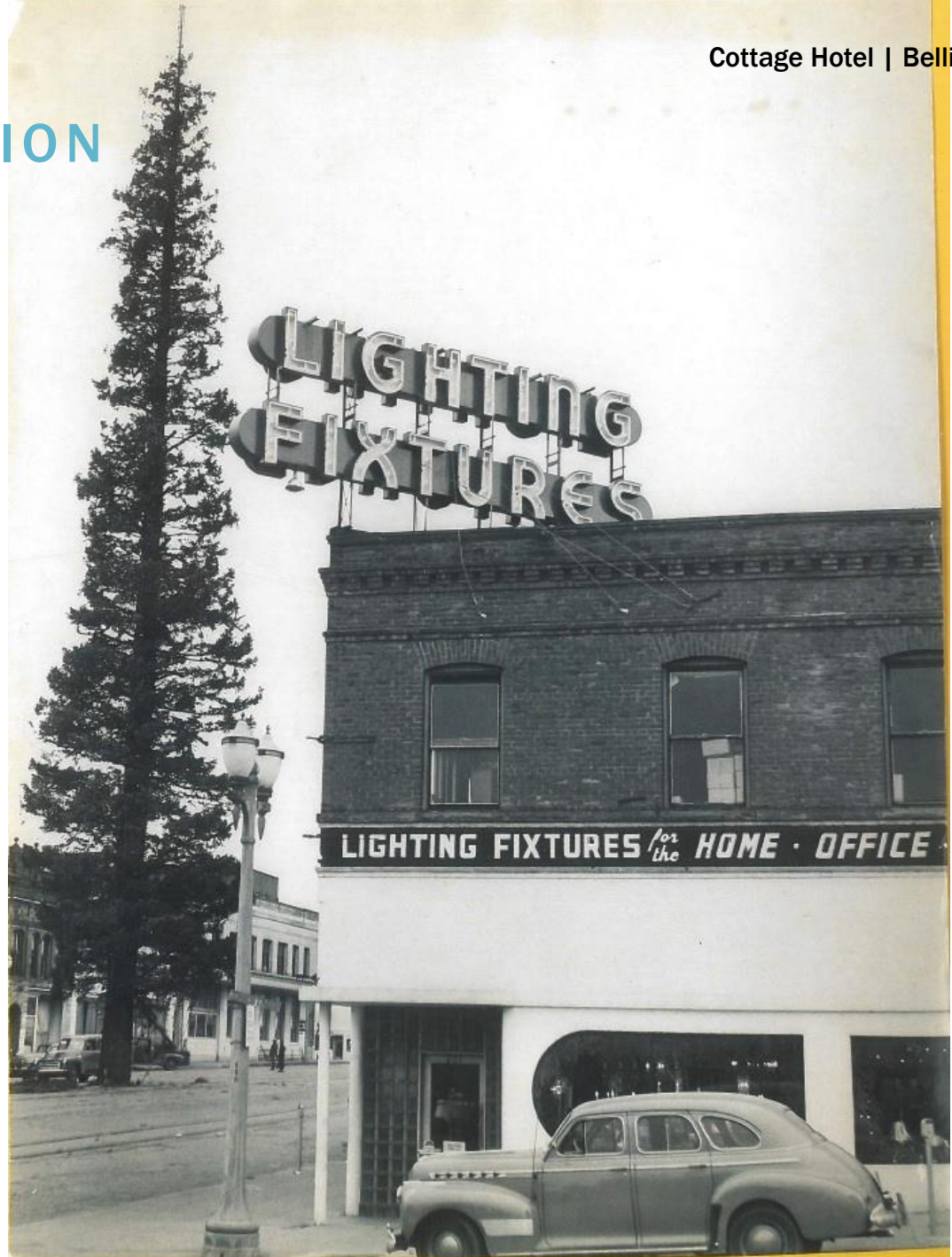
Cottage Hotel | Bellingham



# STANDARD 4

## HISTORIC ALTERATION

Cottage Hotel | Bellingham



c1946



# STANDARD 4

## HISTORIC ALTERATION

Joel Building | Spokane





# STANDARD 4

## HISTORIC ALTERATION

Joel Building | Spokane





# STANDARD 4

## HISTORIC ALTERATION

Joel Building | Spokane

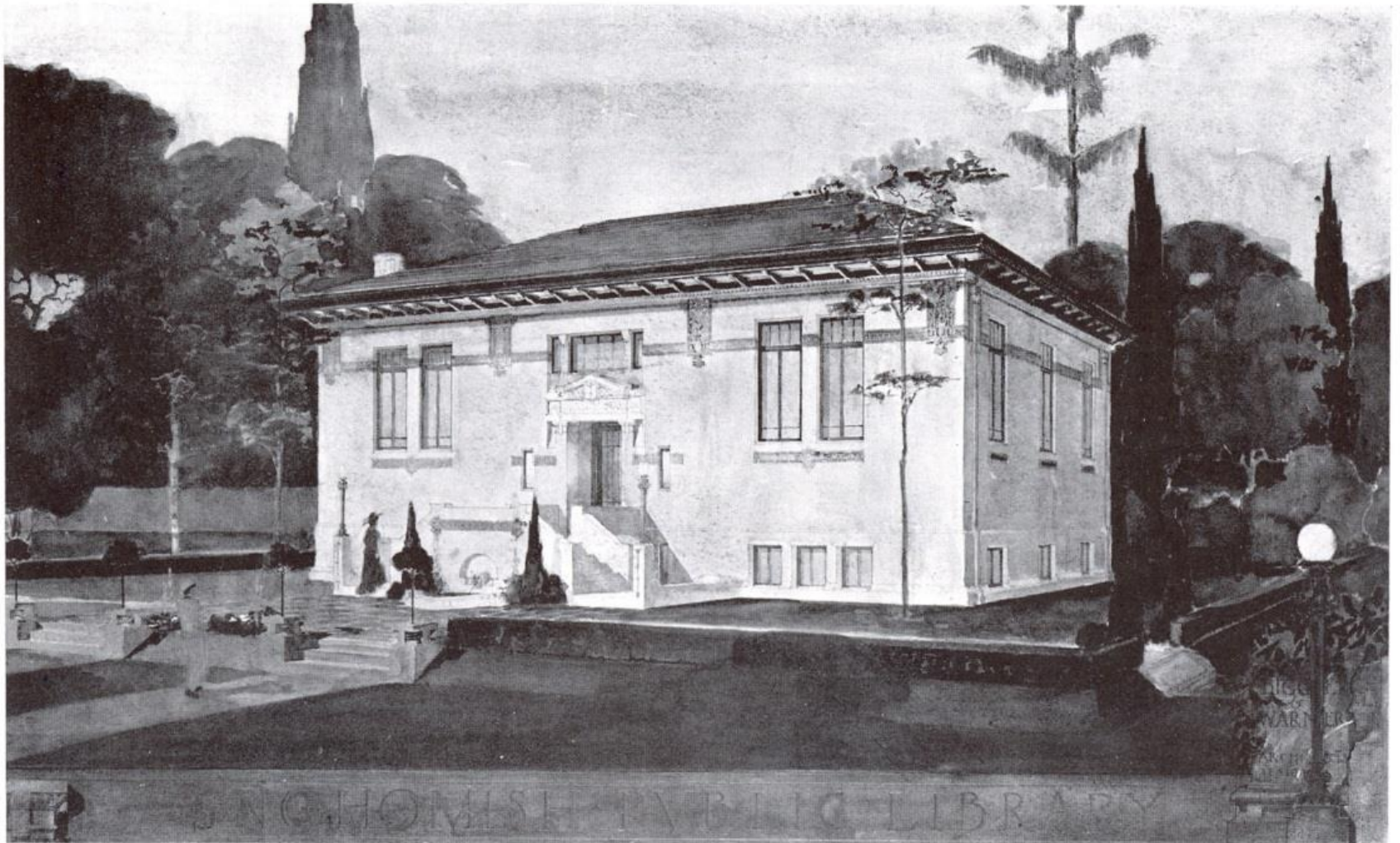




# STANDARD 4

## HISTORIC ALTERATION

Carnegie Library | Snohomish



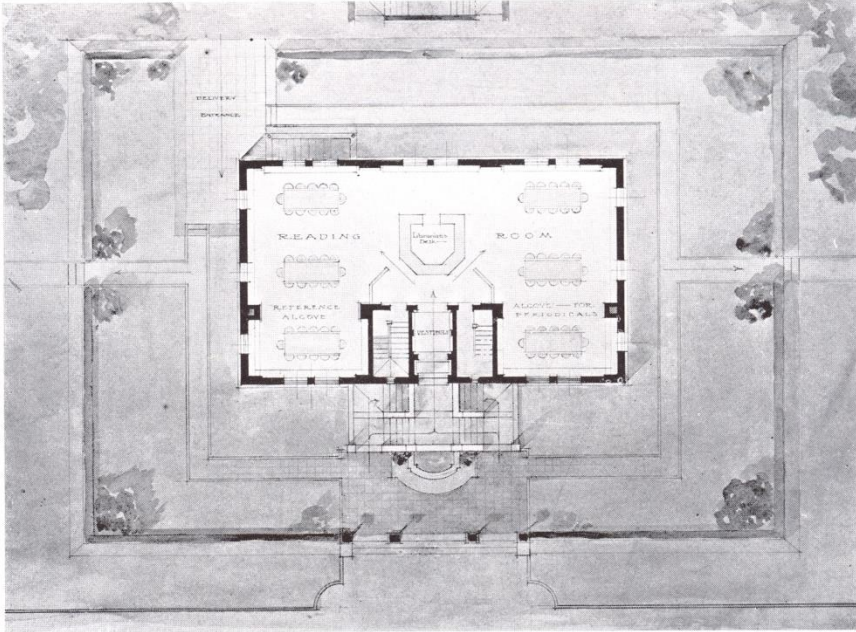
SNOHOMISH PUBLIC LIBRARY  
Bigger & Warner, Architects, Seattle



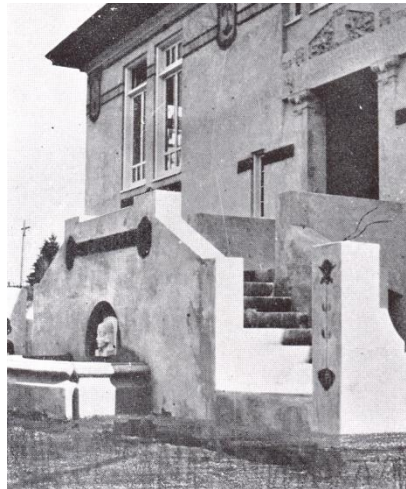
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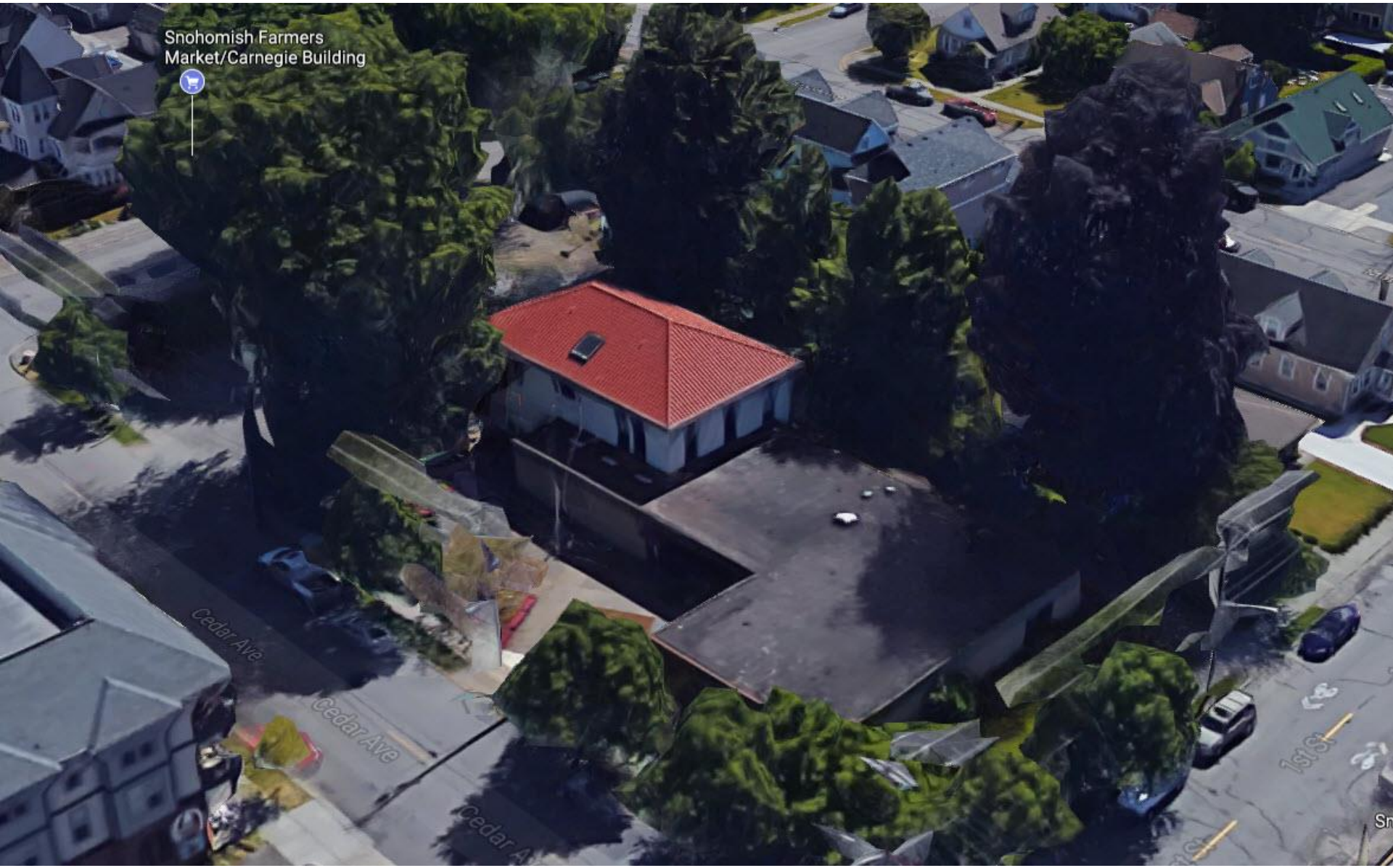




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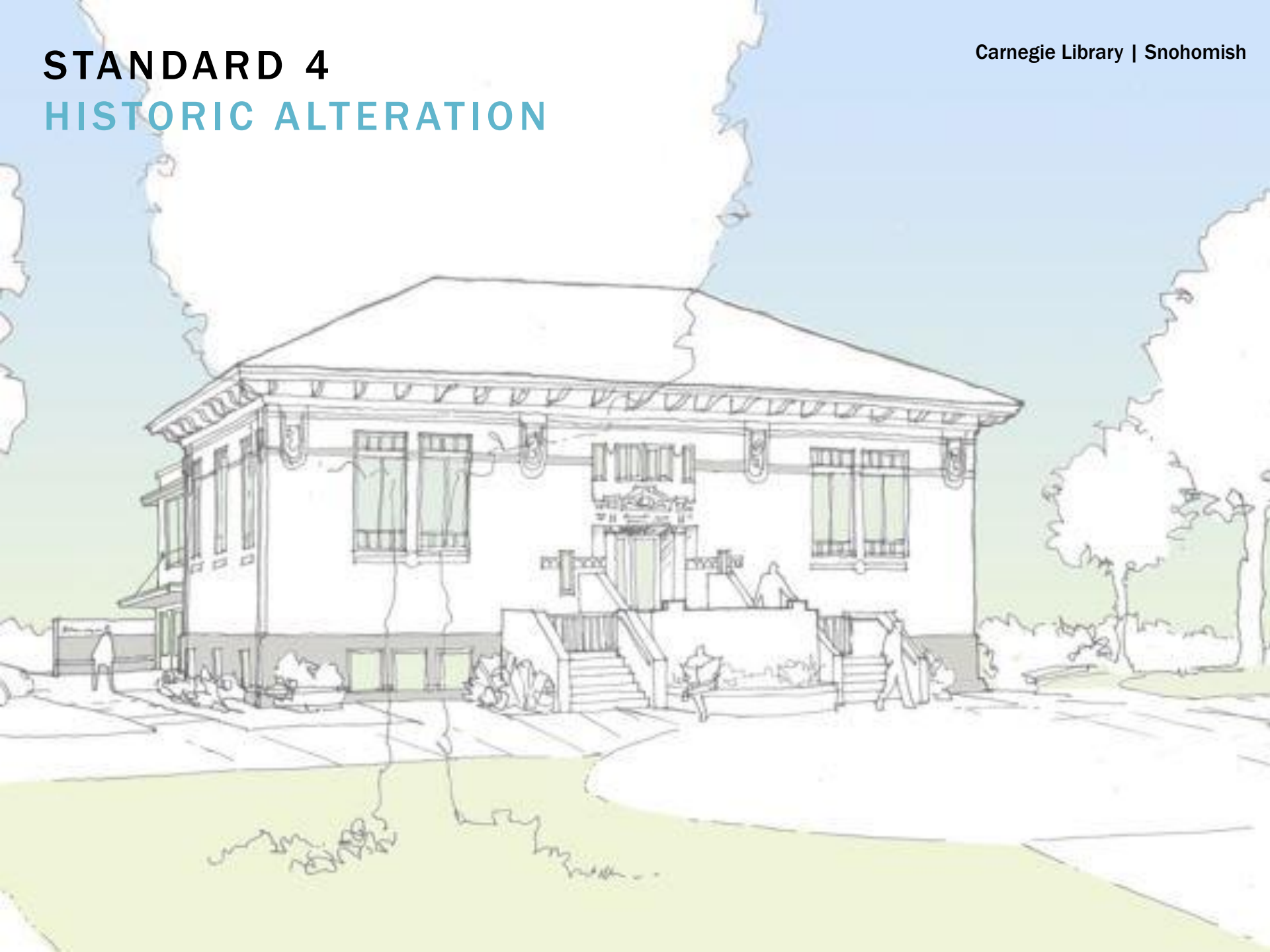
Carnegie Library | Snohomish



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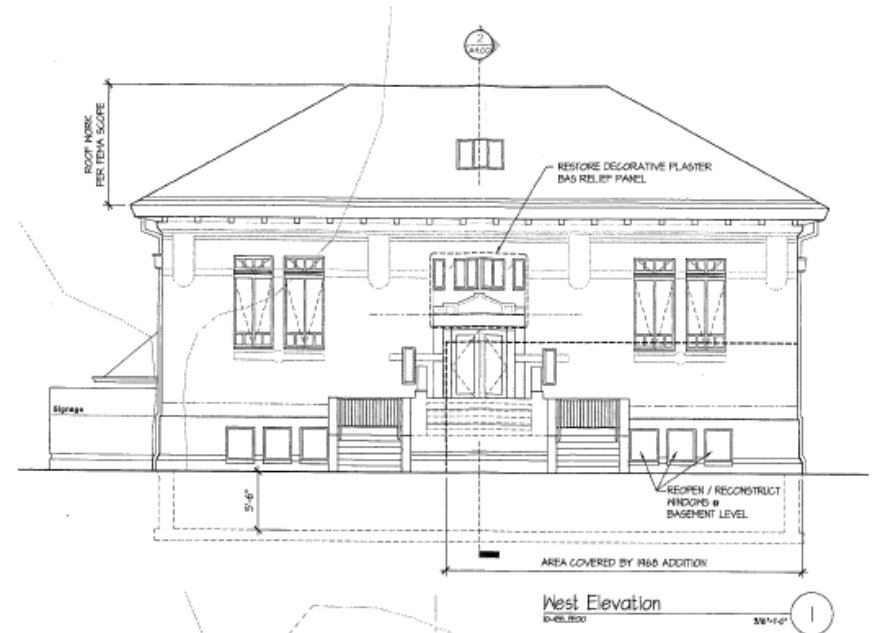
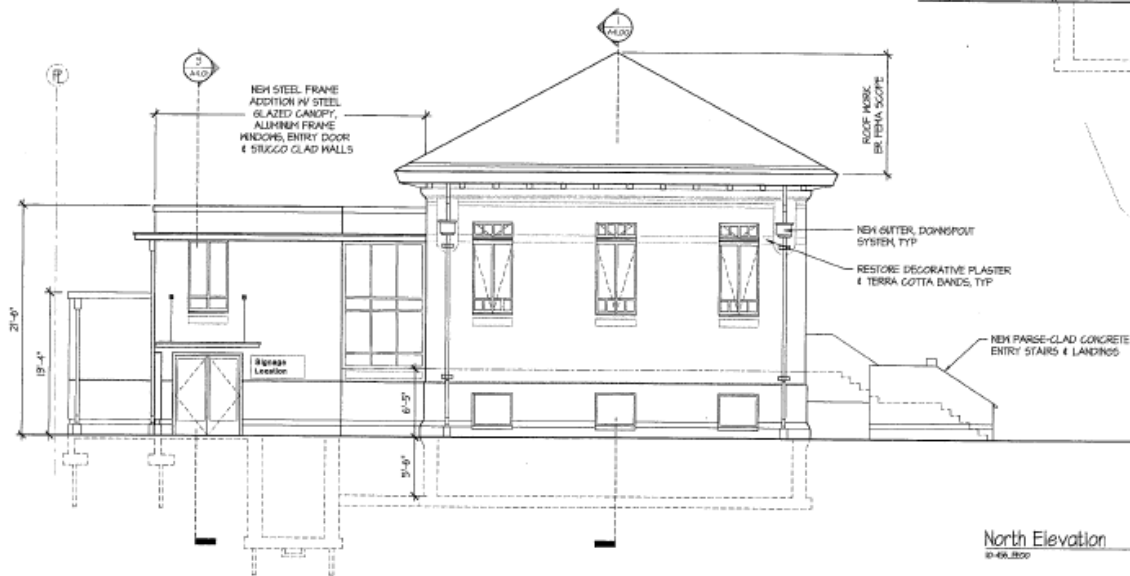
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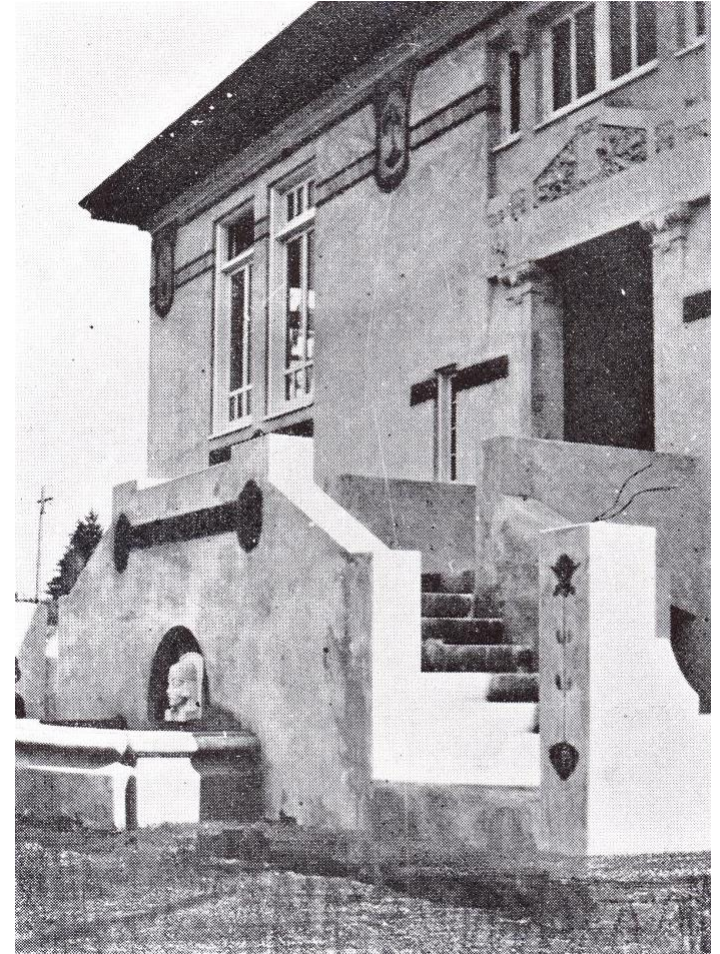
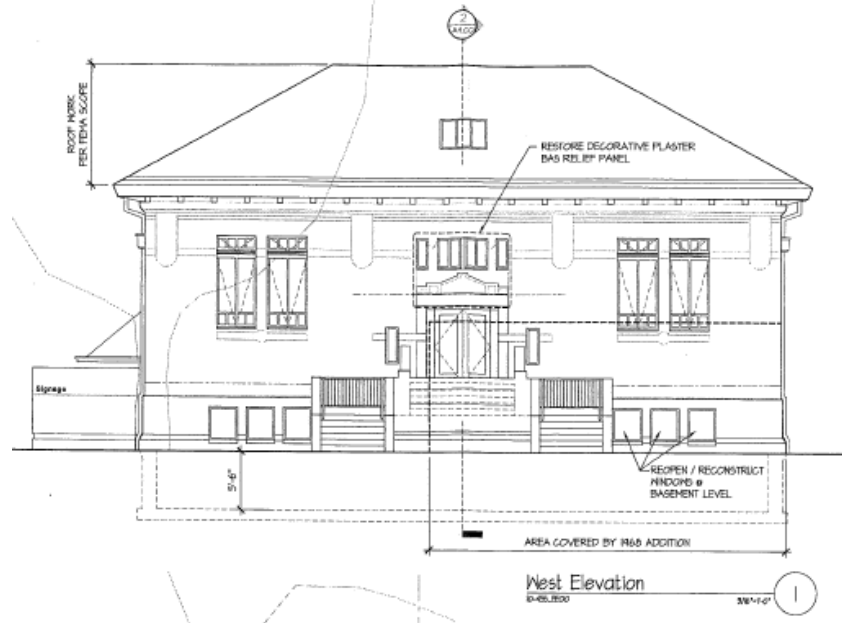
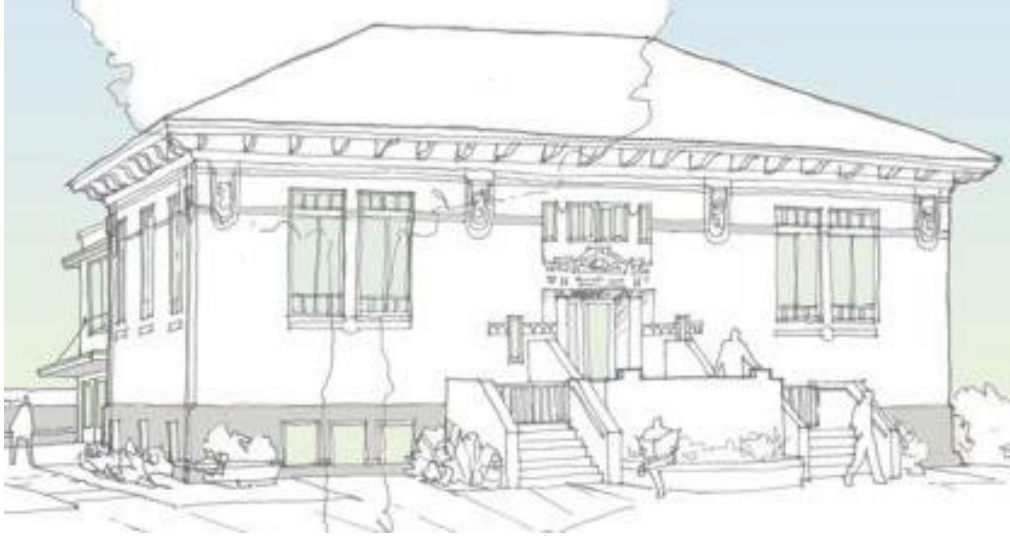
# STANDARD 4

## HISTORIC ALTERATION



# STANDARD 4

## HISTORIC ALTERATION





# STANDARD 6

## REPAIR OR REPLACE?

















## STANDARD 6

### REPAIR OR REPLACE?





## STANDARD 6

### REPAIR OR REPLACE?

- Integrity vs. condition
- Relative historic significance
- Who says it's not salvageable?





# STANDARD 6

## REPAIR OR REPLACE?





# STANDARD 6

## REPAIR OR REPLACE?





# STANDARD 9

## NEW ADDITIONS





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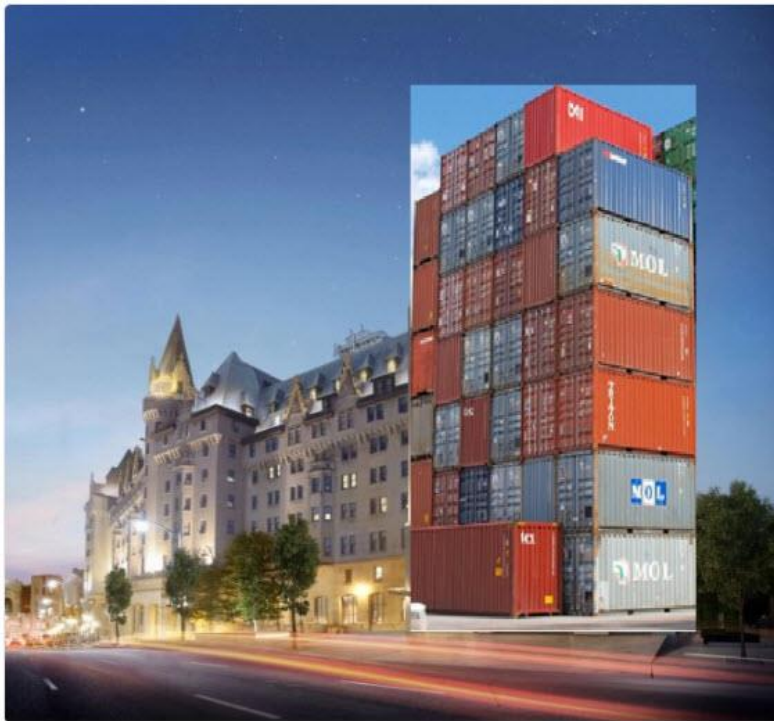


**Justin Mathews**

@JustMath19

Follow

#ChateauLaurier design meeting: "Let's just stack shipping containers and attach it to the side of a castle."



6:45 AM - 15 Sep 2016

11 Retweets 27 Likes



11



27



**Ryan Wright**

@ryanwright

Follow

Ottawa's #ChateauLaurier restoration if the hotel were a painting. #OttCity



6:10 PM - 14 Sep 2016

275 Retweets 340 Likes



12

275

340



# STANDARD 9

## NEW ADDITIONS





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