

The Secretary of the Interior's

Standards for Rehabilitation

What is Rehabilitation?

REHABILITATION: The process of making a property useful again, through repair, alterations, and/or additions while preserving those features which are significant to its historic, architectural, and cultural values.

What is Rehabilitation?



What does one little change hurt?

- Sometimes, even a seemingly minor change can have a noticeable effect.



Standard #1

Retain the original use, or find a compatible use that requires minimal change to the building.



Standard #1



Standard #2

Avoid the destruction of the distinguishing original qualities of a building



Standard #2



Buildings can have many details, or none at all.

“Distinguishing quality”
can be as simple as
shape, material, or size.



Standard #3

Avoid the creation of an earlier, non-historic appearance



Standard #4

Recognize and respect significant changes that have been made to the building over time.



Standard #4



- What is the change?
- When did it take place?
- How elaborate is it?
- Is it well-built?
- Is it on the front, the rear, or someplace else?

Standard #5

Protect and preserve distinctive features, finishes, and examples of skilled craftsmanship.



Standard #5

The loss of historic materials can significantly affect the building's historic and architectural integrity.

Historic materials may be difficult or expensive to replace!



Standard #6

Repair deteriorated features instead of replacing them (or replace in-kind).



Standard #6



Standard #7

Clean structures properly - avoid abrasive or damaging cleaning techniques.



Harsh cleaning methods can damage historic brick & stone.

The damage is often **irreversible**.

Standard

#7



Standard #8

Protect and preserve archaeological resources.



- People have lived in Colorado for thousands of years.
- More than 100,000 archaeological sites have been recorded in Colorado.
- Resources might be uncovered during your project.

Standard #8

- Even parking lots can hide archaeological sites.
- Archaeologists were able to learn more about the history of pioneer-era Denver.
- Construction on this site resumed when the archaeological investigations wrapped up.



Standard #9

Use compatible designs for new additions and other alterations.

- These Aspen additions are placed far back from the street.
- Match the original house in form, color, and design, but...
- Clearly different from original style- you can tell what's new and what's old.



Standard #9



- This addition overwhelms the original, one-story structure.
- Does the building still represent the mining history of the town?

Standard

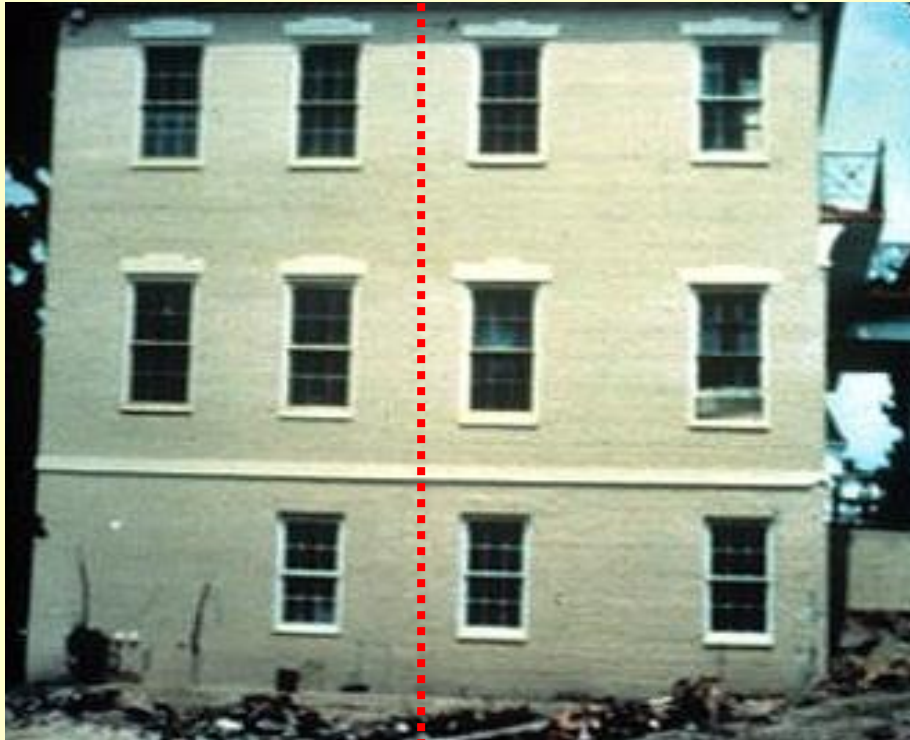
#9

- Rooftop additions can hurt integrity.
- Move rooftop additions to rear of building to minimize impact.
- Consider the view from down the street.



Standard

#9



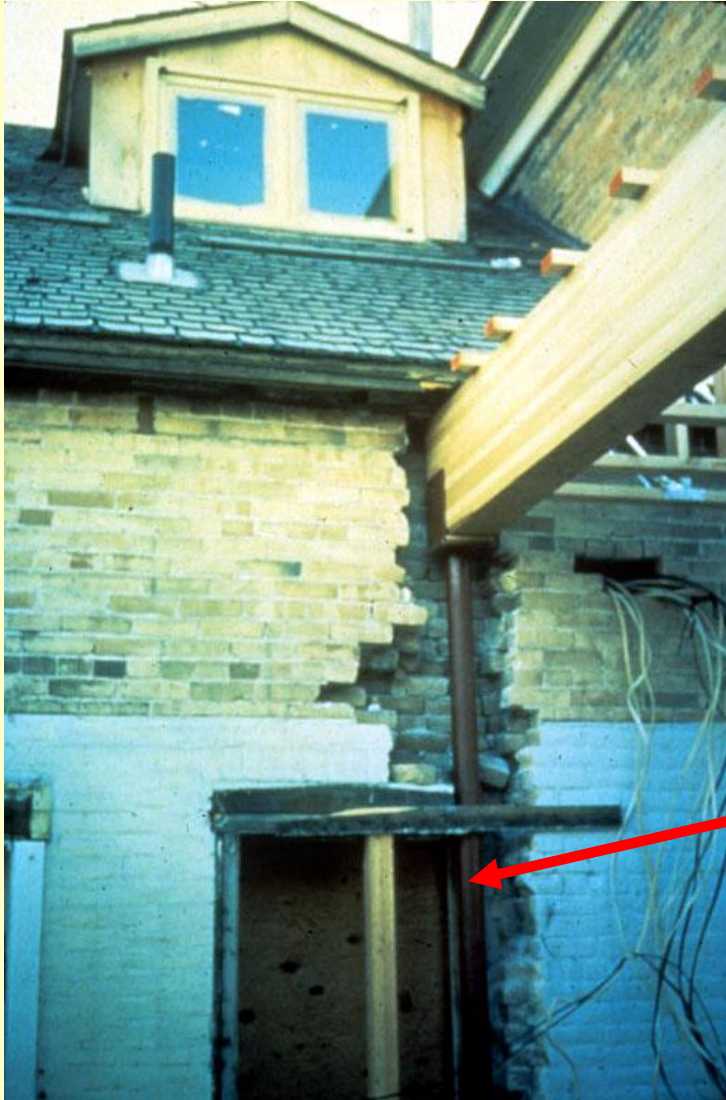
- An addition which matches the original TOO well can be confusing.
- Which part of the house is original, and which part is an addition?

Standard #10

New additions should be constructed so that if removed in the future, the integrity of the historic property remains intact.



Standard #10



- New additions should require minimal alterations to the original building.
- Here, the support goes right through a window.

For more information, please contact:

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