

Chapter 2: The secretary of the Interior’s Standards for Rehabilitation

The United States Secretary of the Interior (SOI) has published a set of standards for the treatment of historic properties. This chapter presents the Secretary of the Interior’s Standards for Rehabilitation. These standards inform many preservation programs and provide a basis for the more detailed design guidelines presented in Chapters 3-7 of this document.

In accordance with state and local law, the Ann Arbor Historic District Commission is required to use The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to guide decision making. The ten standards are listed on the next page. The illustrated rehabilitation guidelines provided by the Secretary of the Interior also apply but are too lengthy to publish within this document. The guidelines may be viewed on the National Park Service web site as described in the “For More Information” box on the right side of this page.

For More Information

Additional information is available from the Historic District Commission and the National Park Service.

Copies of the complete Secretary of the Interior’s Standards for Rehabilitation are available from at the Historic District Commission of fees at City Hall.

More Additional information is also available on the National Park Service web site at: <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.html> <http://www.nps.gov/tps/standards/rehabilitation.htm>



The Secretary of the Interior’s Standards for Rehabilitation instructs that each property be recognized as a physical record of its time, place, and use.





Deteriorated features should be repaired rather than replaced.

Text of the Secretary of the Interior's Standards for Rehabilitation

REHABILITATION 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.

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.
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.
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.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
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.

For More Information:

To assist in applying the Secretary of the Interior's Standards for Rehabilitation, the National Park Service has developed a set of guidelines for rehabilitation historic structures. The Ann Arbor Historic District Commission uses the SOI Guidelines for Rehabilitation, along with SOI guidelines for sustainability and flood adaptation, to inform its decision making and assist in applying the SOI Standards. The local design guidelines presented in this document are consistent and compatible with the SOI Guidelines. The SOI Guidelines address nationwide implementation of the SOI Standards for Rehabilitation while the *Ann Arbor Historic District Design Guidelines* assist with rehabilitation issues specific to Ann Arbor that still comply with the SOI Standards.

The Secretary of the Interior's Guidelines may be found at <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>.