

**MILWAUKIE PLANNING**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 503-786-7630  
 planning@milwaukieoregon.gov

**RECEIVED**  
 By Vera Kolas at 3:32 pm, May 16, 2023

# Application for Land Use Action

Primary File #: HR-2023-001; DR-2023-002

Review type\*:  I  II  III  IV  V

**CHECK ALL APPLICATION TYPES THAT APPLY:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Amendment to Maps and/or          | <input type="checkbox"/> Land Division:                    | <input type="checkbox"/> Planned Development                |
| <input type="checkbox"/> Comprehensive Plan Map            | <input type="checkbox"/> Final Plat                        | <input type="checkbox"/> Residential Dwelling               |
| <input type="checkbox"/> Amendment                         | <input type="checkbox"/> Lot Consolidation                 | <input type="checkbox"/> Manufactured Dwelling Park         |
| <input type="checkbox"/> Zoning Text Amendment             | <input type="checkbox"/> Partition                         | <input type="checkbox"/> Manufactured Dwelling              |
| <input type="checkbox"/> Zoning Map Amendment              | <input type="checkbox"/> Property Line Adjustment          | <input type="checkbox"/> Temporary Dwelling Unit            |
| <input type="checkbox"/> Code Interpretation               | <input type="checkbox"/> Replat                            | <input type="checkbox"/> Transportation Facilities Review** |
| <input type="checkbox"/> Community Service Use             | <input type="checkbox"/> Subdivision                       | <input type="checkbox"/> Variance:                          |
| <input type="checkbox"/> Conditional Use                   | <input type="checkbox"/> Mixed Use Overlay Review          | <input type="checkbox"/> Use Exception                      |
| <input type="checkbox"/> Development Review                | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Variance                           |
| <input type="checkbox"/> Director Determination            | <input type="checkbox"/> Natural Resource Review**         | <input type="checkbox"/> Willamette Greenway Review         |
| <input checked="" type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Nonconforming Use Alteration      | <input type="checkbox"/> Other: _____                       |
| <input type="checkbox"/> Extension to Expiring Approval    | <input type="checkbox"/> Parking:                          | <b>Use separate application forms for:</b>                  |
| <input checked="" type="checkbox"/> Historic Resource:     | <input type="checkbox"/> Quantity Determination            | Annexation and/or Boundary Change                           |
| <input checked="" type="checkbox"/> Alteration             | <input type="checkbox"/> Quantity Modification             | • Compensation for Reduction in Property                    |
| <input type="checkbox"/> Demolition                        | <input type="checkbox"/> Shared Parking                    | • Value (Measure 37)  |
| <input type="checkbox"/> Status Designation                | <input type="checkbox"/> Structured Parking                | Daily Display Sign  |
| <input type="checkbox"/> Status Deletion                   |  | • Appeal  |

**RESPONSIBLE PARTIES:**

**APPLICANT** (owner or other eligible applicant—see reverse): **City Hall Holdings LLC**

Mailing address: **PO Box 11266 Portland** State/Zip: **OR 97211**

Phone(s): **503-926-4613** Email: **travis@henrypointdevelopment.com**

*Please note: The information submitted in this application may be subject to public records law.*

**APPLICANT'S REPRESENTATIVE** (if different than above):

Mailing address: State/Zip:

Phone(s): Email:

**SITE INFORMATION:**

Address: **10722 SE Main Street** Map & Tax Lot(s): **11E36BB02500**

Comprehensive Plan Designation: **P / TC** Zoning: **DMU** Size of property: **10,264 SF**

**PROPOSAL (describe briefly):**

**We are proposing minor alterations to the historic City Hall Building, including the modification of one window opening on the north facade to accommodate a new entry door with side lights, and the addition of various hardscape elements, including exterior stairs and ramp to access new doors on north facade and concrete patio spaces.**

**SIGNATURE:** I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by:

Date: **4-26-23**

**IMPORTANT INFORMATION ON REVERSE SIDE**

\*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

\*\* Natural Resource and Transportation Review applications **may require a refundable deposit.**

**WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION** (excerpted from MMC Subsection 19.1001.6.A):

**Type I, II, III, and IV** applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

**Type V** applications may be initiated by any individual.

**PREAPPLICATION CONFERENCE:**

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

**DEPOSITS:**

Deposits require completion of a Deposit Authorization Form, found at [www.milwaukieoregon.gov/building/deposit-authorization-form](http://www.milwaukieoregon.gov/building/deposit-authorization-form)

**REVIEW TYPES:**

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

**THIS SECTION FOR OFFICE USE ONLY:**

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	HR-2023-001	\$ 2,000			
Concurrent application files	DR-2023-001	\$ 150	25%	concurrent app.	
		\$			
	TOTAL	\$ 2,150			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:		RCD BY:
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): HISTORIC MILWAUKIE					
Notes:					

**From:** [Joseph Briglio](#)  
**To:** [Vera Kalias](#)  
**Cc:** [Laura Weigel](#); [Petra Johnson](#)  
**Subject:** Historic City Hall Land Use Application  
**Date:** Tuesday, May 16, 2023 3:59:58 PM

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Hi Vera,

The buyers of historic city hall will be submitting a land use application seeking approval for some minor exterior changes. They are authorized to do this via the city's DDA with them. It will be Travis Henry of Henry Point Development, and/or their project LLC called City Hall Holdings, LLC.

Thanks,

**JOSEPH BRIGLIO**

Community Development Director

he • him • his

**City of Milwaukie**

p: 503.786.7616 | e: [briglij@milwaukieoregon.gov](mailto:briglij@milwaukieoregon.gov)

6101 SE Johnson Creek Blvd | Milwaukie, OR 97206

# CITY HALL HOLDINGS LLC

## TYPE III HISTORIC REVIEW: Alteration and Development Historic Properties

May 16, 2023

**City of Milwaukie Planning Division**  
6101 SW Johnson Creek Blvd  
Milwaukie, OR 97206

**Site Address: 10722 SE Main St, Milwaukie, OR, 97222**  
**“Historic City Hall Building”**

### **Background:**

We are proposing a minor exterior alteration to the building located at 10722 SE Main St. in Milwaukie, OR, also known in the Milwaukie Historic Resources Property List as “Milwaukie City Hall” (MCH). The proposed improvement to the structure includes modifying an existing window opening on the North façade of the building to accommodate a pair of full-lite, wood storefront doors. We are also proposing to construct a new concrete staircase and ramp to access the new storefront, as well as new hardscaped plaza spaces in the existing landscaped areas along the East side of the building, which we will discuss in more detail in the Downtown Design Standards section below.

### **Design Narrative:**

The proposed alteration to the MCH window opening on the North façade has been carefully considered to be architecturally consistent with the historic period of the original construction and seeks to preserve and strengthen the essential historic character of this building while enhancing the visual connection between interior tenant space and the public pedestrian realm.

The proposed alteration is to enlarge an existing 6’-0” x 5’-0” window opening on North façade and to accommodate a pair of full-lite wood storefront doors. The new entrance is critical for our retail tenant and we believe is appropriate and warranted, given the City’s interest in this property becoming a primary retail experience for the City’s residents. The proposed alteration has also been received favorably by National Parks Service (NPS) and State Historic Preservation Office (SHPO)\*\* regarding the property’s eligibility to be placed on the National Register of Historic Places. See attached drawings, including details of the door design and materials.

### **Approval Criteria:**

Per City of Milwaukie Development Code Section MMC 19.403.5

*“Approval of a permit to alter a landmark or any property in the HP District shall be based on findings of adherence to the following guidelines:”*

### 1. *Retention of Original Construction*

*Distinguishing original qualities defining a resource's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.*

**Response:** The proposed alteration to the MCH window opening on the North façade does not destroy the distinguishing original qualities defining the resources character; nor does it alter any distinctive architectural features. Thus, this requirement has been met.

### 2. *Building Height*

*Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a building's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain development permit.*

**Response:** The proposed alteration to the MCH window opening on the North façade does not impact building height, roof pitches, nor does it raise or lower the buildings permanent elevation. Thus, this requirement has been met.

### 3. *Horizontal Additions*

*The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary design for alterations and additions is acceptable if the design respects the building's original design and is compatible with the original scale, materials, and window and door-opening proportions of the building.*

**Response:** As stated above in the design narrative, the proposed alteration to the MCH window opening on the North façade has been considered in the context of the original historic significance of the building and will serve to preserve the historic character. No additions to the existing structure are proposed. Thus, this requirement has been met.

### 4. *Windows*

*Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non-wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of windowpanes shall be maintained or restored when replacements are required.*

**Response** As stated above in the design narrative, the proposed alteration to the MCH window opening on the North façade will include a pair full-lite, glazed wood storefront doors, painted to match the surrounding window trims. The design and proposed materials are consistent with the original time period and will match the visual qualities of the original windows. See attached drawings, including details of the door design and materials. Thus, this requirement has been met.

5. *Restoration Possible*

*Except where building code precludes it, new additions or alteration to buildings shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building could be restored.*

**Response:** The proposed alteration to the MCH window opening on the North façade shall be constructed in such a manner that the opening could easily be infilled and restored to its existing condition, thus preserving the essential form and integrity of the original building. Thus, this requirement has been met.

6. *Signs and Lighting*

*Signs, lighting, and other appurtenances (such as walls, fences, awnings, and landscaping) shall be visually compatible with the original character of the building.*

**Response:** We are not proposing to attach any tenant signage to the building. Rather, we plan to attach signing to the new wood pergola structures adjacent to, but not connected to the building.

We plan to replace the two existing flood lights above each roll up door with new lighting fixtures that will be visually compatible with the original character of the building and consistent with requirements from NPS and SHPO\*\* to maintain eligibility for listing on the National Register of Historic Places. Thus, this requirement has been met.

7. *Time Period Consistency*

*Buildings shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be avoided.*

**Response:** The proposed alteration to the MCH window opening on the North façade has been considered in the context of the original historic basis of the building and will serve to enhance and preserve the historic character. Thus, this requirement has been met.

8. *Visual Integrity/Style*

*Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a building, shall be maintained, or restored as far as is practicable.*

**Response:** The proposed alteration to the MCH window opening on the North façade will not detract from, nor destroy any architectural elements that contribute to the historic character. The proposed alteration seeks to support and strengthen the geometry and material palette for the building, while also enhancing the pedestrian experience, which is consistent with the goals of this emerging mixed-use district. Thus, this requirement has been met.

9. *Replacement or Additional Materials*

*Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, or an addition is proposed, new materials should match those of the original building, to the extent possible, in composition, design, color texture, and other visual qualities*

**Response:** The existing building façade appears to be in good condition relative to its age. Nevertheless, there may be some elements found during the renovation that may require replacement. If this is the case, we will ensure that similar materials and finishes are used, with careful attention to detail to keep the original historic character of the building and consistent with requirements from NPS and SHPO\*\* to maintain eligibility for listing on the National Register of Historic Places. Thus, this requirement has been met.

#### 10. Buffering

*An appropriate buffer or screen, as provided under Subsection 19.504.6, may be required when a new commercial or industrial improvement or use is proposed on or adjacent to a designated resource, or within or adjacent to an historic district.*

**Response:** Our current proposal does not include any buffering or screening. However, if required, the buffering or screening will be consistent with requirements from NPS and SHPO\*\* to maintain eligibility for listing on the National Register of Historic Places. Thus, this requirement has been met.

## TYPE I DOWNTOWN DESIGN REVIEW

Applicant has reviewed all applicable provisions of the newly adopted Downtown Design Standards, in particular, the following standards as they relate to the proposed new doors:

- Façade Transparency (19.508.4.D)
- Building Entrances (19.508.4.E)
- Weather Protection (19.508.4.I)

In addition, Applicant has reviewed the following standard as it relates to the proposed new plaza/outdoor spaces:

- Plazas and Usable Open Space (19.508.4.M)

### 19.508.4 Downtown Design Elements

#### *D. Façade Transparency and Activation*

- The intent of this section is to activate building interiors and exteriors by ensuring transparency through the building, allowing for daylighting of ground-floor commercial and public uses of buildings, and promoting a safe and vibrant pedestrian environment through visual and physical connections between interior and exterior spaces. To limit blank walls and promote alternatives to glazing where needed to activate façades and engage pedestrians viewing building exteriors.

The proposed alterations to the building will increase the overall façade transparency by adding glazing to the North façade, which will in turn, will create an improved visual connection between the interior spaces and exterior public realm. Thus, the intent of the code section is met

### *E. Building Entrances*

- The intent of this section is to create pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly marked pedestrian walkways.

The proposed alterations are to an existing building which already has a primary building entrance facing Main Street. In addition, the property is converting from a single occupant building to a multi-tenant building. The proposed set of new full lite glazed doors will create a new entrance for a new separate business. Thus, the intent of the code section is met.

### *I. Weather Protection*

- The intent of this section is to create an all-season pedestrian environment shielded from the elements, whether by the building structure itself or with added-on features such as awnings and canopies, that is integrated with rather than obscures the building design. Overhead protection encourages window shopping and lingering, and weather protection features can provide interest and detail to a façade as well as create outdoor sidewalk seating areas for restaurants and cafés.

The proposed new entrance on the North façade of the building will include constructing a new concrete landing adjacent to the building that will be accessible via a new concrete staircase and ramp. In addition, the landing will include an integrated free standing ‘covered walkway’ canopy structure that will be constructed out of heavy timber and/or steel (likely painted to match the existing window trim) that will complement the architecture and historical character of the building, provide overhead weather protection, as well as outdoor seating / waiting area for customers and visitors. Thus, the intent of the code section is met.

#### *a. Design Standards*

The proposed free standing ‘covered walkway’ canopy structure will not be connected to the building to be consistent with requirements from NPS and SHPO\*\* to maintain eligibility for listing on the National Register of Historic Places. However, it will be immediately adjacent to the new entrance on the North façade of the building, will be approximately 9 ft tall, cover the entirety of the proposed new entrance and will extend approximately 10 ft off the North façade of the building. The structure will also have a rigid plastic roofing system that will provide weather protection to the public and customers. Thus, the intent of the code section is met.

#### *b. Weather Protection Materials, Design, and Details*

##### *(1) Materials*

As mentioned above, the proposed free standing canopy structure will be constructed out of heavy timbers and/or steel and covered with a clear, rigid plastic roofing material. Thus, the intent of the code section is met.

### *M. Plazas and Usable Open Space*

- The intent of this section is to ensure that downtown plazas and open spaces are designed for usability for a variety of activities during all hours and seasons; provide amenities for downtown



visitors, businesses, and residents; promote livability; and help soften the effects of built and paved areas.

The proposed new hardscaped plaza spaces along the East side of the building will be designed, constructed, and landscaped for customer seating and gathering. However, due to the historic and public facing nature of the building and project, these features will also be designed as amenities for downtown visitors, businesses, and residents. The plaza spaces will promote livability; and help soften the effects of built and paved areas. Thus, the intent of the code section is met.

## *2. Design Standards*

Open spaces such as plazas, courtyards, gardens, terraces, outdoor seating, small parks, and similar spaces, including usable open space provided to meet the standards of Subsection 19.508.4.A.2.b, must meet the following standards.

*a. Where any building wall abuts an open space, the wall must include at least one window or door with a minimum of 50% glazing.*

The proposed new hardscaped plaza spaces along the East side of an existing building which contains considerable window glazing. Thus, the intent of the code section is met.

*b. Usable open space must be directly accessible at grade adjacent to the public sidewalk.*

The proposed new hardscaped plaza spaces along the East side of the building will be set back from the public sidewalks but will be accessible at grade. Thus, the intent of the code section is met.

*c. Hardscaping in open spaces must utilize concrete or unit paving and may not use asphalt or gravel surfacing.*

The proposed new hardscaped plaza spaces along the East side of the building will be constructed out of concrete. Thus, the intent of the code section is met.

*d. Landscaping must be integrated into open spaces to meet the following:*

*(1) A minimum of 10% of the open space area must be landscaped areas incorporating trees, shrubs, and ground cover.*

The existing property is landscaped (beyond the code minimum of 10% of the open space area). However, our design contemplates adding additional landscaping to make the plaza spaces inviting to downtown visitors, businesses, and residents and to create visual separation between each of the hardscaped areas as they relate to leased tenant spaces. Thus, the intent of the code section is met.

*(2) No more than 20% of this landscaped area can be covered in mulch or bark dust. This requirement excludes mulch or bark dust under the canopy of trees or shrubs.*

The proposed landscape areas will not contain more than 20% mulch or bark dust. Thus, the intent of the code section is met.

*(3) Nuisance species listed in the Milwaukie Native Plant List are prohibited.*

The proposed landscape areas will not contain nuisance species listed in the Milwaukie Native Plant List. Thus, the intent of the code section is met.

*e. Open spaces must provide at least 3 ft of seating area (e.g., bench, ledge, etc.) or one individual seat, including movable seating for outdoor seating areas, per 60 sq ft of plaza or open space area.*

The proposed new hardscaped plaza spaces will provide an abundance of seating areas (beyond the code minimum 3ft of seating area per 60 sq ft of plaza) and options such as tables/chairs, picnic tables, and benches. The furniture will be tasteful and of high quality and provide customers and visitors a comfortable and relaxing place to gather. Thus, the intent of the code section is met.

*f. Open spaces must be lighted as required by Element N (Outdoor and Exterior Building Lighting).*

The proposed new hardscaped plaza spaces will lighted as required by Element N. Thus, the intent of the code section is met.

*\*\* NPS places emphasis on the reversibility of alterations to historic buildings. Rehabilitating historic properties often involves introducing new systems or features to meet contemporary needs. These changes can usually be made in ways that are sympathetic to the existing structure and site. In order to accomplish a sensitive alteration, new features should be both compatible with the historic property and reversible. See Exhibit 'A' for more detail – in particular, Standard #10.*

EXHIBIT 'A'

The Secretary of the Interior's  
Standards for Rehabilitation &  
*Illustrated Guidelines for  
Rehabilitating Historic Buildings*

W. BROWN MORTON III • GARY L. HUME • KAY D. WEEKS • H. WARD JANDL

ANNE E. GRIMMER AND KAY D. WEEKS

*Project Directors*

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

Washington, D.C.  
Reprinted 1997

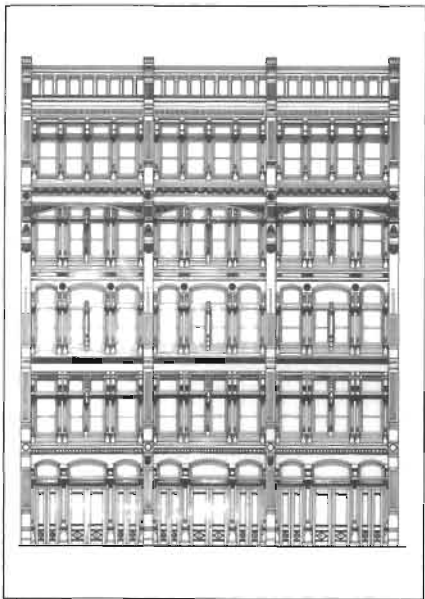
# Foreword

A banner year, 1991 marks the 75th anniversary of the National Park Service as well as 25 years of preservation achievements resulting from passage of the National Historic Preservation Act of 1966. Publication of the *illustrated* Guidelines for Rehabilitating Historic Buildings fittingly coincides with the celebration of this important Act that created our National Register programs and established a solid Federal/State partnership nationwide. Since 1966, over 800,000 properties have been placed in the National Register of Historic Places through the joint efforts of State Historic Preservation Offices, Federal agencies, Certified Local Governments, and the private sector. Over the past quarter century, historic preservation grants to the States for survey, planning and rehabilitation have amounted to nearly \$600 million, an investment totaling close to \$1.2 billion with the inclusion of matching non-Federal funds. Additionally, the Preservation Tax Incentives, now in their 14th year, have contributed to the rehabilitation of nearly 22,000 historic properties, representing an investment of almost \$15 billion in private funds.

appropriateness of work treatments for every grant-in-aid and Tax Act project over a 25-year period. By emphasizing repair over replacement, and limited rather than wholesale change to accommodate new uses, the Standards and their accompanying Guidelines seek to ensure the preservation of those qualities for which each property was listed in the National Register.

Finally, this illustrated version of the Guidelines for Rehabilitating Historic Buildings has been designed to enhance overall understanding of basic preservation principles. Showing specific examples of appropriate treatments as well as the consequences of inappropriate treatments is just another aspect of a sustained effort to encourage the most respectful approaches possible in rehabilitating our nation's irreplaceable historic properties.

The Secretary of the Interior's Standards are of particular relevance here because they have been used to determine the



HABS Collection

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

*Introduction to the Standards*

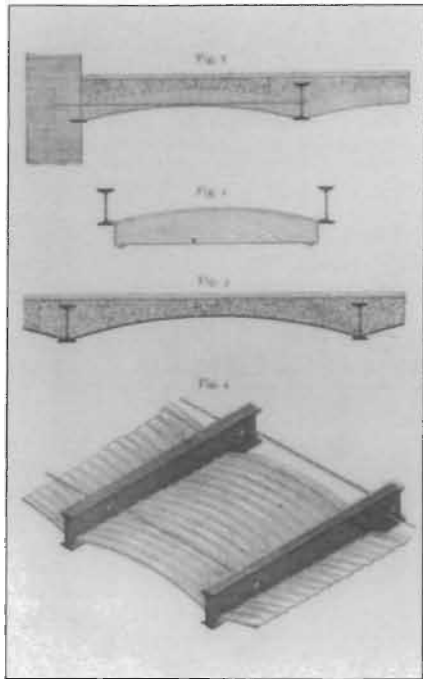
The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to guide work undertaken on historic buildings; there are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. **The Standards for Rehabilitation** (codified in 36 CFR 67) comprise that section of the overall preservation project standards and addresses the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used

over the years — particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal purposes. In addition, the Standards have guided



Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing



both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments —if improperly applied—may cause or accelerate physical deterioration

of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

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

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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

3. 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 architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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

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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

10. New additions and adjacent or related new construction shall 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.









