

The Secretary of the Interior's Standards for Rehabilitation

Historic properties that are considered significant through associated historic, architectural and cultural values often require rehabilitation to serve viable functions. Recognition of the importance of preservation of significant properties and of the economic benefits of recycling buildings prompted the need for standards and guidelines. The document that sets forth the prevailing philosophy for work on historic buildings is **The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** (1983). Conformance with these standards in the treatment of buildings listed on the National Register of Historic Places is required for certain types of funding and is endorsed by preservation agencies and professionals.

The Standards encourage selection of a function for a historic property appropriate to its physical characteristics and context, which allows preservation of distinctive features and examples of craftsmanship. According to **The Standards**, deteriorated elements should be repaired and preserved rather than replaced. If replacement is unavoidable, historic elements should be matched in quality and visual character. Alterations and additions may be of compatible contemporary design and should be carried out in such a manner that any future decision to remove them would not impair the integrity of the property. Cleaning procedures that are potentially harsh or damaging must be avoided.

Rehabilitation, by definition, assumes that some alterations must take place to make a building efficient and to comply with code requirements for life safety, conservation of energy and accessibility. Because of the many styles of buildings within the Hyde Park Historic District, the particular elements that define the character of each property must be identified so that the work necessary for current use can be integrated with historic preservation goals. Because guidelines cannot address conditions peculiar to a single building, property owners are encouraged to utilize professional preservation expertise including assistance from the staff of the Architectural Review Commission during the initial planning process and for advice throughout the project.

The Tampa Historic Preservation Ordinance, as part of its Review Criteria for its Architectural Review Commission, has provided for design guidelines for use within the Hyde Park Historic District. These design guidelines were developed out of the information found in **The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** and out of the specific needs of the Hyde Park Historic District. The A.R.C. will use the design guidelines as a basis for review of all applications for Certificates of Appropriateness.

The most frequent use of **The Secretary of the Interior's Standards for Rehabilitation** has been to determine if a rehabilitation project qualified as a "Certified Rehabilitation" pursuant to the Tax Reform Act of 1986 and previous legislation. These standards may be used again in subsequent legislation. This type of evaluation is required for benefits under Federal Tax Incentive programs.

The Secretary of the Interior's Standards and the design guidelines are different. Granting of a Certificate of Appropriateness does not imply that a project has met the criteria to be considered a "Certified Rehabilitation." For a project to be considered under the Federal Tax Incentive program, the project must be reviewed by the State Historic Preservation Officer of the State of Florida and the U.S. Department of the Interior.

The Secretary of the Interior's Standards may be used as a guide by the Architectural Review Commission when reviewing all Certificates of Appropriateness. **The Standards**, which are reinforced by the more detailed guidelines, are as follows:

1. Every reasonable effort shall be made to provide a compatible use for property which requires minimal alteration of the building, structure or site and its environment or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures 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 structure would be unimpaired.

NOTES

- i Karl Grismer, **Tampa: A History of the City of Tampa and the Tampa Bay Region**, edited by D.B. McKay, (St. Petersburg, 1950), p. 186.
- ii Ibid., p. 187.
- iii Ibid., p. 189.
- iv Ibid., p. 61
- v Ibid., p. 187.
- vi Ibid., p. 379; Bret R. Azzarelli, “Residential Infill in Hyde Park Historic District” (Master’s thesis, University of Florida, 1986), p. 14.
- vii National Register of Historic Places, “Hyde Park Historic Districts” (National Park Service, United States Department of Interior, March, 1985), p. 3.
- viii Historic Tampa/Hillsborough County Preservation Board and Tampa Community Design Center, eds., **Respectful Rehab a Guide to Housing Rehabilitation in Tampa** (Tampa Community Design Center, 1979), p. 23.