

◆ STANDARDS & GUIDELINES ◆

◆ In General

national standards

Design Guidelines are model criteria established to assist property owners, developers, and commissioners during design review. The Historic Preservation Commission adheres to the Secretary of the Interior's Standards for Rehabilitation, which present general guidelines for the rehabilitation of historic buildings used by commissions throughout the nation.

preservation

Preservation is planning for the protection and maintenance of historic properties. Historic properties and buildings can continue to contribute to the social and economic vitality of a community if properly preserved and maintained. Although preservation does include restoration efforts (recapturing the pristine original design of a building), preservation usually involves varying degrees of rehabilitation.

rehabilitation

Rehabilitation is a sensitive approach to historic design and materials during simple repairs and during alterations. Rehabilitation permits contemporary use while preserving those features of the building which are significant to its historic character. Such character-defining features are an integral part of each building and contribute to the visual character of the surrounding area.

new construction

New construction can be compatible with historic properties and buildings through attention to design and materials. In addition, existing non-historic buildings can increase their compatibility by following similar design considerations during renovation projects. Sensitive design of new construction is imperative when planning either new buildings, additions to existing buildings, or renovating intrusive non-historic buildings.

design guidelines

Developed at the request of the Monticello Historic Preservation Commission, the design guidelines within this booklet are based specifically upon the visual character of Monticello's historic districts and are divided into two sections: Non-Residential and Residential. Thereafter, topical categories provide further direction for both rehabilitation, new construction, and site and setting.

special consideration

Institutional properties, both public and private, are often the exception to the rule. While historic institutional properties should follow the same guides for rehabilitation, new institutional buildings may vary from the surrounding district in some respects to distinguish the property's civic importance. For example, a new government building may utilize a deeper setback than surrounding historic buildings while using a similar exterior material.

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

DEVELOPED IN 1975 AND REVISED IN 1983 AND 1992

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 of features which convey its historical, cultural, or architectural values.

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- ▶ A property shall be used for its historic purpose or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- ▶ 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.
- ▶ 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 historic properties, shall not be undertaken.
- ▶ Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- ▶ Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- ▶ 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.
- ▶ 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.
- ▶ Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- ▶ 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.
- ▶ 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.