

The Secretary of the Interior's Standards for the Treatment of Historic Properties: 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 that convey its historical, cultural, or architectural values.*

1. A property will be used as it was historically or be given a new use requiring 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 characterizing a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes creating 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 having acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship characterizing 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 physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments causing 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 characterizing 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, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

REHABILITATION AS A TREATMENT: *When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, rehabilitation may be considered as a treatment.*

For more information on the interpretation or application of the Secretary's Standards, please contact:

State Historic Preservation Office
Arizona State Parks
1300 West Washington Street
Phoenix, AZ 85007

Phone: 602-542-4009
Fax: 602-542-4180
Web: <http://www.pr.state.az.us>

You can also find additional information on the National Park Service websites listed below:

<http://www2.cr.nps.gov/tps/standards/index.htm>
<http://www2.cr.nps.gov/tps/secstan1.htm>
<http://www2.cr.nps.gov/tps/tax/rhb/index.htm>

Arizona State Parks Board Rules
R12-8-306 Minimum Maintenance/Restoration Standards

- A) The owner of a certified Commercial or Non-Commercial historic property shall maintain the property to preserve the historical integrity of the features, materials, appearance, workmanship and environment, according to the following standards:
- 1) Protect the Historic Property against accelerated deterioration due to:
 - a) Vandalism
 - b) Structural failure
 - c) Climatic weathering including the affects of water infiltration
 - d) Biological affects due to insects, animals, or plants
 - e) Fire
 - f) Flooding
 - 2) Maintain the historic property by:
 - a) Keeping it secure
 - b) Maintain the windows and doors, or covering them without injuring the property's integrity
 - c) Maintain security fencing, if applicable
 - d) Maintain roofs and drainage systems
 - e) Minimize damage for insects, birds, or animals
 - f) Maintain landscaping to reduce fire potential
- B) The Officer shall decertify any certified Historic Property condemned by a local authority.
- C) Before implementation of any rehabilitation project, the owner shall submit both a written and graphic proposal (Construction Documents) to the Officer. The Officer has 30 calendar days from receipt of the proposal to comment on the appropriateness of the project in relationship to the Secretary of the Interior's Standards for Rehabilitation.
- D) The Officer shall review all rehabilitation projects done to ensure the Historic Property is in accordance with the guidelines established by the U.S. Government, Cyclical Maintenance for Historic Buildings, J. Henry Chambers, AIA, 1976, available from the U.S. Government Printing Office and the U.S. Department of the Interior, National Park Service, publication entitled, The Secretary of the Interior's Standards for Historic Preservation Projects, Section III, Guidelines, 1983 and The Secretary of the Interior's Standards for Rehabilitation, National Park Service, 1995 available from the National Park Service Technical Preservation Services Division, the State Historic Preservation Office or the U.S. Government Printing Office. These 3 documents are incorporated by reference and on file with the Board and the Office of Secretary of State. The materials incorporated by reference contain no future editions or amendments.
- E) The owner shall submit pictures of rehabilitation projects no later than 30 calendar days after completion of the project illustrating compliance with the standards established in Subsection (D).
- F) If a conflict occurs between the requirements of the Officer or the Officer's representative, and local building officials or any applicable laws, a meeting including appropriate representatives shall be called by the owner to discuss the question and reach an equitable solution.