

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Clawson Downtown Development Authority will base decisions about rehabilitation of these buildings on the Secretary of the Interior's *Standards for Rehabilitation*.

These ten standards, listed below, are written to guide all types of rehabilitation projects, involving all types of buildings. The overall message is to be sensitive to the character-defining features of the property in undertaking a preservation or rehabilitation project. Put into practice, the Secretary's Standards encourage the following treatments:

- Retain and repair sound older building materials, ornamentation and detail to the greatest extent possible;
- Replace deteriorated historic features to match the originals, using the same materials if possible;
- Make changes that are sensitive to the original character of the building. Some modifications or additions are often needed in rehabilitation, and these can be done without radically changing, obscuring or destroying the character-defining features of the building.

Standard 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.

Standard 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.

Standard 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.

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

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

Standard 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.

Standard 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.

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

Standard 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.

Standard 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.