



RESIDENCE - LAKE DRIVE AND HARTFORD AVE -
WAWINIA CONSTRUCTION CO - OWNERS



MARIETTA AVE ELEVATION -
WEST

SCALE 1/4" = 1 FT

KROGHOFF & BOSE
ARCHITECTS - MILWAUKEE





Erwin & Paula Uihlein Residence: Built 1914

Joseph E. Uihlein Residence: Built 1907



Technical Preservation Services

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Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the Historic Preservation Tax Incentives program. The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

Applying the Standards for Rehabilitation

- Guidelines for Rehabilitating Historic Buildings
- Guidelines on Sustainability
- Guidelines on Flood Adaptation for Rehabilitating Historic Buildings

Other Standards and Guidelines

- Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction
- Guidelines for the Treatment of Historic Properties
- History of the Standards

Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. 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 the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, 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. The following 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 require 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. Destructive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic 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 destroyed, 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, scale, work, 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 prominent features are preserved.

Guidelines for Rehabilitating Historic Buildings

The Guidelines assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give site-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by meeting assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in PDF format.

The Guidelines on Sustainability for Rehabilitating Historic Buildings stress the inherent sustainability of historic buildings and offer specific guidance on "recommended" rehabilitation treatments and "not recommended" treatments, which could negatively impact a building's historic character. These Guidelines are also available as an interactive web feature.

Technical Preservation Services

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Cultural Resources

National Register of Historic Places
National Historic Landmarks
Historic Preservation Grants
National Center for Preservation Technology and Training

National Park Service

Preserve America
Discover History
Explore History
Working with Communities

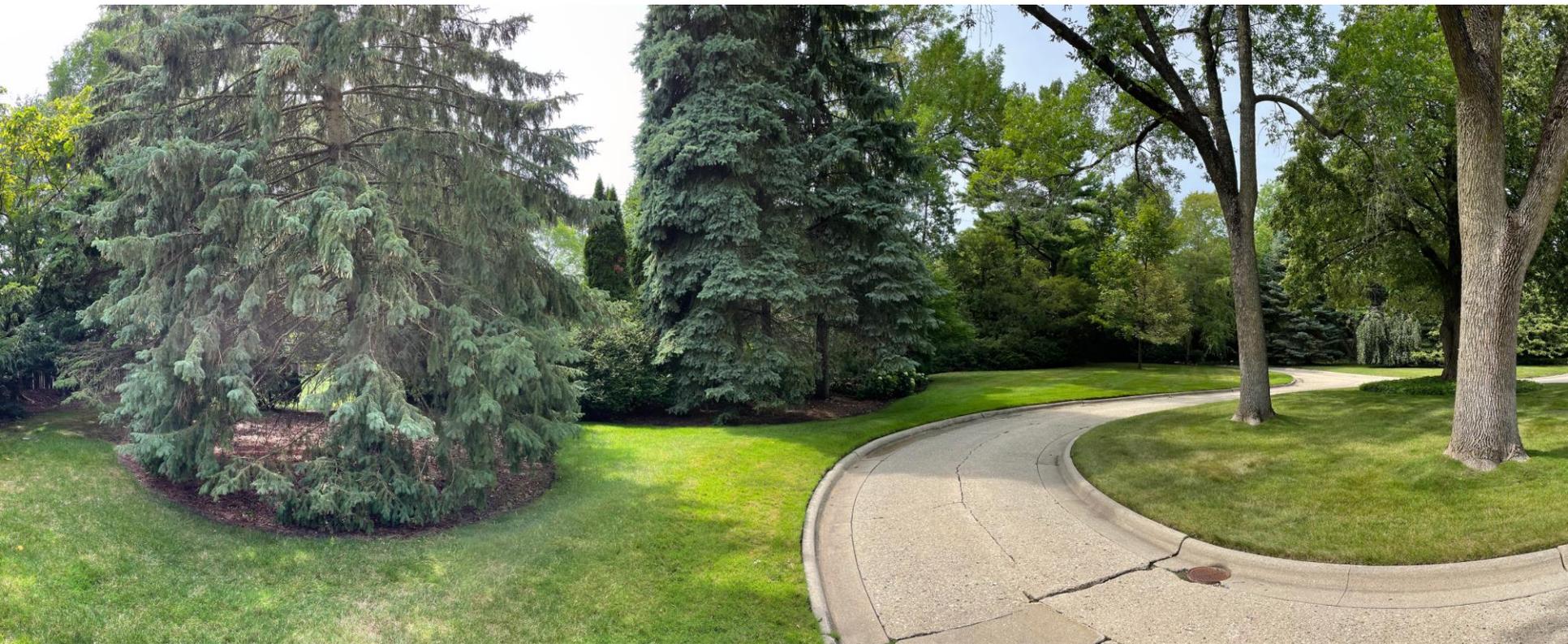
Get Involved
Teachers
Kids
About NPS

nps.gov
DOI Frequency Asked Questions Website Policies Terms Home Contact Us

EXPERIENCE YOUR AMERICA™

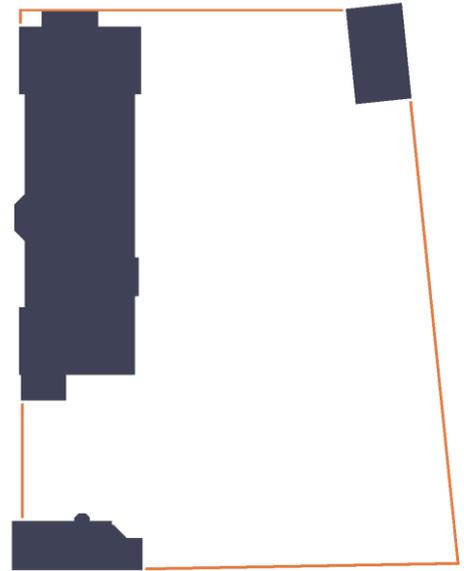
(9) “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

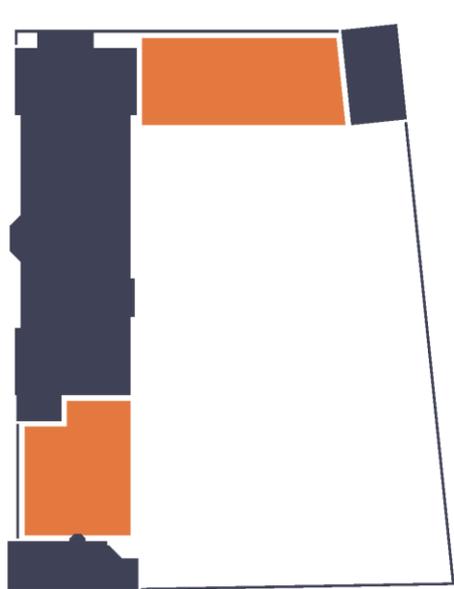
(10) “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”



G A L B R A I T H C A R N A H A N A R C H I T E C T S







SD103.3

SCHEMATIC FLOOR
PLAN
OPTION C
-REVISION

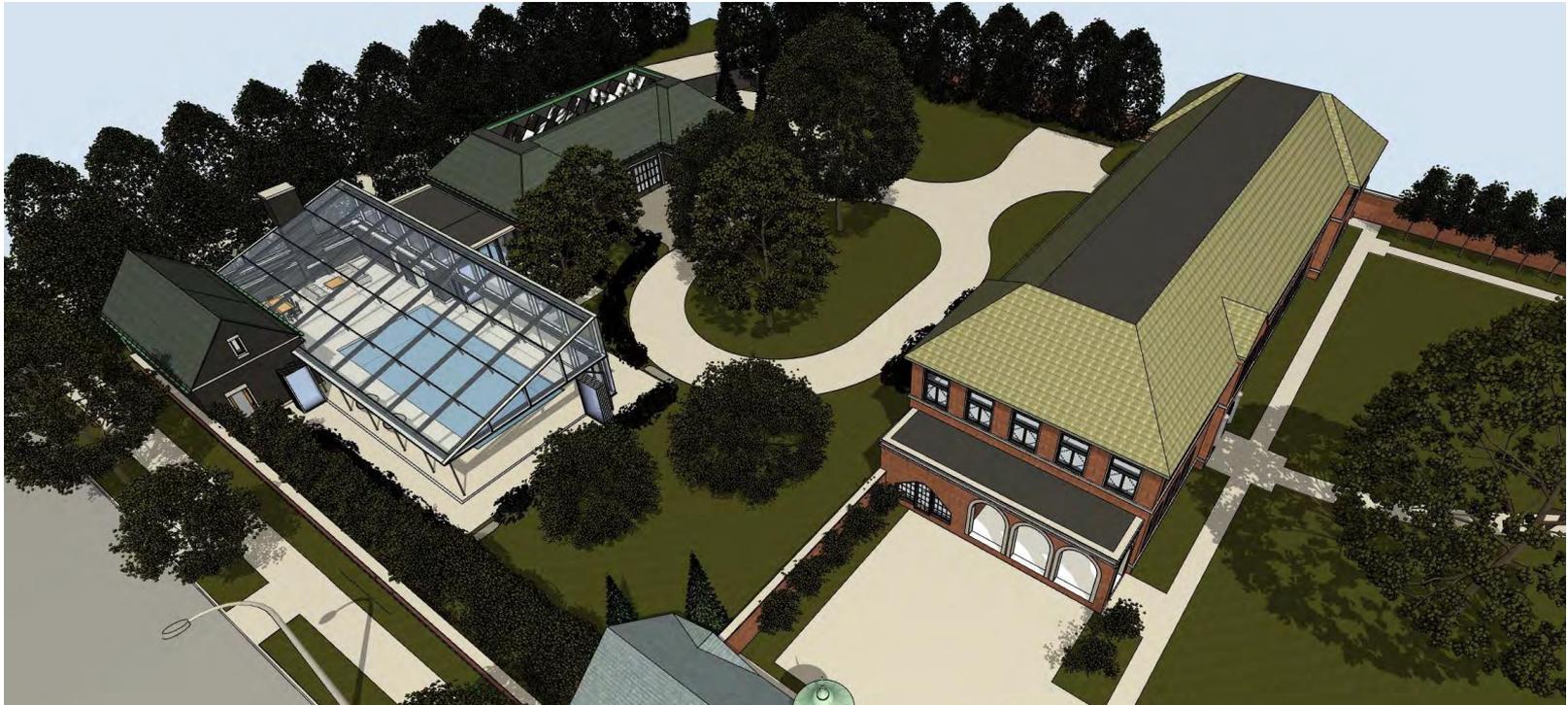
PLAN KEY

- 1 - 4-CAR GARAGE
- 2 - MECHANICAL / POOL STORAGE
- 3 - SPA ROOM
- 4 - SITTING AREA
- 5 - POOL CONSERVATORY
- 6 - KITCHEN
- 7 - CHANGING ROOM / LAUNDRY
- 8 - BATHROOM
- 9 - HALL / STORAGE
- 10 - PATIO

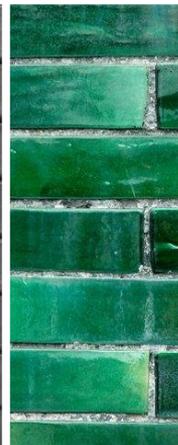


SD801

AERIAL
ROOF OPTION 'A'



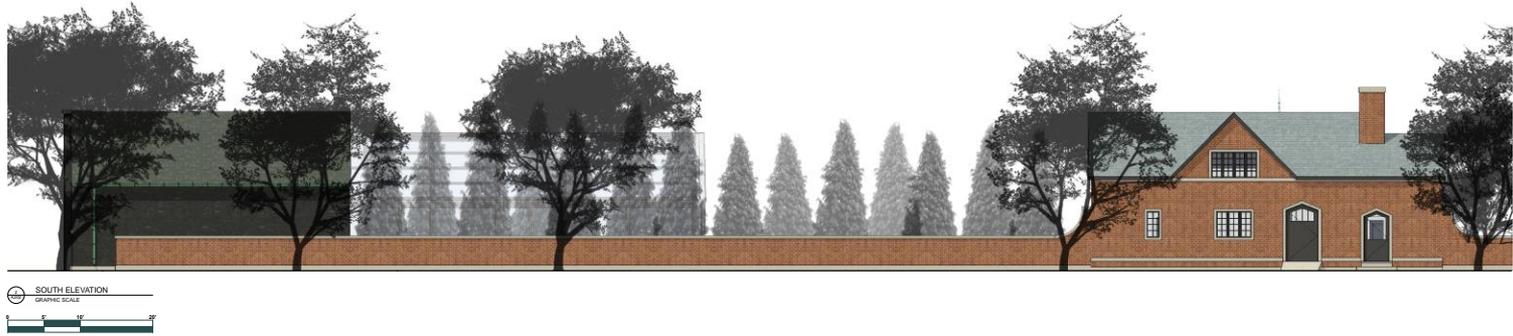
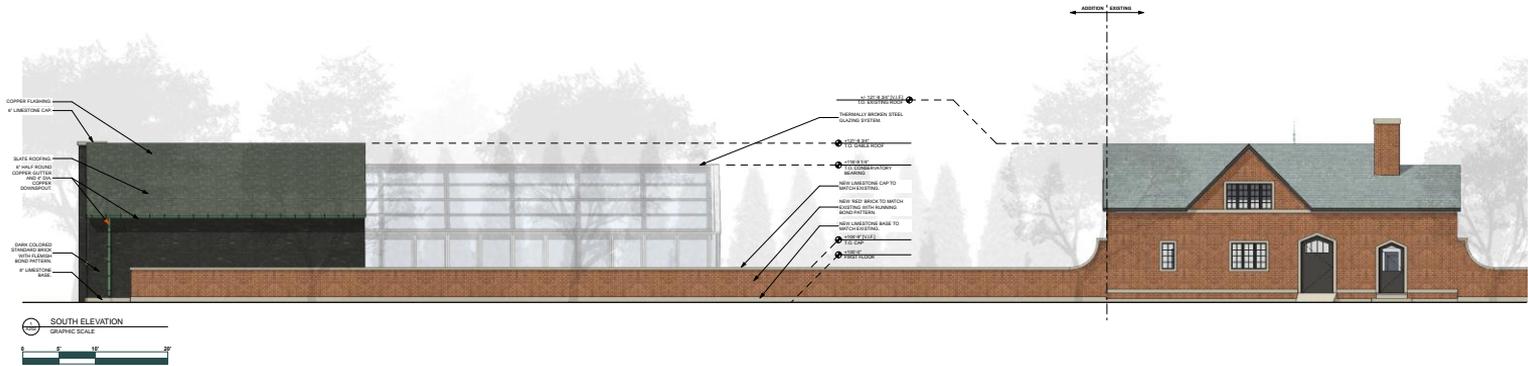




G A L B R A I T H

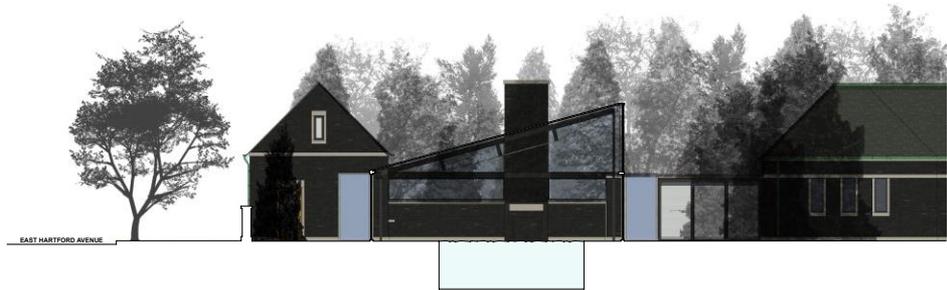
C A R N A H A N

A R C H I T E C T S





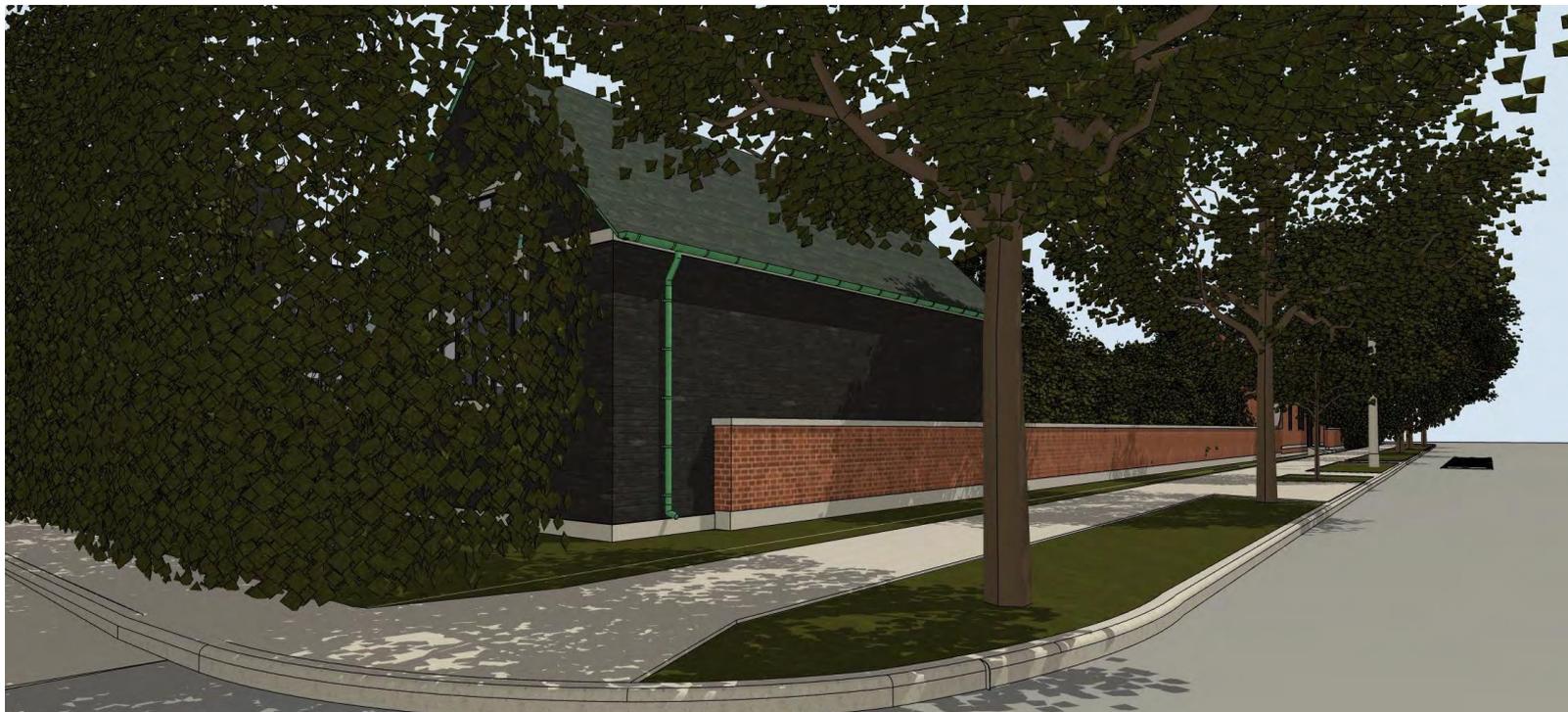
100' NORTH/SOUTH SECTION
 GRAPHIC SCALE
 0 10 20



100' NORTH/SOUTH SECTION
 GRAPHIC SCALE
 0 10 20









GARAGE
ROOF OPTION 'A'

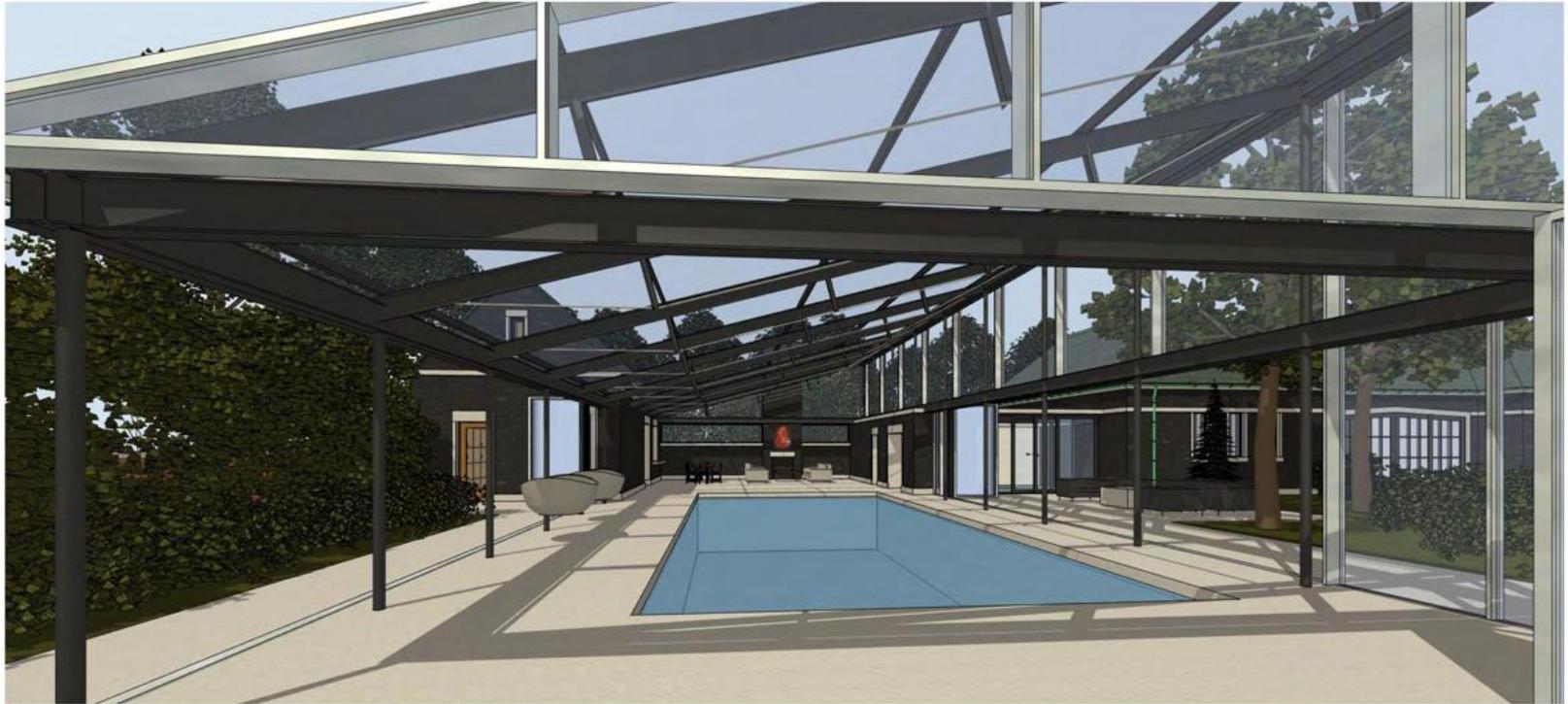


G A L B R A I T H C A R N A H A N A R C H I T E C T S

VIEW FROM ENTRY
ROOF OPTION 'A'

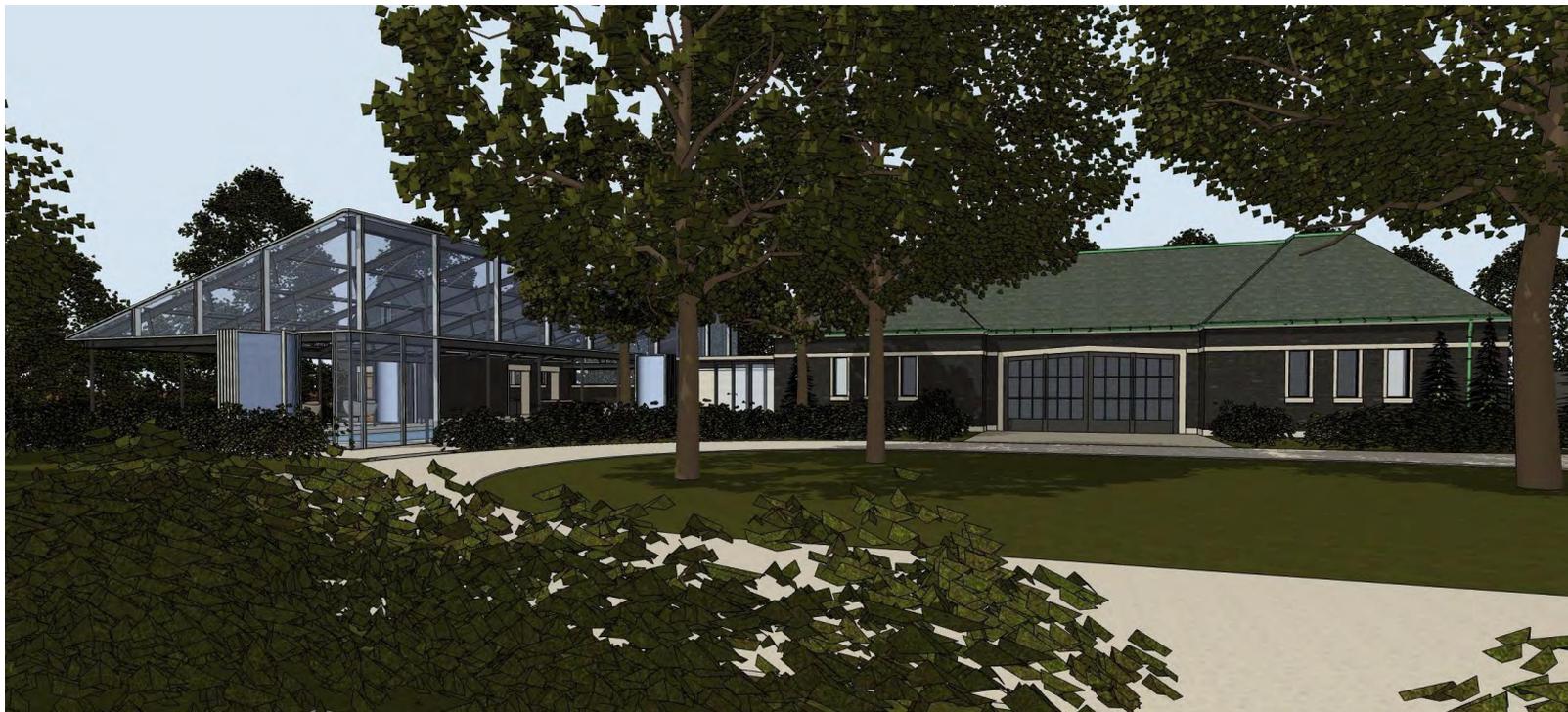


G A L B R A I T H C A R N A H A N A R C H I T E C T S





VIEW FROM ENTRY
ROOF OPTION 'A'



G A L B R A I T H C A R N A H A N A R C H I T E C T S

