

There are four distinct but interrelated approaches to the treatment of historic properties:

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of features missing from the restoration period.

Reconstruction is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

In an effort to assist property owners in making sound historic preservation decisions that also meet their needs, the Secretary of the Interior and the National Park Service have developed a set of standards, or general principles, addressing each of these approaches. Design guidelines for the Truman Heritage District are based on the Secretary of the Interior's Standards for Rehabilitation. These principles are applied by Preservation Staff and the Independence Heritage Commission to all projects that require a Certificate of Appropriateness. Additionally, owners that wish to have projects certified for Federal or State historic rehabilitation tax incentives must comply with the Secretary's Standards to qualify. The Standards are as follows:

The Secretary of the Interior's Standards for Rehabilitation

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STANDARDS FOR REHABILITATION

1. Every reasonable effort shall be made to provide a compatible use for a 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.

TRANSLATION

Recommends compatibility of use. Any change of use from the original should have minimal architectural consequences. Reuses that will result in destructive architectural treatment are unacceptable.

Recommends retention and preservation of character defining features. Alterations that work with existing or original building fabric are preferred to those that would require removal of such fabric.

Recommends authenticity. Such practices as restoration based on speculation, or introducing architectural features taken from another building should not be permitted. Construction of a new building that was designed to look old is not appropriate.

Requires that the physical evolution of a historic building, structure or site be acknowledged as a critical component in evaluating an appropriate treatment. Alterations that are considered historic, should be treated according to the remaining Standards.

Requires preservation of the parts of a historic building, structure or site that demonstrate the style or quality of workmanship from which it originated.

The Secretary of the Interior's Standards for Rehabilitation

6. Deteriorated architectural features shall be repaired rather than replaced, whenever 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 duplications 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 archaeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties will 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 alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Requires repair of existing features unless deterioration is severe. Replacement features should match the look and use of the old. Replacement of any missing elements must be based on documented evidence. The goal is to retain the real element, not just a copy.

Prohibits use of harsh chemical or abrasive physical treatments such as sandblasting because of the irreversible damage that can result from such treatments.

Requires protection and preservation of archeological resources for projects that involve excavation or grading.

Recommends that new construction or exterior alterations be done in such a way as to not destroy original fabric, and be sufficiently different from but compatible with the existing conditions in order to protect historic integrity of the property.

Recommends that new additions or alterations be made using a method of construction that will allow for its future removal without requiring damage to any associated historic fabric.