

6.4.0 Commercial Rehabilitation

INTRODUCTION

Consult the Introduction to the Design Guidelines section (pg. XX) for help with determining the applicable Design Guidelines sections for a particular project.

Insert images of existing commercial structures in your HPOZ here.

“Rehabilitation” is the process of working on an historic structure or site in a way that adapts it to modern life while respecting and preserving the historic, character-defining features that make the structure or site important.

These Commercial Rehabilitation Guidelines are intended for the use of commercial property owners planning work on contributing structures or sites within the HPOZ. Contributing structures are those structures, landscapes, natural features, or sites identified as contributing in the Historic Resources Survey for this HPOZ. Generally, “Contributing” structures will have been built within the historic period of significance of the HPOZ, and will retain features that identify it as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred. In some instances, structures that are compatible with the architecture of that period or that are historic in their own right, but were built outside of the period of significance of the district, will also be “Contributing”.

The Commercial Rehabilitation section of the guidelines should be used in planning and reviewing projects involving most structures in commercial areas. They are also intended for use in the planning and review of projects for structures that were originally built as commercial structures which have since been converted to residential use. They are not intended to be used for structures that were built as residential structures but have been converted to commercial use. For instance, the Commercial Rehabilitation Guidelines would be used to plan work to a historic structure built as for shops and offices that is now used as residential lofts.

The Commercial Rehabilitation Guidelines are divided up into X sections, each of which discusses an element of the design of historic structures and sites. If you are thinking about planning a project that involves the area around your building, such as parking areas, the “Site Design” section (pg. X), might be a good place to start. If you are planning work on your roof, you might want to look both at the architectural styles section (pg. X) to determine the style of the building, and then at the “Roofs” (pg. X) section of these guidelines. The Table of Contents details other sections that might pertain to your project.

PRESERVATION PLAN WORKSHEET PAGE
THIS SIDE WILL NOT BE PART OF FINAL DOCUMENT

Notes on text:

Additional graphics:

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Insert images of existing commercial structures in your HPOZ here.

PRESERVATION PRINCIPLES

The following principles are distilled from the portions of the Secretary of the Interior's Standards¹ that are applicable to HPOZ review, and are the principles on which these guidelines are based:

Principle 1:

The historic appearance of the HPOZ should be preserved. This appearance includes both the structures and their setting.

Principle 2:

The historic appearance of contributing structures within the HPOZ should be preserved. (The historic appearance of publicly visible facades of contributing structures within the HPOZ should be preserved.)

Principle 3:

The historic fabric of contributing structures should be preserved. Repair should be attempted before replacement.

Principle 4:

Replacement elements should match the original in materials, design, and finish as closely as possible.

Principle 5:

If historic design elements have been lost, conjectural elements should not be used. Every effort should be made to ascertain the original appearance of the structure, and to replicate that appearance.

Principle 6:

New additions shall be designed to be compatible with the massing, size, scale, and architectural features of an historic structure or site, while clearly reflecting the modern origin of the addition. Additions should be designed to preserve the significant historic fabric of contributing structures or sites.

¹ The Secretary's Standards are a nationally used standard for review of projects involving historic structures or districts.

Notes on text:

Additional graphics: