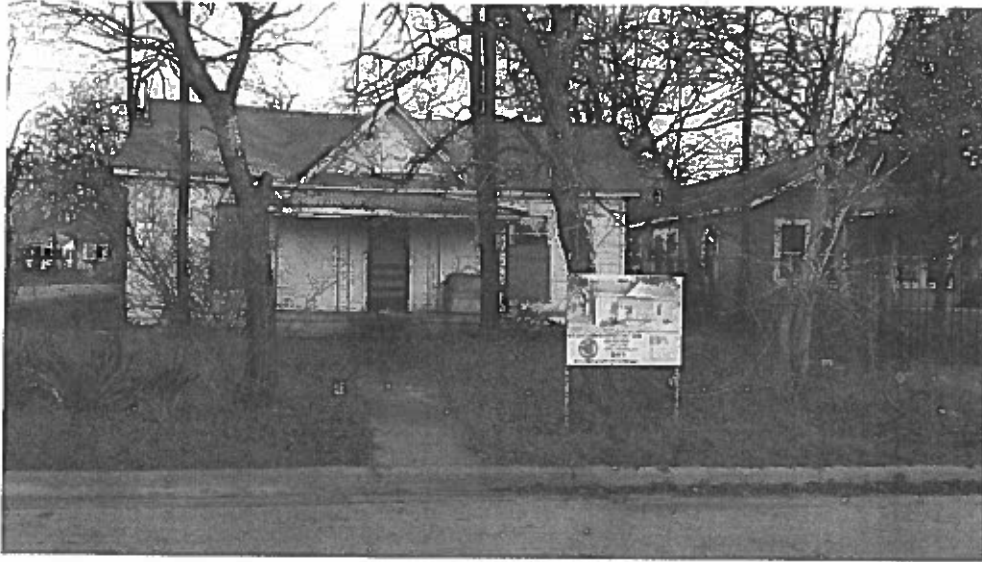


The applicant initiated this variance request thinking that Historic Zoning, a condition of the first variance received on the property, was NOT attainable if the home were made of all new materials. That is not accurate—Historic Zoning CAN be attained using all new materials, as shown in the subsequent document from the Secretary of the Interior and confirmed with the City of Austin Historic Preservation Officer. Thus, the applicant respectfully requests to withdraw this variance request and WILL apply for Historic Zoning.

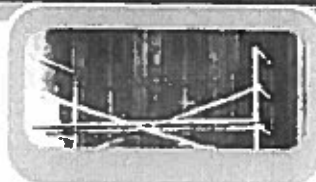
2100 East 14th BEFORE

2100 East 14th PRESENTLY (Note, as per the approved Certificate of Appropriateness plans, the wood siding, double hung windows, and fish scales. Also note there is NOT a concrete porch as the home had before this project started. The proper wood porch will be installed (and with more accurate columns) soon, making the Lillie Scott truer to its original than it has been in many decades.)

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The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations:

Relative importance in history. Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition. What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

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Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

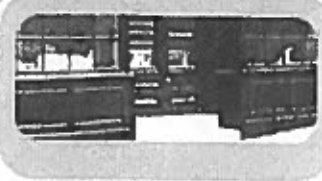
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Background. In the Code of Federal Regulations, Title 36, *Parks, Forests, and Public Property*, Chapter I, ("National Park Service, Department of the Interior"), Parts 1 to 99, Revised as of July 1, 1998, p. 329, it states: PART 68--The Secretary of the Interior's Standards for the Treatment of Historic Properties. **AUTHORITY:** National Historic Preservation Act of 1966, as amended, (16 U.S.C. 470 *et seq.*); Section 2124 of the Tax Reform Act of 1976, 90 Stat. 1918; EO 11593, 3 CFR Part 75 (1971); sec. 2 of Reorganization Plan No. 3 of 1950 (64 Stat. 1262). Federal Register Source: Volume 60, page 35843, July 12, 1995.

History. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* are the Secretary's best advice to everyone on how to protect a wide range of historic properties. By separate regulation, the Secretary has required the application of the Standards in certain programs that the Secretary administers through the National Park Service. They apply to all proposed development grant-in-aid projects assisted through the national Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts.

The Standards, revised in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*. It is noted that another regulation, 36 CFR 67, focuses on "certified historic structures" as defined by the IRS Code of 1986. *The Standards for Rehabilitation* in 36 CFR 67 should always be used when property owners are seeking certification for Federal tax benefits.

How to Use the Standards and Guidelines. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment. As noted, while the treatment Standards are designed to be applied to all historic resource types included in the National Register of Historic Places--buildings, sites, structures, districts, and objects--the Guidelines apply to specific resource types; in this case, buildings.

The Guidelines have been prepared to assist in applying the Standards to all project work; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. Therefore, it is recommended that the advice of qualified historic preservation professionals be obtained early in the planning stage of the project. Such professionals may include architects, architectural historians, historians, historical engineers, archeologists, and others who have experience in working with historic buildings.

The Guidelines pertain to both exterior and interior work on historic buildings of all sizes, materials, and types. Those approaches to work treatments and techniques that are consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* are listed in the "Recommended" column on the left; those which are inconsistent with the Standards are listed in the "Not Recommended" column on the right.

One section of this web site is devoted to each of the four treatments: **Preservation, Rehabilitation, Restoration, and Reconstruction.**

Each section contains one set of Standards and accompanying Guidelines that are to be used throughout the course of a project. The Standards for the first treatment, *Preservation*, require retention of the greatest amount of historic fabric, along with the

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building's historic form, features, and detailing as they have evolved over time. The *Rehabilitation* Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The *Restoration* Standards allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. The *Reconstruction* Standards establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

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The Guidelines are preceded by a brief historical overview of the primary historic building materials (masonry, wood, and architectural metals) and their diverse uses over time. Next, building features comprised of these materials are discussed, beginning with the exterior, then moving to the interior. Special requirements or work that must be done to meet accessibility requirements, health and safety code requirements, or retrofitting to improve energy efficiency are also addressed here. Although usually not part of the overall process of protecting historic buildings, this work must also be assessed for its potential impact on a historic building.

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