
CHAPTER 5

THE SECRETARY OF THE INTERIOR'S

STANDARDS

These design guidelines incorporate the principles set forth in the Secretary of the Interior's Standards for the Treatment of Historic Properties (Reproduced in Appendix C). Prepared by the National Park Service, these standards were developed to assist the long-term preservation of historic properties through the preservation of historic materials and features. Many state and local municipalities use the Secretary of the Interior Standards for reviewing preservation projects. In Riverside they serve as the basis for the "Principal and Standards of Site Development and Design Review" as outlined in the Cultural Resources Ordinance (20.30.060).

The following principles of design form the basis for the preservation and rehabilitation of resources within the City's Historic Districts and generally summarize the intent of the Standards:

Respect the Historic Architectural Style and Design – Historic houses should be recognized as a physical record of a time, place and use. Changes that create a false sense of historical development or have no historic basis should not be undertaken.

Consider the Value of a Building's Evolution - Buildings which have been altered as a part of their natural evolution are evidence of the history of an area. While it may, at first glance, always seem appropriate to recreate an original style façade, it is not unusual for an altered façade to have gained a significance of its own, especially where the changes were made over 50 years ago. Careful consideration of older building changes should be given whenever a rehabilitation or alteration project is undertaken.

Retain and Restore Significant Elements – Character-defining features that exemplify a style should be retained, (or uncovered) and restored. If restoration is not possible or feasible, due to extensive damage or deterioration, original elements of design that define the style should be recreated. The elements of design to be retained or restored include items such as original wooden double hung or casement windows, ceramic tile decoration, decorative railings, and moldings or trims.

Replace Lost Features - Damaged architectural features should be repaired rather than replaced whenever possible. The repair of historic materials begins with the concept of minimally affecting remaining original historic materials. Patching, piecing-in, and splicing should be performed when possible rather than replacement. If replacement *is* necessary, the new materials should match the material being replaced in terms of color, texture, and other important design features. Replacement of historic elements should be made with the

original material when possible, but when necessary, substitution may be made in form, design, and material when the substitute materials match the appearance of the original. When an entire feature is missing, it should be replaced by researching historic plans or photographs. If accurate data are not available, a new design that is compatible with the remaining features of the building may be used. This newly created element should be designed to work with the size, scale, and material of the entire building.

Cleaning Exteriors - The cleaning of historic facades should always be approached by employing the gentlest method possible first, and then increasing the severity of treatment as necessary. Brick masonry, wood, stonework, and ceramic tile should **NEVER** be sandblasted to clean or remove paint. Sandblasting destroys the protective fired face of bricks leading to water damage, while sandblasting of wood alters its texture. Exterior facades of historic buildings generally only need cleaning to stop deterioration or remove heavy soiling. Often simple water, mild detergent, and bristle brushes will provide adequate cleaning of brick, stone or tile. If these methods are inadequate pressurized steam and (if necessary) a mild solution of muriatic acid with the steam cleaning may be appropriate. *Always test a small, obscure area before applying any treatment.*

Paint can be removed from wood by sanding, scraping, or chemical solutions. Metals on historic buildings should be carefully cleaned using gentle methods if possible, but hard metal may be lightly sandblasted if necessary to remove accumulated paint. All methods of paint removal must comply with federal, state and local environmental codes.