Fairhaven Neighborhood & Urban Village Plan

Design Guidelines Strategy
Preliminary Report
October, 2011

Introduction
As part of the Fairhaven Neighborhood and Urban Village Plan update, the City of Bellingham is working with Winter & Company to update the design guidelines and development standards for Fairhaven. In 1977 the Fairhaven Historic District was established and listed on the National Register of Historic Places, and in 1989 the city adopted a design review district and established a process for overseeing development in the historic district and the surrounding “Influence” and “Approach” areas.

The recommendations in this report draw from best practices in design review guidelines and standards for historic, commercial mixed use, and industrial properties; from public input as to the desired goals for future development in the Historic District and surrounding area; from major property owners, and from interviews with industry professionals. In some areas, guidelines will be dictated by the Shoreline Management Program.

This preliminary report provides initial direction for updating design guidelines and specific code amendments for Fairhaven that will be developed as part of the Neighborhood & Urban Village Plan project.

Project Objectives
- Preserve the integrity of the Fairhaven Historic District
- Make the development permitting process more predictable
- Utilize appropriate existing policies, guidelines and standards related to mass, scale, street character and density previously adopted by City Council in the City Center Design Guidelines and the Urban Village Design Guidelines
- Continue to enhance the traditional character in the commercial area surrounding the historic district while inviting new creative, high-quality and compatible development
Terminology

Design Standards
Design standards are prescriptive, and usually are established in the zoning code. With respect to building character, the standards typically define the basic form and scale of building that is permitted. All standards related to the specific land use zone must be met in order to obtain a permit.

Design Guidelines
Design guidelines are enforceable, but they are more qualitative in their nature, and require some judgment in determining if an adequate number of the relevant guidelines have been sufficiently met.

The Relationship of Standards to Guidelines
Ideally, the basic form of development is established in the design standards. This creates a clear starting point, by defining the maximum and minimum requirements for development. When reviewing a project for permitting, the check for compliance with the zoning standards should occur first.

The design review step should follow the zoning standards review process. If the zoning standards are appropriately calibrated, then the guidelines can focus on more detailed aspects of design, and on qualitative features. Guidelines and the design review process also can provide for flexibility in design response. In order to be effective in that environment, it is important that the basic intent of specific design guidelines be clear.

PRELIMINARY RECOMMENDATIONS
Preliminary recommendations to update the design guidelines and development standards for Fairhaven are outlined below:

Design Review Area Boundaries & Strategies

The design review areas were limited to the commercial and industrial areas, and were developed based on underlying zoning and land use, as well as the character of the built and natural environment. The areas reflect existing development patterns, and take into consideration the differing goals for future development in each area.

Each of the design review areas would adopt form-based standards to establish basic mass, scale and character of the street edge. These would be prescriptive, measurable requirements and would include standards for:

- Building height at the street edge
- Maximum building height
- Height set back requirements
- Variation in building mass
- Maximum overall building length along a block
Design review areas will be used to focus specific design guidelines on different contexts. These include the following:

- **Historic Core**
- **Core Influence**
- **Industrial Influence**
- **Maritime Activity**

A fifth area, the **Residential Transition - Zone 4**, is currently under review to determine the appropriate zoning and related character that should be encouraged.

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1 The Fairhaven National Historic District boundaries were adjusted to match those identified in the original National Register nomination.
General Strategies:

- Clarify and simplify the design review process.
- Provide context-sensitive guidelines.
- The guidelines will define “preferred” design solutions, but also indicate some “acceptable” alternatives. In some cases, these will be presented in “menus.”
- When feasible, design review area boundaries should be drawn such that both sides of a street are in the same design review area.
- Some amendments to base zoning will be made to reinforce guideline concepts.
- Add more detail to key topics. A variety of design topics merit additional detail. Some of these are in response to frequently recurring questions, which indicate the need for more in-depth explanations. Other topics that have more recently arisen in the community planning. Some topics that need more detail include:
  - Sustainability in general
  - Energy conservation and retrofitting technologies.
  - Additions to historic buildings
- Provide more discussion about architectural styles. Expand the discussion on designing in historic styles, vs. contemporary design that is contextually sensitive.
- Provide photographs and diagrams that illustrate design topics, appropriate treatments, and occasionally inappropriate treatments. Use captions that indicate which are examples of appropriate and inappropriate solutions.
- Format the guidelines to make referencing in staff reports easier (hierarchical numbering).
- Identify historic properties outside of the historic district that are eligible for the Local, State or National Register and worthy of preservation.
- Encourage the creation of a Local Historic District within the bounds of the existing National Historic District to provide owners of historic properties the ability to take advantage of State Special Tax Valuation.
1. Historic Core Area
The Historic Core Review Area is irregular in shape and follows the bounds of the National Historic District. The center of the Historic Core is considered the intersection of Harris Avenue and 11th Street. The historic context is derived primarily from commercial building types from the late 19th and early 20th century. Historic context is the basis for design policies and goals.

General Policies for the Historic Core Area
- Provide mixed use -- predominantly retail storefront uses -- at the sidewalk edge.
- Provide wider sidewalks, as feasible.
- Allow a limited percentage of a building front to be set back from the sidewalk edge to allow for smaller courtyards and plazas to link to the sidewalk.
- Minimize the visual impacts of parking from the street.
- Maintain the traditional scale of historic buildings.
- Encourage varied height of buildings along the sidewalk edge in large projects.
- Reflect the underlying lot pattern in the articulation of building fronts.

1.1 Historic Core - Historic Resources
- Preserve all intact historic buildings.
- Where feasible, non-contributing alterations to historic properties should be replaced with more accurate / compatible improvements.
- Design guidelines are based on Secretary of the Interior’s Standards, with some adaptation to the Fairhaven setting.2
- To encourage preservation and full utilization, parking requirements should be waived for historic buildings.

2 The commercial building type accommodates a mix of uses; it does not imply that only commercial uses would be appropriate.
1.2 Historic Core - New Construction

**Neighborhood Level Design Policies:**
Design new buildings, site improvements and streetscapes to be compatible with the historic context.

**Street Edge**
Provide a pedestrian-friendly street edge. Offer a limited menu of options, store fronts are encouraged. Maintain proportion and scale to adjacent historic buildings. This can be achieved with floor-to-floor heights.

**Views**
- Public views should be considered in new developments, understanding that there will be limited view opportunities within the Historic Core. Two key public views include down the "Columbia Street" right-of-way north of the Fairhaven Library, and from Fairhaven Green toward the water.
- Provide variation in site plan and building profile to offer framed and incidental views through blocks. As feasible, buildings should be shaped to maintain portions of views.

**Connections & Paths**
Provide connections through large blocks to public sidewalks. Promote interconnections between blocks, with mid-block passageways.

**Streetscape**
Street furniture and street lights should be historically influenced -- authentic to historical period, but simplified in design.

**Sidewalks**
Maintain historic sidewalk materials and widths, as feasible.

**Open Space**
Provide as small courtyards. Link open spaces to primary pedestrian circulation system.

**Site Plan Level Design Policies:**

**Build-to Line**
Maintain strong alignment by placing a high percentage of building face at the sidewalk edge (recommend 75% of lot to be “build-to”)

**Primary Entrance**
Enterance to be directly oriented to the street.

**Courtyards**
Courtyards are encouraged, but must have direct access to the street. To maintain street wall courtyards should not have a high percentage of street frontage (recommend maximum 35% of a building façade).
Parking
Must be internal to building or lot with minimal exposure to street. Parking requirement according to existing Parking District regulations applies to new construction.

Landscaping
Should draw upon palette of current planting schemes.

Building Level Design Policies:

Street Edge
Building alignment at street edge.

Height
Allow for up to 56’ and four stories
- Maximum height is based on precedent of tallest existing historic buildings.
- Variation in height required and should reflect traditional commercial modules. Maximum height is subject to modulating height every 50’ (see Figure 1.)
- Alignment (with a stair-step pattern on hillsides) of horizontal moldings, cornices.

Minimum Individual Floor Heights Required:
Assuming four-story buildings, can calculate any scenario. Assumes Mixed Use (Retail on first floor, offices or residence above, with a total of 4 stories)

- First Floor Retail: Minimum of 14’ floor-to-floor
- Upper Office Floors: Minimum of 12’ floor-to-floor
- Upper Residential Floors: Minimum of 10’ floor-to-floor, but encourage 12’ for flexibility of uses
- Parapet: 2’- 4 ft (taller parapet is encouraged to allow for rooftop uses, green roofs, solar installations)

Sycamore Square measures 58’ at tallest corner, Knights of Pythias measures 55’ and the Waldron Block measures 60’.
Massing
Modules should be similar to historic buildings. Building massing should vary along the street within an individual project that exceeds a specified threshold of more than ¼ block.

Form
Building forms are generally inspired by traditional commercial and mixed use buildings that have commercial uses at the street level and residential or offices above. Buildings should be rectangular in shape, with flat roofs. If no variation in height, maximum footprint is limited to ¼ block.

Design
Base, middle, cap composition to be used. Roof parapets and eaves are encouraged to vary in height to avoid long, straight lines at the maximum building heights.

Wall Articulation
Provide variety in the profile of buildings at the street edge. Wall articulation should respond to range of historic façade modules. Portions of building forms will step back from the street to provide variety in scale. Urban Village Design Guidelines apply.

Street Level Interest
Street level interest should be the highest percentage required of all design review areas. Primary streets: All walls must have pedestrian-scaled interest details, with a minimum of 60% glass. Secondary streets: Lower level of % requirement, can choose from menu of options (art, green wall, etc.).

Materials
Primarily composed of brick or stone -- masonry materials should predominant. Stucco and wood should be used in subordinate proportion.

Windows
Solid to Void: Similar to historic buildings
Shape/orientation: Vertical, aligned

Signage
Whether it is attached to a historic building or associated with new development, a new or modified sign should exhibit qualities of style, permanence and compatibility with and reflect the overall context of the building and surrounding area.
2. Core Influence Area

The Core Influence Area frames the Historic Core, and provides a transition to abutting industrial, natural and residential areas. A few historic resources remain, some that merit preservation and adaptive reuse, but the majority of the area consists of recently developed blocks, under-utilized sites and vacant properties. A number of infill and redevelopment opportunities remain in this area.

General Policies for the Core Influence Area

- Provide a mixed use area, with predominantly retail storefront uses at the sidewalk edge.
- Provide wider sidewalks, as feasible.
- Allow a limited percentage of a building front to be set back from the sidewalk edge to allow for smaller courtyards and plazas to link to the sidewalk.
- Minimize the visual impacts of parking from the street.
- Allow additional height with step back at taller floors to maintain pedestrian-friendly scale, relate to adjacent historic buildings and to help maintain public view corridors.
- Encourage varied height of buildings along the sidewalk edge in large projects.
- Reflect the underlying lot pattern in the articulation of building fronts.
- Key features of traditional commercial buildings should be referenced in new construction, but in more abstract ways than in the Historic Core:
  - Masonry materials preferred, but more variety in other durable materials that convey human scale also permitted. Offer a broader menu of materials.
  - Alignment (stair-step pattern) of horizontal moldings, cornices.
  - Solid to void ratios - more flexible than in the Historic Core; for example, permit higher % of glass on upper floors.
  - Base, middle, cap composition required.
- Building forms are generally inspired by traditional commercial buildings and mixed use buildings that have commercial at the street level and residential above.
- Variation in height required. Reflect traditional commercial modules
- Provide variety in the profile of buildings at the street edge. Portions of building forms should step back from the street to provide variety in scale.
2.1 Core Influence - Historic Resources

- Historic resources that are intact are encouraged to be preserved, adaptively reused, and/or documented and relocated.\(^3\)
- Where feasible, non-contributing alterations to historic properties should be replaced with more accurate/compatible improvements.
- Encourage listing eligible historic resources on the National, State, and/or Local Historic Registers.
- Design guidelines for eligible historic buildings should be based on Secretary of the Interior’s Standards.

2.2 Core Influence - New Construction

Design new buildings, site improvements and streetscapes to have some visual reference to the Historic Core, but with more flexibility allowed. Emphasis on best practices in urban design for mixed use.

Neighborhood Level Design Policies:

**Street Edge**
Alignment at street edge. Provide pedestrian-friendly street edge, with a broader menu of options than in the Historic Core. Maintain proportion and scale to adjacent historic buildings. Maintain sense of street in proportion to historic context.

**Views**
Provide variation in site plan and building profile to offer framed views, incidental views through blocks. Identify key public views. Shape buildings to maintain portions of views.

**Connections & Paths**
Promote interconnections between blocks, with mid-block passageways. On larger footprint developments (more than ¼ block), provide pedestrian connections open to the sky through to public streets and paths.

**Streetscape**
Street furniture, lights, etc. should be compatible with established palette. Materials and forms should be related to those in the Historic Core, but simpler in design and less historical in character.

**Sidewalks**
May be wider, as feasible.

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\(^3\) If goal is to encourage preservation of historic buildings outside the historic core, consider removing all parking requirements for historic buildings.
Open Space
Provide as yards and courtyards; may be greater % of street wall. Link open spaces to primary pedestrian circulation system.

Site Plan Level Design Policies:

Build-to Line
Require moderately high percentage (65%) of building face at sidewalk edge, but allowing for more courtyards and open space.

Primary Entrance
Buildings to be oriented to the street. Primary entrances should directly face the street, be clearly apparent from the street, or have a clearly defined path that leads to the street.

Courtyards
Courtyards are encouraged, but must have direct access to the street. To maintain street wall courtyards should not take up a high percentage of street frontage (maximum 35% of a building façade).

Parking
Preference to locate parking internal to parcel/building, but some more exposure to the street permitted with the provision of extensive landscaping. Urban Village Design Guidelines apply.

Landscaping
More variety in landscaping plant palette is appropriate.

Building Level Design Policies:

Street Edge
Alignment at street edge, but with more setbacks permitted as courtyards and passageways through blocks.

Height
To accommodate additional height and preserve public views, allow developers to choose from one of three options:

Option 1: Allow up to 56’ and four stories. (this option is the same as the Historic Core)
- Variation in height required. Reflect traditional commercial modules. Maximum height is subject to modulating height every 50’ (see Figure 1, page 7).
- Alignment (with a stair-step pattern on hillsides) of horizontal moldings, cornices.
Option 2: Allow up to 56’ and five stories, with a step back of 15’ of the 5th floor.

Option 3: Allow up to 66’ and six stories with 4th and 5th floors stepped back 15’, and the 6th floor stepped back an additional 15’.

Minimum Individual Floor Heights Required:
Assuming four-story buildings, can calculate any scenario. Assumes Mixed Use (Retail on first floor, offices or residence above, total of 4 stories)

- First Floor Retail: Minimum of 14’ floor-to-floor
- Upper office floors: Minimum of 12’ floor-to-floor
- Upper residential floors: Minimum of 10’ floor-to-floor, but encourage 12’ for flexibility of uses
- Parapet: 2’-4 ft (taller parapet is encouraged to allow for rooftop uses, green roofs, solar installations)

Massing
Modules similar to historic buildings (50’ – 100’ long). Building massing to vary along the street, within an individual project that exceeds a specified threshold of more than ¼ length of block. Utilize pedestrian connections through block to break up mass.

Form
Shape: Rectilinear with vertical wall articulation. A mix of roof forms is permitted. Maximum Footprint: same as Historic Core - if no variation in height footprint is limited to ¼ block. For full block ownership (200’ x 200’), building height must be varied at least every ½ block along street face.

Wall Articulation
Should respond to range of historic façade modules. Urban Village Design Guidelines apply.

Street Level Interest
Moderately high % of street level interest required. Primary street: All walls must have scale and interest. Minimum 40% glass on primary street; menu of choices on others. Secondary street: Lower level of % required.
**Materials**

Building materials should primarily be of brick or stone, similar to those required in the Historic Core. Stucco, wood and metal should be used in subordinate proportions to masonry.

**Windows**

Solid to Void: Higher percentage of glass permitted.
Shape/orientation: Vertically aligned, relate to adjacent historic buildings.

**Signage**

Should reflect the overall context of the building and surrounding area, and exhibit qualities of style, permanence and compatibility with and reflect the overall context of the building and surrounding area.
3. Industrial Influence Area

The Industrial Influence Area is seen as a transition between the commercial area above the bluff and the Maritime Activity Area. It includes industrial uses, but also allows retail and professional offices, and potentially additional uses yet to be determined. Guidelines in this area are on use -- industrial development has less stringent design requirements than commercial use developments.

The guidelines for the Industrial Influence Area draw upon the industrial heritage in regards to building types, forms, materials and site design, but require development of a pedestrian-oriented street edge, regardless of building use.

General Design Policies for the Industrial Influence Area

- Guidelines for this area will cover fewer design variables in this area than in the Historic Core or the Core Influence Areas, with primary emphasis on providing a pedestrian-friendly street edge
- Where functionally practical, offer connections through properties
- Maximize public view opportunities

3.1 Industrial Influence - Historic Resources

- Several historic properties have been identified in this area and are encouraged to be preserved and/or adaptively reused.
- Design guidelines for historic resources should be based on Secretary of the Interior’s Standards.
3.2 Industrial Influence - New Construction
Design new buildings, site improvements and streetscapes should have some visual reference to the industrial era.

Neighborhood Level Design Policies:

Street Edge
Provide pedestrian-friendly street edge. Allow a broader menu of options than in the Historic Core or Core Influence Areas, with expectation of more landscaped edges than building edges in some areas.

Views
To the extent feasible, provide for views through the area to and from the bay.

Connections & Paths
Provide connections to public streets and paths through large lots, as feasible. Promote interconnections between blocks, with paths and trails, where they would connect to two compatible functions or link to abutting neighborhoods.

Streetscape
Street furniture, lighting, etc. should reflect simple industrial character and design, and should not imitate Victorian era commercial designs. For example, industrial lights with metal shades would be appropriate in this area.

Sidewalks
Provide sidewalks and pedestrian connections. As feasible, provide wider sidewalks to accommodate pedestrian activity.

Open Spaces
Link to primary pedestrian circulation system. Lot coverage maximum should assure higher % of open space. Free-standing buildings are encouraged, to break up massing.
Site Plan Level Design Policies:

**Primary Entrance**
Industrial Uses: Buildings may be oriented internally to the site, forming clusters, or may face the street. Commercial Uses: Primary entrance must front the street.

**Courtyards**
Courtyards are encouraged.

**Parking**
Parking should be located internal to parcel, but some exposure to street is permitted, with extensive landscaping.\(^4\)

**Landscaping**
Relate to Core Influence area, but with a more flexible plant palette that includes more native plantings that relate to the surrounding natural environment.

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\(^4\) If goal is to encourage preservation of historic buildings in the Industrial Influence Area, consider removing parking requirements for historic buildings.
Building Level Design Policies:

Street Edge
Clearly define the street edge, but not necessarily with buildings -- landscaped edges also are appropriate. Provide variation in site plan and building profile to offer framed and incidental views through blocks.

Height
Height for all types of development are limited by the Shoreline Management Program (see map, below). Beyond these limits, height allowances are proposed as follows:

Commercial Use Developments
Same height allowances as in the Core Influence Area (refer to three Options on pages 11 and 12).

Industrial Use Developments
No height limit.

Design
Key features of traditional industrial buildings should be referenced in new construction, but in abstraction. Simplicity in design, including forms, materials and details, is encouraged.

Materials
Industrial materials encouraged (metal, brick, heavy timber).
Form
Simple forms are appropriate, as are those with varied massing. Buildings can be viewed as independent forms, not necessarily aligned. Preferred character is historic industrial forms (sloped roofs, canopies, loading docks). Mix of roof forms is appropriate; some sloped roofs encouraged. Shape: May vary but predominantly rectangular.

Windows
Solid to void ratios – for industrial use developments, there may be no requirement. For commercial use, more glass permitted. Wood windows, as well as industrial-style metal multi-paned windows (or interpretation of these) are appropriate. Shape and orientation: Variable.

Massing
Building massing may vary, depending on use needs. Guidelines should have a maximum footprint to promote open space.

Wall Articulation
In range with industrial types.

Street Level Interest
Primarily landscaped. Primary streets: All walls must have pedestrian scale and interest. Choose from menu of options. Secondary streets can have lower level of % of this requirement.

Conceptual drawing prepared by RMC Architects for the Haskell on Harris Ave, illustrating good interpretation of industrial design, form, massing, connections and open space. *Illustration courtesy Fred Haskell and RMC Architects.*
4. Maritime Activity Area

The Maritime Activity Area remains an active working waterfront. It includes industrial uses, primarily those associated with the working waterfront, as well as tourism-related commercial uses.

Design Policies for the Maritime Activity Area

In terms of design, it is assumed that the continuing maritime uses will, for the immediate future, drive the forms and materials that are used. From the public consideration of design and compatibility, the variables are rather limited:

The guidelines will cover fewer design variables in this area than in any of the others. Primarily, where the public is permitted into the area, the public realm (i.e. sidewalks, walkways, driveways, etc.) should be inviting and have a consistent character. To the extent that it is feasible, providing views to key waterfronts locations should also be encouraged.

4.1 Maritime Activity - Historic Resources

- Intact historic resources are encouraged to be preserved.
- Design guidelines for historic resources that are to be preserved to be based on Secretary of the Interior’s Standards.
4.2 Maritime Activity - New Construction

Design review is primarily focused on the public realm, and providing pedestrian-friendly access to places of public use.

**Neighborhood Level Design Policies:**

**Open Space**
Link open spaces to primary pedestrian circulation system.

**Views**
To the extent feasible, provide for views through the Maritime Activity Area from uphill areas.

**Streetscape**
Street furniture, lighting, etc. to reflect simple industrial designs; should not imitate Victorian era commercial designs.

**Connections & Paths**
Provide for pedestrian connections from the street to ferry landing, public boat launch, and other areas mutually agreed upon by the City and the Port of Bellingham.

**Streetscape**
Industrial lights with metal shades are appropriate in this area.

**Sidewalks**
May be wider, as feasible. Use a consistent palette in walkways.

**Open space**
No additional guidance.

**Site Plan Level Design Policies:**
No additional guidance.

**Building Level Design Policies:**

**Height**
Height for all types of development are limited by the Shoreline Master Plan (see map on page 17). Beyond these limits, height allowances are proposed as follows:

**Commercial Use Developments**
Same height allowances as in the Core Influence Area (refer to three Options on pages 11 and 12).

**Industrial Use Developments**
No height limit.
The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation, a section of the Secretary’s Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They 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.

The 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 requires 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. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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 disturbed, 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, 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.

Note: To be eligible for Federal tax incentives, a rehabilitation project must meet all ten Standards. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repainting techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. In addition, every effort should be made to ensure that the new materials and workmanship are compatible with the materials and workmanship of the historic property.

Guidelines to help property owners, developers, and Federal managers apply the Secretary of the Interior's Standards for Rehabilitation are available from the National Park Service, State Historic Preservation Offices, or from the Government Printing Office. For more information write: National Park Service, Preservation Assistance Division-424, P.O. Box 37127, Washington, D.C. 20013-7127.