

## Preservation Philosophy and Further Guidance

### **Preservation Philosophy**

The City of New Albany’s architectural heritage is rich and varied, but fragile. This heritage – the collective buildings, objects and sites that comprise our historic districts – are a legacy that represents a huge capital investment of both public and private funds. If we choose to ignore this legacy, it will be lost and gone forever, and we will have squandered the investment of our predecessors. The community will be much the poorer for it.

Regular maintenance of your property is critical to ensure its long-term viability. Poor maintenance practices diminish the historic character and property values of an individual property and all of the nearby buildings in a historic district. The protection of the qualities that make a historic structure

attractive and unique is important to each resident and owner in a historic district.

#### **Maintenance tips:**

- Keep a property in good repair.
- Regularly inspect your building for leaks or other problems.
- Try to correct the problem right away, not just its symptoms. This will save time, money and effort in the long run.
- Preserve the historic and architectural character of a property and the district when conducting maintenance activities.

Maintenance activity does not generally trigger the historic review process unless it alters the exterior appearance of a structure or if lack of maintenance is causing the structure to deteriorate. However, the City of New Albany does have minimum standards for exterior maintenance. Walls, roofs, cornices,

chimneys, porches, windows and doors are just a few of the items that are covered by the city maintenance standards and should be kept in good repair.

The philosophy of the Design Guidelines is to preserve the architectural heritage of New Albany and protect the public and private investment in the city's historic districts by encouraging the maintenance of individual structures; by encouraging sympathetic new construction; and by preserving the historic character of whole neighborhoods.

The Design Guidelines are based upon the guiding principles set forth in the *Secretary of the Interior's Standards for Rehabilitation*. The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The *Standards* can be applied to the interiors and exteriors of historic buildings of all ages, styles, materials, construction types, and uses, and also encompass the buildings' setting and environment. When planning a project, consider how it fits into this philosophy.

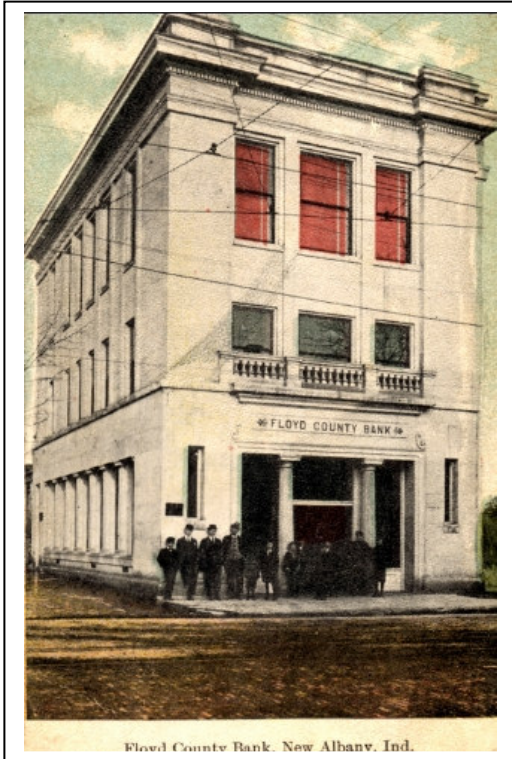
*The Secretary of the Interior's Standards for Rehabilitation:*

1. A property shall be used for its historic purpose or 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 the deterioration requires replacement of a distinctive feature, the new 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 archaeological 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.



*This building stood at the southeast corner of Vincennes and Spring Streets.*

## **For Further Information**

*Preservation Briefs.* This series of booklets published by the National Park Service covers a variety of topics, from the repair of wooden windows to rehabilitating historic storefronts. The *Briefs* are available free online at <[www2.cr.nps.gov/tps/care](http://www2.cr.nps.gov/tps/care)> or can be purchased by calling the Government Printing Office at 866/512-1800.

The Park Service website also provides links to *The Good Guides* and *Preservation Tech Notes*, other series that provide maintenance, preservation and rehabilitation information for the historic property owner.

Many books provide maintenance and how-to advice for the historic property owner. Some of these include:

\* Fisher, Charles and Hugh Miller, editors. *Caring for Your Historic House*. New York: Harry N. Abrams, 1998.

\* Weeks, Kay and Diane Maddex, editors. *Respectful Rehabilitation: Answers to Your Questions on Historic Buildings*. Somerset, NJ: John Wiley and Sons, 1982.

\* Yapp, Bob and Rich Binsacca. *About Your House with Bob Yapp*. San Francisco: Bay Books, 1997.

The National Trust for Historic Preservation also has numerous books and other publications available for purchase, from a 'Buyer's Guide to Older Houses' to studies of the economic impacts of preservation. A list of these can be found on the Trust's website, [www.preservationbooks.org](http://www.preservationbooks.org), or can be obtained by calling the organization's office at 202/588-6296.

Several useful periodicals are published on the subject of historic buildings, including *Old House Journal*, *Old House Interiors*, *Period Homes*, *Preservation*, *Traditional Building* and *Indiana Preservationist*.

Many agencies and organizations are also available to answer questions about your building or New Albany's historic districts, including:

**City of New Albany, Department of Redevelopment - 812/948-5333**

**Historic Landmarks Foundation of Indiana, Southern Regional Office - 812/284-4534**

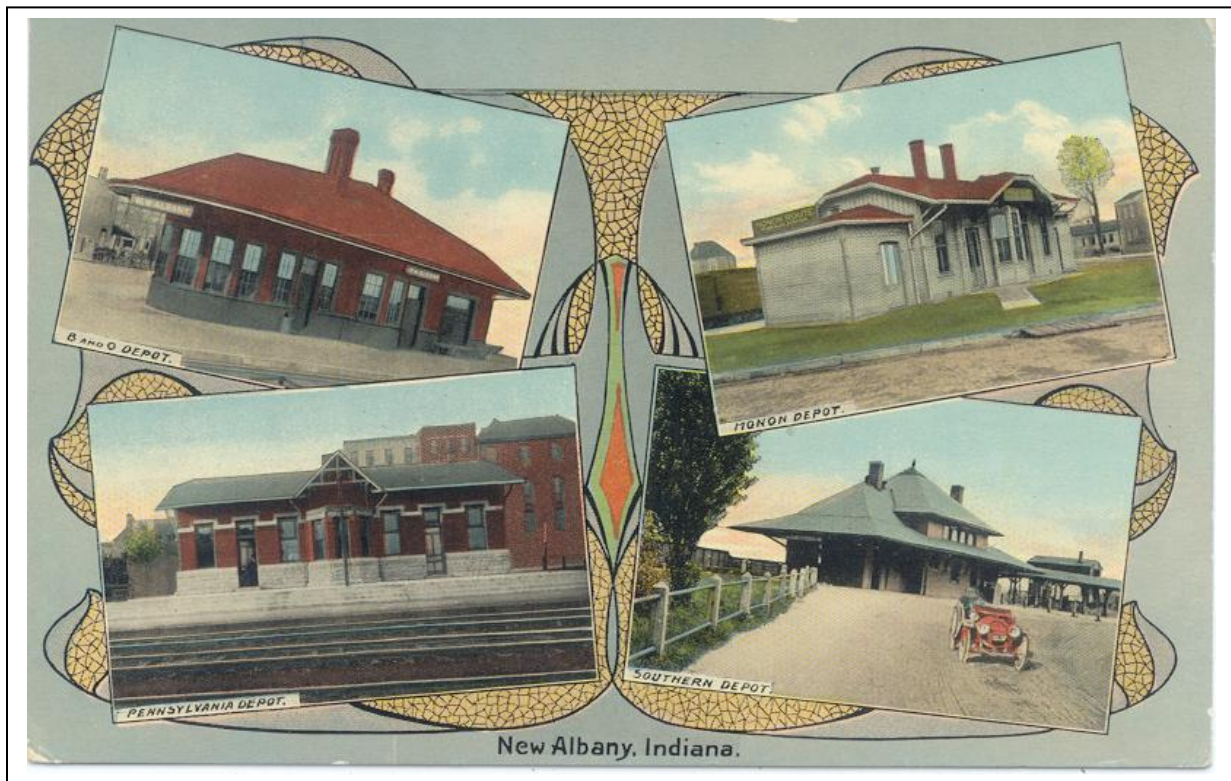
**Develop New Albany – 812/941-0018**

**Indiana Division of Historic Preservation and Archaeology - 317/232-1646**

Help is also available if you would like to research the history of your building:

**Stuart Barth Wrege Indiana History Room, New Albany-Floyd County Public Library – 812/949-3527**

**Floyd County Historical Society – P.O.**  
Box 455, New Albany, IN 47151  
**Carnegie Center for Art and History –**  
812/944-7336  
**Historic Landmarks Foundation of**  
**Indiana, Southern Regional Office –**  
812/284-4534  
**Main Street Preservation Association**  
**East Spring Street Neighborhood**  
**Association**



*(c. 1910)*