

**MIRAMAR EVENT CENTER AND RESTAURANT PROJECT  
REHABILITATION AND REPURPOSING OF THE MIRAMAR THEATER  
AND BOWLING ALLEY**

**BACKGROUND**

The site is located within the North Beach area which is a specific land use district in the General Plan and a part of the Downtown Vision and Strategic Plan. The General Plan supports the revitalization of the North Beach area as a community and visitor serving mixed-use, high activity center in the city. This project will compliment the previous adjacent historical projects- Casino and the Ole Hanson Beach Club that has gone through a rehabilitation and restoration process.

The subject property includes an existing historic theater and historic significant bowling alley known as the "Miramar Theater and Bowling alley" located on 27,000 square foot parcel at 1700 N. El Camino Real. The site was purchased by El Camino Real LLC with the intent to restore and repurpose the existing property and create a community amenities to the North Beach area.

The City partnered with the property owner of the Miramar Theater and Bowling Alley to obtain a grant from the State Office of Historic Preservation for a Historic Structure Report (HSR) on the Miramar theater and Bowling Alley in 2012. The study focused on a restoration plan and program for the rehabilitation of the two buildings that were abandoned for over 20 years. The study identified structural issues, historic significance of the buildings, structural integrity, character defining features and adaptive reuse options. This project is consistent with the General Plan and the community desires for the restoration of these buildings. This rehabilitation of the theater and repurposing of the bowling alley is consistent with the North Beach District goal of creating community cultural and entertainment opportunities that Ole Hanson envisioned for North Beach. The project will increase support in community pride and economic recovery and vitality of the North Beach. This project will compliment the recent rehabilitation of the Casino and Ole Hanson Beach as a Pacific Coast Highway gateway to the city of San Clemente.

**PROJECT DESCRIPTION**

**Historic Context**

The owners approach for the rehabilitation of the building is consistent with restoring Ole Hansen's vision of "The Spanish Village by the Sea" identity unique to the city of San Clemente. The goal is to maintain the historical significance of the site and create a Performance Art and Event Center for the Theater and re-purpose the Bowling Alley into unique specialty culinary restaurants with outdoor dining experiences. The focus is to attract and provide community cultural experiences to the beach community, AMtrak patrons and general public visiting the North Beach area.

The Buildings are designed in the "Spanish Colonial Revival vernacular and is on the City Designated Historical Structures List for the "Spanish Colonial Revival" architecture and their association with the history of the city's development. The theater was constructed in 1938 and was designated to have seating for 750 people. The bowling alley was constructed in 1946 to contribute to the entertainment period of development during the 30's and 40's. The Miramar Theater has an added level of significance because it was designed by well known theater architect Clifford Balch. The historic buildings in North Beach served as a visual gateway to San Clemente before the construction of the I-5 Freeway.

The property had additional development on the site including the Theater Foundation Lunch Cafe constructed in 1947 adjacent to the Miramar Theater. In 1961, the Theater Foundation Lunch Cafe was demolished to allow the construction of the Orange Julius on a smaller footprint that exists today. In 1947, a Texaco gas station was constructed adjacent to the Bowling Alley along N. El Camino Real and was demolished including the removal of the gas storage tank in 1990.

### **Historic Structure Report Conclusions**

The Miramar Theater appears to be eligible for the National Register as a contributor to a potential historic district and to the California Register individually as a potential district contributor in addition to the Casino and Ole Hanson Beach Club. The report identifies where the Historic Building Codes can be used, instead of the IBC and California Building Codes, to allow more flexibility. The Historic Building Code has the ability to preserve character defining features that could otherwise be impacted by the Building Code requirements.

The structural assessment concluded that the Miramar Theater was constructed with reinforced concrete which will assist the owner to bring the building in compliance with the necessary building codes. The structure's foundation has settled in some areas and will require it to be underpinned to reduce cracking and preserve the building. In 2005, a fire in the lobby of the theater resulted in interior damages to finishes and wood beams. However the space remains largely intact and can be restored or reconstructed. The audience chamber has been exposed to moisture and dry rot and requires re-plastering of the walls and replacement of the ceiling. The "Orange Julius" addition on the north of the theater should be removed or reconstructed due its poor construction and lack of historic significance.

The Bowling Alley has moisture penetration that has resulted in mold and dry rot in the floor, walls and roof system. The penetration of the walls and floors from the dry rot and mold will require their repair or reconstruction. The roof membrane and tile are in poor condition and need complete removal and replacement.

### **DESIGN APPROACH**

The design approach will follow recommendations in the Historic Structural Report date April 2013 and the City's Architectural Design Guideline for Historic Buildings, as well as "Architectural Design Guidelines prepared by Henry Lenny dated March 17, 2003. The rehabilitation of the buildings will embrace historic features inherent with the "Spanish Colonial Revival" architectural style.

## SITE

The project site is located on N. El Camino Real and has high visibility due to the Miramar Theater tower as a landmark. The site design approach is to create a "Gateway" to North Beach and the City of San Clemente.

The site design will be consistent with " compliance with Special Design Guidelines for "Spanish Colonial Revival" architecture as listed in Section IV. G for North Beach area. The proposed project will support the contextual relationship between adjacent properties and neighborhood.

Site design approach and features include the following:

1. Use of architectural vocabulary that maintains traditional methods and materials usage. Use of barrel type mission tiles, smooth steel trowel plaster of stucco, integration of exposed natural wood beams as trellis, use of decorative wrought iron for railings and supports, pavers, and tiles.
2. Incorporation of open spaces adjacent to the buildings and define patio areas and garden areas consistent with the city's Architectural Design Guidelines and historic design features used in Spanish Colonial Revival architecture.
3. Incorporate a monument design feature on the main intersection of N. El Camino Real and W. Avenida Pico celebrating "The Gateway to North Beach" area. The monument will be integrated into the site garden walls that define the open space patio areas of the project. Palm trees and landscaping at the corner will be integral with the gateway feature. Signage using individual pinned mounted letters on an aqua mosaic "Catalina" style tile background that emphasis " The Village by the Sea" identity to San Clemente and North Beach.
4. Use of site garden walls at the Event Center- white cement plaster or steel trowel stucco finishes. Site walls are part of the Spanish Colonial Revival architecture in define open spaces, plaza, gardens and public circulation. The existing CMU block wall on the east site of the theater will be refinished to match the overall design approach. The height of the walls will be 5' to 6' in keeping with the human scale of pedestrians on the sidewalk and patio/garden areas.
5. The restaurant patio area will be depressed as it extends to the east end due to the rise in grade along N. El Camino Real. Ramps and stairs are provided and comply with all code requirements. Sound attenuation from the busy traffic on Avenida Pico and N. El Camino Real is a concern for the outdoor dining area. The depressed area and site wall will mitigated some of the noisy vehicular traffic from N. El Camino Real. The wall height is 6 ft following the site grades along N. El Camino Real with view openings into the patio at designated intervals. In addition to the site wall, a water feature on the northwest corner will act as a sound buffer to mitigate excessive vehicular noise from the intersection into the patio area. The patio area will be used for outdoor dining. A fire place with a raised platform separates the dining area from the bar area .

Design options to consider for the patio is a shade trellis over the patio area. This trellis could support additional lighting, heaters and speakers as well as provide shade during summer months.

Large openings into the building with folding wood doors creates an indoor/outdoor concept for the restaurants and its patrons. The space is designed with flexibility to host dining, events, and private functions.

6. The site garden walls are designed with pilasters and low wall openings that create shadow effects, break up the overall wall length, and creating visual features that are inherent in the "Spanish Colonial Revival" architectural style. Archway define entrances into open patio/garden areas and use of wrought iron gates and wood gates define entrances and service areas.

7. The service areas are screened from public viewing by site garden walls and heavy wood gates in keeping with the design palette used through the project. The design goal is to create continuity in the architectural vocabulary used for all sides of the property.

8. The theater entrance is oriented to the corner of Boca la Playa and N. El Camino Real. Use of planters and steps at the Performing Art and Event center at the corner accommodate all grade changes and create a formal plaza to the Event Center entrance. Ramping and steps are consistent with all ADA code requirements. The use of decorative wrought iron handrails reflects similar architectural materials used through the site. The ticket booth remains in the original location off this entrance patio area.

9. The Garden area at the east side of the theater is to be used for special events, functions, and as a staging area for patrons before and during a performance or event. Special events separate from the operation of the theater could occur in this garden area. The use of traditional pavers, fountain and planters create a harmonious experience indicative of the "Spanish Colonial Revival" style for plazas and courtyards.

10. A public seating area at the north side of the theater support the patrons waiting for an event and the public use of the side walk. Recessed arch forms in the wall using mosaic tile and a wall fountain create a pleasant seating environment for the community.

11. Use of palm trees and planting define circulation and exterior public open spaces as an integral part of the site and architecture features. Palm trees along N. El Camino Real are consistent with the city landscape design guidelines.

## **EVENT CENTER AND RESTAURANT BUILDINGS**

The overall structure will be restored using recommendations from the Design report generated from the grant from the State Office of Historic Preservation for Historic Structures on the Theater and Bowling Alley completed in 2013. The Theater building will be used as a Performing Art and Event Center. The design of the interior theater space will be flexible to accommodate performances weddings, dances, and dinner theater. The seating for the Event Center is designed with a maximum of 450 seats. The seating will be removable to support a variety of functions.

The existing Miramar Theater is 8,200 square feet and the Orange Julius building is 464 square feet. The overall design approach is to use recommendations provided in the Historic Structure Report (HSR) for the Theater and reconstruct the existing Orange Julius building with a 34 square foot addition on the north side to accommodate all ADA and IBC plumbing code requirements.

The existing Bowling Alley building is 5,200 square feet. The use of building will be repurposed with specialty culinary restaurants in the building serving the North Beach area. This is consistent with the General Plan to develop amenities and services to the North beach District The building will be reconstructed with an addition of 3,400 square feet for compliance with all building codes , environmental health codes and structural codes. The addition will support restaurant use and a catering kitchen serving the Event Center. A basement floor will be added to the building to provide public toilets, catering prep areas and required storage for compliance with environmental health department codes.

## **DESIGN FEATURES**

The exterior building materials, textures, material colors and their application will be consistent to the "Spanish Colonial Revival " architectural style. Features and recommendations in city's Historic Design Guideline and the Henry Lenny's Architectural Design Guidelines will be incorporated. Any materials that can be refurbished and re-used on the building will be take into consideration.

### **Exterior Design features:**

**General:** Every effort will be made to retain the front marquee and elevation of both the theater and bowling alley. All rework or replacement of these areas will be constructed back to the original design.

1. **Pavers:** Use of tiles or an integral color scored concrete. A variety of patterns have been incorporated to break-up large area in the outdoor seating area.
2. **Exterior walls:** All walls to be off-white to match existing finishes used on adjacent Casino and Beach Club buildings. Materials will be cement plaster with integral color or smooth steel trowel stucco finish.

Top of site walls to be rounded shape inherent with "Spanish Colonial Revival " architecture. Pilasters shall have stucco caps.

Building walls to have recessed opening for windows and door ways. The walls are thicker at opening to create shadow lines. A minimum of 6 inch recession for all window to be provided.

Top of the Theater parapet wall cap will be clay tiles. These ties will be re-used or replaced to its original design.

Brick columns to be reconstructed with same brick size and color to match existing.

3. **Roofing:** All tile roof as indicated on the drawings shall be barrel type mission tile. Booster tiles will be used at all eaves. Mission tiles will extend over all rake edges in keeping with original design of the buildings. Tile caps shall be used at all ridges. Salvage of existing mission tiles to be re-used .

The Event Center roof and Restaurant roof that is currently a membrane or shingles will be replaced with a 3 ply membrane built-up roof system. The final membrane coat will have an integral red color. The Event Center shall have internal roof wells for downspout and over flow drains.

A low profile skylight shall be at the top of the barrel vault on the Restaurant building. The skylight will bring natural light into the open volume space with exposed trusses of the restaurants and reduce energy loads for the building.

4. Wood exposed members: Rafter and exposed wood shall be stained dark brown to contrast with the white stucco finish. All rafter tails shall be within the soffit line of the roof extension.

5. Gutters and downspouts: All gutters to be curved copper gutters. Leader boxes shall be used for all downspouts. The drain downspouts will be internal in the wall and home run to site draining plan.

6. Doors: All doors shall be wood. Doors shall have multi-pane windows divided by wood stiles. Window shall be rectangular in shape. Doors openings shall be recessed into the wall minimum 6 inches. Design features using metal clavos, metal hardware and brackets will be incorporated on doors with solid panels.

**Restaurant**: Folding wood doors to be used at the restaurant building to create large open areas during operations. Double entry door off Avenida Pico shall be 36 inches wide each to comply with exiting requirements. The outdoor patio area will have wrought iron gates to close the area after operations. Security light will be added to this area.

**Event Center**: A new entry vestibule will be constructed under the Marquee to support the uses. Entrance shall have wood doors with multiple lites. The side lights to match the door design. Doors shall open to the exterior garden area from the existing building and vestibule area. Existing large double doors leading from the theater to the garden shall be replaced with new wood doors. Features will include decorative metal hinges, hardware and clavos.

Security: The garden area will be secured by wood doors off main entrance and 6 ft height gate to the south. Concern for homeless people using garden and patio area will be mitigated by locked gates, motion detectors, and cameras. Exit door to the Event Center garden area shall be solid wood doors locked during non-business hours.

7. Gates, Railings: All gates, railings and grilles shall be wrought iron in keeping with the "Spanish Colonial Revival" architectural style. Decorative handrails to be used at all stairs exposed to public.

8. Windows: All windows shall be wood framed windows. Color to match door color. Design features include wrought iron grilles, recessed windows, and punched windows. The existing wood doors leading from the theater to the garden area will be replaced with new wood doors. Openings on the existing theater to remain. New doors and windows will be used at these areas.

9. Awnings: All awnings shall be solid color fabric. Awning supports shall be decorative wrought iron brackets

10. Signage:

Momument wall: individual pinned metal letters with back lighting.

Theater tower: Blade sign with illuminated letters on both sides. Wall bracket for sign shall be decorative wrought iron.

Awnings: Stenciled letters on awnings in contrasting color.

Building signs: Building sign will be either painted letters on the building or individual pined metal mounted letters. Color of letters to be contrasting color to the building.

11. Exterior lighting: Light fixtures shall be lantern type indicative of the architectural style. Fixtures shall be larger than standard fixtures. Specialty ambient light shall be used in restaurant outdoor dining area and theater garden area.

## **Interior Design Features :**

### ***Event Center:***

**General:** The design goal is to offer flexibility in the use of the event center space. The seating to be removable and installed for specific functions. The space will accommodate the performing arts, dinner theater, dances, wedding and special public events.

1. Existing wall will need to be refinished due to mold and moisture damage. Walls to be painted with architecture appointments representing the Spanish Colonial Revival style. Several light fixtures have been retained with potential to duplicate the design for the interior spaces.

2. The ceiling of the lobby area and audience chamber will need to be replaced due to fire damage and moisture damage. Wall finishes shall be smooth plaster finishes.

3. Flooring material will need to be replaced. Tile will be used in vestibule. Carpet tile will be used in lobby space. Stain concrete will be used in performance chamber. Tile to be used in toilet rooms.

4. Lighting: Several light fixtures have been retained with potential to duplicate the design for the interior spaces. Specialty light fixtures shall be used in the theater lobby.

5. Stage area. An approved ADA lift will be provide for access to the stage as needed. The backdrops, stage lighting and sound systems will need to be replaced . A new green room will be provided to accommodate functions. A separate toilet room will be provided for green room.

6. Historic references and features: Pictures of the existing theater shall be displayed in the lobby space as an on-going gallery. Artifacts from past history shall be incorporated into the interior design of the theater common spaces.

### ***Restaurant building:***

The restaurant building will house several small restaurant vendors to create a special culinary experience for the public. Common service areas shall be shared by all vendors under the facility management. Interior and exterior restaurant seating areas shall be provided with the bulk of seating located on the outdoor patio area. The development goal is to offer multiple restaurant experiences to the public within this space. The catering kitchen for the Event Center will be located within this building.

1. The structure of the building will have to be reworked or replaced due to moisture damage. The building will be restructured to accommodate all seismic code requirements. A basement has been added to the building footprint to accommodate storage requirements, public toilet and prep kitchen. A separate elevator and stairs will be accessed by the public to the toilet facilities

2. Ceiling: Design goal- is to provide an open volume space with natural light, specialty light and exposed trusses. A skylight will be located down the central spline providing nature lighting into the space. Specialty light will be used in all common areas. Separate ceiling shall be over the individual restaurant to screen any venting requirements.

3. Flooring: Flooring in the common areas shall be hard surfaces such as tile or wood flooring. Design options include salvaging and re-use of the bowling alley lane flooring in the central public areas to represent the original building use. Flooring in all restaurant kitchen and storage areas shall comply with health department requirements.

4. Interior walls: Smooth finish drywall or plaster. Each restaurant will have design options for their spaces. All design shall be approved by owner's management group.

5. Service access to restaurant shall be from Calle Deshecha. A separate service elevator and stair is provided within the restaurant building. The area between the restaurant building and theater shall have an awning extending from restaurant building to provide protection from the elements for serving the theater building.

6. Historical references: Bar tops and tabletop inside the building can be fabricated from the original bowling alley lane flooring. Pictures of the original bowling can be displayed within the building.



PRIMARY RECORD

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: 1700 N EL CAMINO REAL

P1. Other Identifier: Miramar Theater / San Clemente Theater

P2. Location:  Not for Publication  Unrestricted a. County Orange  
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.

c. Address 1700 N El Camino Real/1720-1724 N El Camino Real City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 057-193-05

P3a. Description:

The property contains a two-story commercial building (theater) with a rectangular plan and board-form concrete construction. Designed in the Spanish Colonial Revival style, the majority of the building is covered by a primarily flat roof with a clay tile clad parapet, as well as portions under shed roofs clad in clay tile. The exterior walls are clad with stucco. A three-story tower with hip roof clad in clay tiles is positioned at the northeast corner of the building. A covered entry foyer, with shed roof clad in clay tiles supported by brick posts, leads to the main entrance beneath the tower. The fenestration consists of several windows only on the tower. Building entrances are comprised of original wood batten double-doors. Two battered stucco chimneys are located at the east-facing end wall. A one-story addition emerged from the north elevation. The building is in fair condition and appears to be vacant. Its integrity is good.

P3b. Resources Attributes: 10 Theater, 06 Commercial Building, 1-3 stories

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo:

North elevation, south view. May 2006.

P6. Date Constructed/Sources:

Historic  Both  
 Prehistoric

1937 (E) Tax Assessor

P7. Owner and Address:

Castillo Del Mar Development Inc  
162 Avenida Florencia # A

P8. Recorded by:

Historic Resources Group, 1728  
Whitley Avenue, Hollywood, CA  
90028

P9. Date Recorded: 9/18/2006

P10. Survey Type:

City of San Clemente Historic  
Resources Survey Update

P11. Report Citation: None.

Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other:

# CONTINUATION SHEET

Page 3 of 3

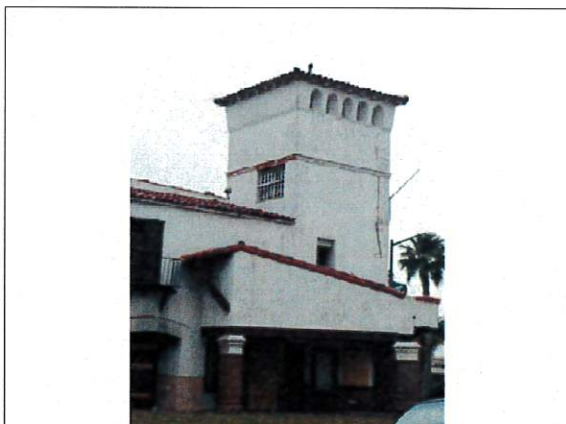
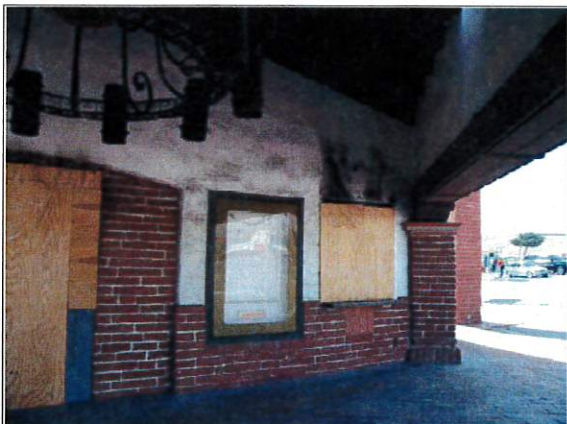
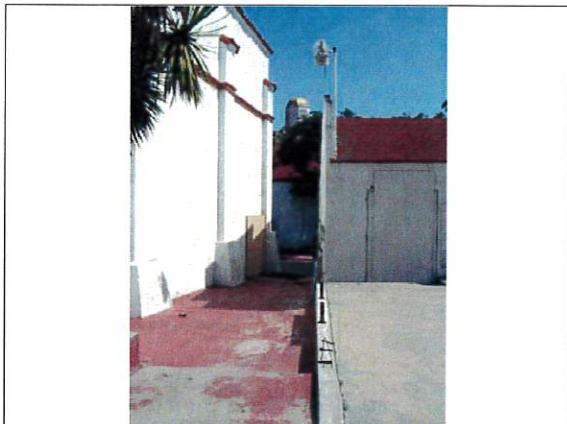
Resource Name or #: 1700 N EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation  Update

Photographs of the Subject Property, Continued:



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 5D

Resource Name or #: 150 W AVENIDA PICO

- B1. Historic Name: San Clemente Bowling Center
- B2. Common Name: Bowling Alley
- B3. Original Use: Commercial
- B4. Present Use: Commercial
- B5. Architectural Style: Spanish Colonial Revival
- B6. Construction History:

- B7. Moved?  No  Yes  Unknown      Date: Original Location:
- B8. Related Features:

- B9a. Architect: (Unknown)      b. Builder: Strang-Smith
- B10. Significance: Theme San Clemente in the '30s and '40s.      Area City of San Clemente
- Period of Significance 1937-1949 Property Type Commercial Applicable Criteria A

This property was constructed by Strang-Smith in 1946 as a six-lane bowling center, contributing to an existing cluster of recreational facilities that included the San Clemente Theater, the Casino San Clemente, and the Ole Hanson Beach Club. This property is a modest example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

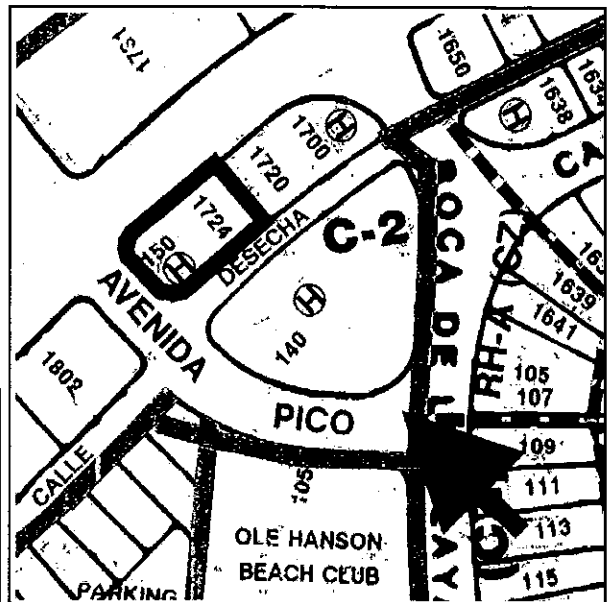
B11. Additional Resource Attributes: 06 Commercial Building, 1-3 stories

B12. References: San Clemente Building Permits; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA  
Date of Evaluation: 9/21/2006

(This space reserved for official comments.)





## Technical Preservation Services

## Standards

&lt; HOME &gt;

Standards  
GuidelinesMasonry  
Wood  
MetalsRoofs  
Windows  
Entrances/Porches  
StorefrontsStructural Systems  
Spaces/Features/Finishes  
Mechanical SystemsSite  
SettingEnergy  
New Additions  
Accessibility  
Health/Safety

## The Secretary of the Interior's Standards for Rehabilitation

### Introduction to the Standards

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

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "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."



### Credits

**"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,**

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

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 pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.



**architectural, and cultural values."**

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



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

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, 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

**The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.**

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.



[Home](#) | [Next](#) | [Previous](#)