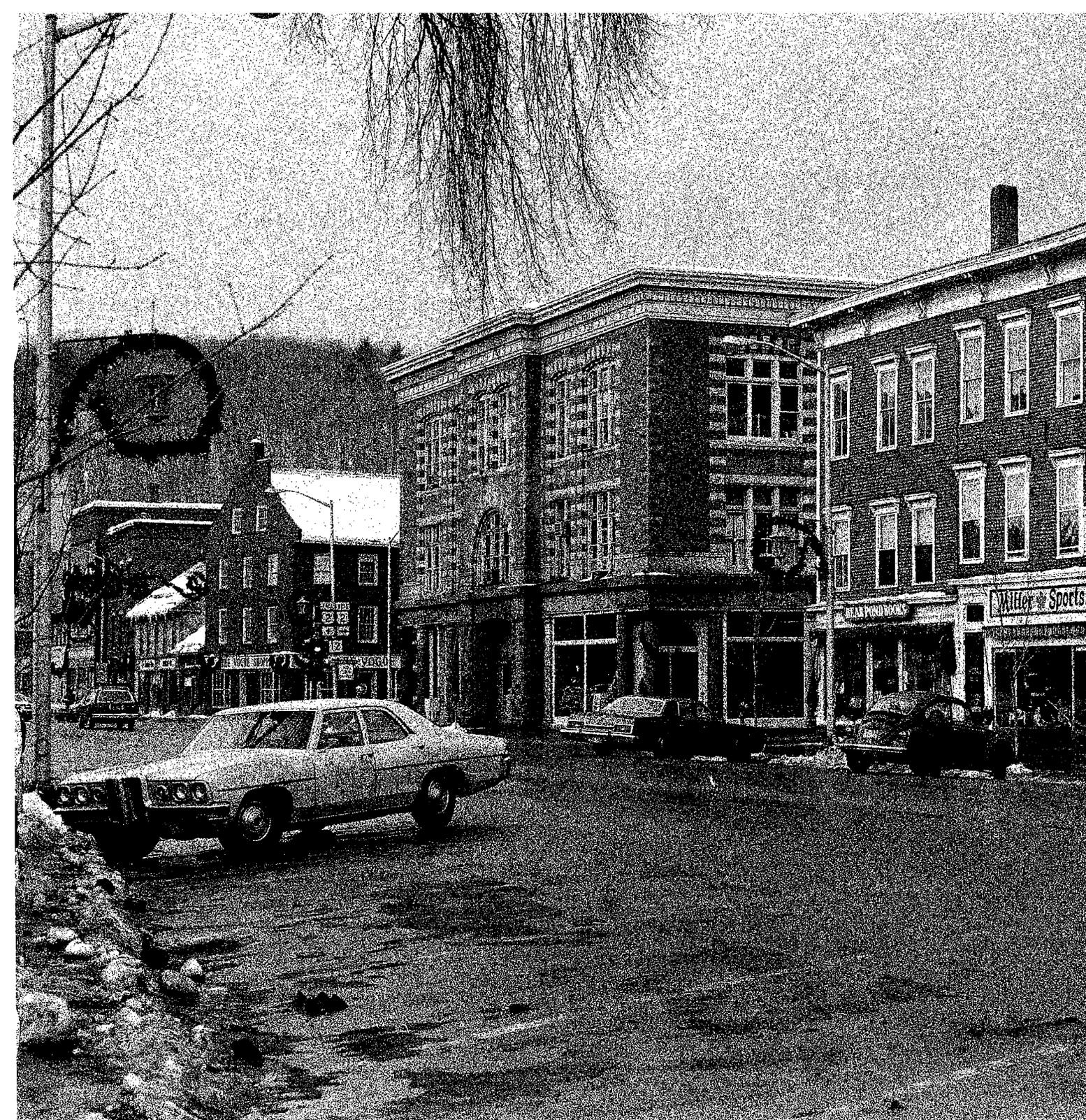


Setting

*District or
Neighborhood*

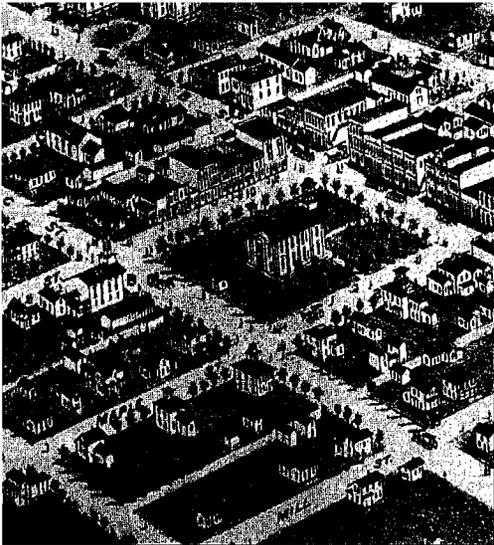


Setting

District or Neighborhood

The setting is the area or environment in which a historic property is found. It may be an urban or suburban neighborhood or a natural landscape in which a building has been constructed. The elements of setting, such as the relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood. In some instances, many individual building sites may form a neighborhood or setting. In rural environments, agricultural or natural landscapes may form the setting for an individual property.





In an urban historic district, the alignment and width of roads, the relationship between buildings and yards, and the repetition of trees lining the streets help define its historic character.

Recommended

Identify, retain and preserve

Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.

Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

Protect and maintain

Protecting and maintaining historic building materials and plant features through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.

Protecting buildings and landscape features against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Not Recommended

Removing or radically changing those features of the setting which are important in defining the historic character.

Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new streets or parking.

Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting.

Failing to provide adequate protection of materials on a cyclical basis which results in the deterioration of building and landscape features.

Permitting the building and setting to remain unprotected so that interior or exterior features are damaged.

Stripping or removing features from buildings or the setting such as wood siding, iron fencing, terra cotta balusters, or plant material.

Photo: Agency of Development and Community Affairs, Montpelier, Vermont.



The setting is an important aspect of a historic district. In a rural historic district, the natural topography and landscape features, agricultural field patterns, roads, and the organization of buildings and structures all contribute to its character.

Recommended

Evaluating the overall condition of the building and landscape features to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Street furniture such as this historic clock helps define an urban district's character and thus should be retained in a rehabilitation.

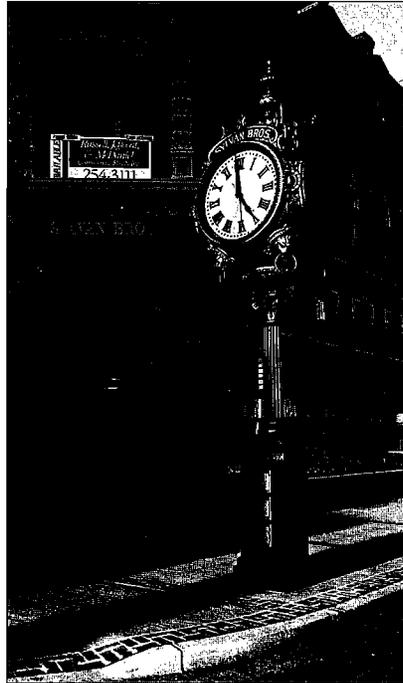


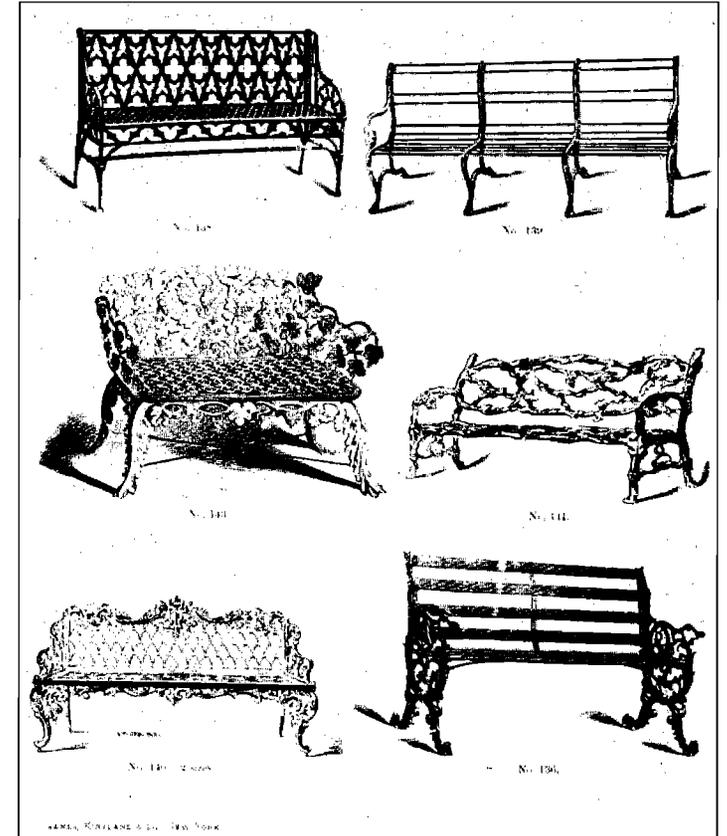
Photo: Jack E. Boucher, HABS.

Repair

Repairing features of the building and landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind—or with a compatible substitute materia—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as porch balustrades or paving materials.

Not Recommended

Failing to undertake adequate measures to assure the protection of building and landscape features.



Cast Iron Benches, Illustrated Catalogue of Ornamental Iron Works, Janes, Kirtland & Co., 1870. Benches can be important features both in defining an urban streetscape as well as a more rural landscape.

Replacing an entire feature of the building or landscape when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or landscape, or that is physically, chemically, or ecologically incompatible.

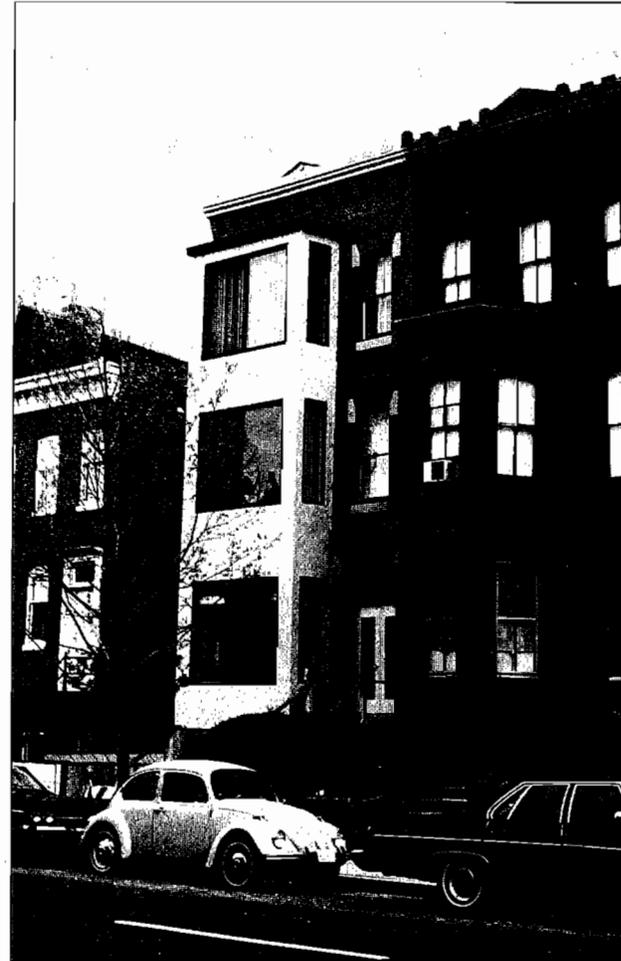
This late-19th century residential historic district is characterized by brick row-houses with two-storied bays. A streetscape's visual continuity can be marred by an insensitive rehabilitation such as the one shown here. The original two-story brick bay of one of the houses was removed and replaced with a three-story bay that is incompatible in size, materials, and detailing.



Recommended

Replace

Replacing in kind an entire feature of the building or landscape that is too deteriorated to repair — when the overall form and detailing are still evident — using the physical evidence as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.



Not Recommended

Removing a feature of the building or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted because it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns above have been addressed.

Recommended

Design for Missing Historic Features

Designing and constructing a new feature of the building or landscape when the historic feature is completely missing, such as rowhouse steps, a porch, a streetlight, or terrace. It may be a restoration based on documentary or physical evidence; or be a new design that is compatible with the historic character of the setting.

Alterations/Additions for the New Use

Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

Removing nonsignificant buildings, additions or landscape features which detract from the historic character of the setting.

Not Recommended

Creating a false historical appearance because the replaced feature is based on insufficient documentary or physical evidence.

Introducing a new building or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Placing parking facilities directly adjacent to historic buildings which cause damage to historic landscape features, including removal of plant material, relocation of paths and walkways, or blocking of alleys.

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Removing a historic building, building feature, or landscape feature that is important in defining the historic character of the setting.