

Preservation Philosophy & Further Guidance

The City of New Albany's architectural heritage is rich and varied, but fragile. This heritage – the collective buildings, objects and sites that make up our historic districts – are a legacy that represents a huge capital investment of both public and private funds over more than two centuries. 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 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 materials or 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. If you have questions about whether your project will require review by the Historic Preservation Commission, contact the HPC Administrator at 812/284-4534 or south@indianalandmarks.org.

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.

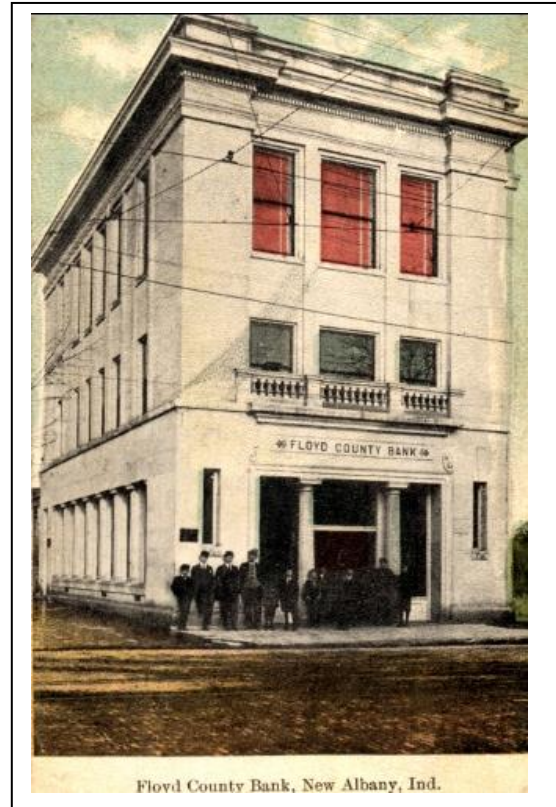
The Secretary of the Interior's Standards for Rehabilitation:

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 stately building once stood at the southeast corner of Spring and Vincennes 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 <https://www.nps.gov/orgs/1739/preservation-briefs.htm>

Also on the National Park Service site, users can also link to *The Good Guides* and *Preservation Tech Notes*, and other resources that provide maintenance, preservation and rehabilitation information for the historic property owner, as well as specific guidance on preservation-related topics ranging from accessibility to financial incentives.

<https://www.nps.gov/orgs/1739/preservation-by-topic.htm>

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 New Albany Historic Preservation Commission also maintains a library of publications related to a variety of preservation topics, available to borrow. For more information or a list of titles, please contact the NAHPC staff administrator at south@indianalandmarks.org or 812/284-4534.

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, Planning & Zoning Department – 812/948-5327

Indiana Landmarks, Southern Regional Office - 812/284-4534

New Albany Main Street – 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:

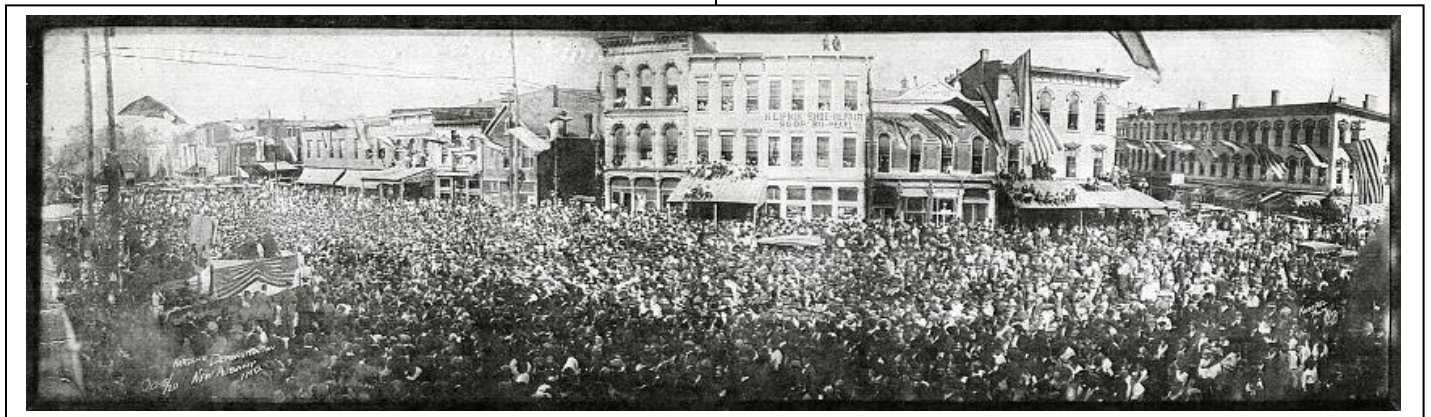
Stuart Barth Wrege Indiana History Room, Floyd County Public Library – 812/949-3527

Indiana Landmarks, Southern Regional Office – 812/284-4534

Floyd County Historical Society – P.O. Box 455, New Albany, IN 47151

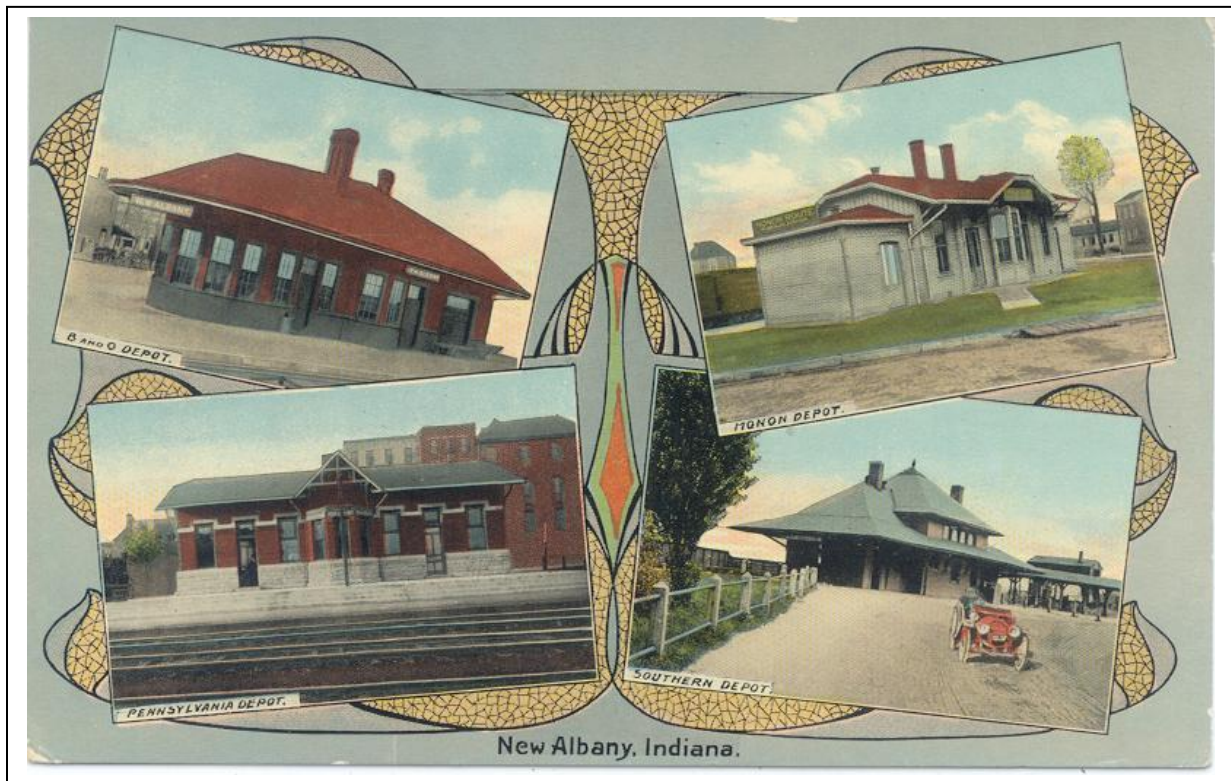
Main Street Preservation Association

East Spring Street Neighborhood Association



East Market Street served as the backdrop for a campaign stop by Presidential candidate Warren Harding in October 1920.

From the collection of the Stuart Barth Wrege Indiana History Room, Floyd Co. Library.



New Albany's depots – seen in the c.1920 postcard above – and industries – in the 1890 rendering below – were sources of great civic pride.

