

RURAL ZONE REQUIRED REHABILITATION STANDARDS

If the property being rehabilitated is within a designated Historic District subject to provisions specified by the community's Historic Preservation Commission, satisfaction of the Historic Preservation Commission's requirements will be constituted as meeting the required rehabilitation standards for the Rural Zone program. Documentation of compliance shall be provided by the local Historic Preservation Commission.

Should the Rural Zone or project area not be within a designated Historic District subject to provisions specified by the community's Historic Preservation Commission, the project must comply with each of the following requirements. It will be incumbent upon the certified investor or certified entity, as well as the applicable local government with the Rural Zone designation, to document compliance with said standards. The applicable standards will be:

1. A property should 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 should be retained and preserved, when applicable. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided unless other solutions are not deemed viable.
3. Each property should 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 generally be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.
6. Deteriorated historic features should be repaired rather than replaced, when practical. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project should be protected and preserved, when at all possible. If such resources must be disturbed, mitigation measures should be undertaken.
9. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should 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 should 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.