

Excellence in Preservation Buildings and Landscapes

Relates to Section 6

Engaging Places LLC

Kykuit Findings

- “Responsible site stewardship achieves a sustainable balance between the needs of buildings, landscapes, collections, and the visiting public.”
- “Caring for the buildings, landscapes, and collections are the means but not the ends of the work of historic sites.”

New Orleans Charter for the Joint Preservation of Historic Structures and Artifacts (1992) in a nutshell

- Equal care for both buildings and objects
- As little intervention as possible
- Access and enjoyment by the future trumps present needs
 - 1 year vs. 100 years

The Biggest Object in Your Collection



Buildings and Landscapes Major Threats

- Fire
- Water
- Weather
- Living things
 - Insects, animals, plants
 - *Common-Sense Pest Control: Least-Toxic Solutions for Your Home, Garden, Pets, and Community* by William Olkowski, Sheila Daar, and Helga Olkowski (1991)
 - People

Preservation A Mountain of Meanings

- Preservation
- Restoration
- Adaptive reuse
- Conservation
- Replication
- Reconstruction
- Protection
- Stabilization
- Renovation
- Rehabilitation
- Remodeling
- Refurbish

Secretary of the Interior's
**Standards for the
Treatment of Historic Properties**

1. Preservation
 - Retain all historic fabric, respecting changes and alterations
2. Rehabilitation
 - Retain historic materials but okay to replace if damaged
3. Restoration
 - Retain only materials from a specific period, remove everything else
4. Reconstruction
 - Recreate a non-surviving building or landscape in all new materials



**Buildings and
Landscapes
Best Practices**

Do not make
changes
that falsify
the historical
development.


Farnsworth House



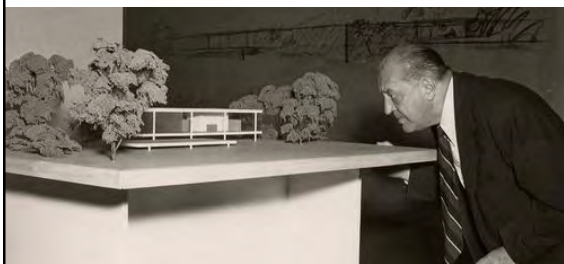
Farnsworth House




Farnsworth House



Farnsworth House






Buildings and Landscapes Best Practices

Do not execute a design that was never built.

Cooper-Molera Adobe

Preservation Philosophy

- Explains *how* we should treat the property—and *why*
- Developed as a process
 - Inventories the site's physical assets
 - Summarizes previous preservation approaches
 - Identify preferred "treatment(s)"
 - Conduct research to determine impact
 - Zones or spaces affected short and long-term
 - Building, floors, rooms, exteriors, interiors
 - Landscape, boundaries, outbuildings, roads
- Officially adopt philosophy

Preservation Philosophy Congressional Cemetery

B. Period of Most Significance

Congressional Cemetery spans over 200 years of American history. Consequently, it reflects a wide variety of cemetery practices governing landscape design, gravestone materials & designs, paving materials, and tree & garden selections. No one period can stand for the breadth of this history. However, the period in which Congressional Cemetery played its role as the most preeminent burial ground for the Nation's capital was the 19th century. While that period represents the "period of most significance" in guiding restoration work techniques, materials, appearance, and practices, the Association does not intend to recreate the grounds in that era's image or limit future development to a 19th Century appearance.

Preservation Philosophy Historic New England

One of Historic New England's primary goals is the preservation of cultural resources. Recognizing that the resources administered by Historic New England, including landscapes, buildings, structures, archeological resources, objects, and archival material, may have different preservation needs and ideologies, Historic New England's preservation philosophy is to:

- Research and document the history, evolution, features, materials, integrity, and areas of significance of resources prior to undertaking any repair or conservation work. Research should be considered a continuum that serves to direct the overall management approach for resources, and records Historic New England's contribution to their care and maintenance;
- Monitor usage to prevent irreparable loss of historic fabric;
- Choose maintenance and conservation treatments that reflect a commitment to retaining and preserving historic material;
- Recognize and preserve the design and craftsmanship that has uniquely shaped a resource over time;
- Disseminate the experiences and information associated with resources to internal and external audiences; and
- Follow or exceed nationally-accepted professional standards and guidelines, as appropriate for each discipline, in order to ensure the longevity of resources and maintain a reputation for innovation and the highest quality of work.

Approved by the Board of Trustees on September 24, 2008

Preservation Philosophy Drayton Hall Landscape

Landscape Master Plan Principles

- The value of the Drayton Hall landscape is in its layered history, rather than a single period of historical significance. The curatorial approach to the landscape should be guided by the minimal preservation philosophy of the house, while acknowledging the living, layered nature of the landscape that sets it apart from architecture.
- The genius of the Drayton Hall landscape, and the quality that should be emphasized above all others, is its ability to communicate landscape as a living medium, constantly evolving and moving forward through time.
- Protection of historic landscape features is an overarching priority governing any action taken within the Drayton Hall landscape.
- The legibility of the historic landscape around the house should be clarified by the selective removal of all volunteer vegetation where practical, in addition to elements in the landscape not related to the Drayton family.
- Improved definition of the woodland edge around the open historic landscape with the addition of native tree species will help preserve the spatial structure of the landscape as left by the Drayton family.
- Interpretation of the historic landscape should focus on engaging the visitor's imagination in the stream of historic time, rather than on a literal restoration of the landscape, and should minimize the intrusion of signs in the historic landscape.
- Maintenance and management of the landscape should express the dignity and prestige of the property and the Drayton family, and allow the historic features to be read with clarity.
- Natural disasters such as fire, hurricane, and earthquake should be treated as integral to the landscape's development.

