

INTERIORS

DEPARTMENT OF ENVIRONMENTAL PROTECTION • NATURAL & HISTORIC RESOURCES • HISTORIC PRESERVATION OFFICE

Existing wall and ceiling locations and surface materials, trim features, and finishes help to convey the original character of a structure as well as significant changes which may have occurred over time. Where sound and repairable, these features should be retained, preferably in situ. Replacement in kind is recommended only where historic material is known to have existed but was removed, or is damaged beyond repair and documented as such. Exposed brick or stone surfaces should not be proposed except where conclusive evidence of that original condition can be provided.

- Ceiling heights should be maintained at, or restored to, original heights.
- All historic doors should be re-used in the new plan.

Plan changes should be limited to non-significant areas. Where changes are proposed, 1'-2' jambs and soffits should be maintained to create openings within partitions to document the original configuration. Significant doors and trim should be "frozen" in place and visible where not functional in the new plan. A Survey of Architectural Features will locate extant historic fabric and identify those areas where proposed plan changes will have minimal impact.

In nearly all instances, the installation of new ceilings at lower heights is inappropriate, particularly where significant openings, trim, or spatial qualities are affected. Such treatments actually "stratify" or trap heated air above new ceiling surfaces, resulting in higher heating costs. Baseboard heating units should be placed on the face of historic and new base trim such that their removal would reveal a complete base trim installation.

New Construction

New partitions may be appropriate where original spatial qualities and trim features are not compromised. In these instances, historic materials and trim features must be left in situ. Historic materials should be replicated on new walls, although sheetrock is an acceptable substitute for plaster. New door, window, ceiling, and base trim should be built-up from stock elements to match their historic counterparts in material, finish, overall dimension, and general profile and proportion. Exact duplication at new partitions is discouraged to avoid confusion as to new versus old materials.

Office Interiors

Although all previous information is applicable office rehabilitations warrant additional discussion. Common problems include the use of grid-and-tile ceiling systems (which are not appropriate) and the loss of interior character. Offices inserted into large, unfinished spaces should maintain evidence of these original materials and conditions at entry lobbies, reception areas, and perimeter areas. In historic office buildings, the elevator lobby and corridor materials, finishes, and configurations should be maintained, with changes occurring within the office suites where determined appropriate.

School Conversions

Lobbies and circulation corridors are significant spaces within former school structures and should be maintained in their entirety. The most successful projects insert one apartment (or office) into each classroom: kitchens and baths consolidated at corridor walls provide for lofts above as well as full height ceilings at significant perimeter locations.

Monumental Spaces

It may not be possible to sub-divide significant auditorium or public assembly spaces in a manner consistent with the SOI's Standards for Rehabilitation. Consultation with this office on a case-by-case basis is recommended.

Additional Information Request

1. Work planned for historic surfaces and trim features.
2. Surface and trim elements at new partitions and ceilings.
3. Profile drawings for existing and proposed door, window, ceiling, and base trim.
4. Where exposed brick surfaces will remain (provide conclusive documentation as specified)
5. Where ceilings will be maintained at or restored to original heights at all locations.
6. Configurations for required new doors.
7. New HVAC systems.
8. The extent of new ducting or piping, and its impact to historic features.
9. Mechanical working drawings.

Please Note

Inappropriate interior treatments may result in project denial for tax creditor state/federal finding purposes. Please telephone the Historic Preservation Office at (609) 292-2023 if you require assistance.

Suggested Reading

Interpreting the Standards. Washington, DC

National Park Service Preservation Assistance Division, as follows:

81-013: "Exposed Interior Brickwork: Warehouse and Commercial Buildings"

81-020: "Interior Alterations to Accommodate New Functions"

84-054: "Replacing Repairable Historic Interior/Exterior Features and Material"

85-065: "Alterations to Historic Auditorium Spaces"

85-066: "Interior Alterations to Church Structures to Accommodate New Functions"

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. US Dept. of the Interior Washington, DC National Park Service Preservation Assistance Division, 1983.

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Rev. 9/07