

CARING FOR HISTORIC PROPERTIES

PART 2: *SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES*



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

Technical Preservation Services
National Park Service



What are the Secretary of the Interior's Standards?



- Common sense historic preservation principles in non-technical language
- A series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations

Why are the Standards necessary?

- Legally required (sometimes)
 - Necessary for federal undertakings, state and federal preservation grants, and compliance with covenants related to preservation
- A common language
 - Ensure that all parties involved in a project understand and follow the same rules
- Consistency
 - Common methodology to reduce subjectivity
- Long Term Planning
 - These resources have lasted decades to centuries – how do we make sure that continues?



What do the Standards cover?



- Historic resources – buildings, structures, sites, and objects
- Building exteriors and interiors
- The building's setting and environment, such as its landscape, outbuildings, attachments, or other adjacent elements

There are four different sets of Standards:

Each type of Standard is a different approach (treatment strategy) for working with historic buildings.

- Preservation
- Rehabilitation
- Restoration
- Reconstruction



Selecting a treatment strategy:



- Depends on:
 - Use
 - Needs
 - Significance of resource
 - Current integrity of resource
- Select ONE overall approach
- OK to mix in elements of other approaches

Reconstruction

- When resources are no longer present
- When documentation for missing resource is strong
- Usually for park/museum environments – is reconstruction essential for public understanding?
- Controversial – use carefully



Restoration

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time.

- Usually used when the resource is already well-preserved
- When there is a clear period of significance
- Interpretive in nature
- Controversial – use carefully



Preservation



- Arrest deterioration
- Usually a better option than restoration or reconstruction
- Good for sites with long periods of significance
- Best when condition and integrity are already strong
- Best when new use is passive or interpretive

Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.



Rehabilitation – why and when?

- Adaptive reuse – adapt building to new needs and technology while preserving its historic character
 - Can work when building has some deterioration or loss of integrity
 - Additions and other alterations may occur if done sensitively
 - More replacement of materials may occur
 - Historic materials are still protected and maintained
- **Required for Historic Tax Credits**

10 Standards – 3 Basic Principles

1. Retain and repair historic materials, features, spaces.



2. Retain historic character even if use changes.



3. Design compatible, reversible additions, alterations



Meeting the Standards

Retain distinctive features & craftsmanship



**New Amsterdam Theatre,
still a theatre,
New York City**

Meeting the Standards

Repair rather than replace; replace to match



Meeting the Standards



**Arabella Bus Barn,
now Whole Foods Grocery
New Orleans, Louisiana**



Common Preservation Concerns



- Exterior:
 - Windows
 - Primary elevations
- Interior:
 - Plans and corridors
 - Features and finishes
- New Construction:
 - Side and rear additions
 - Rooftop additions
- Code Compliance:
 - ADA
 - Building codes

Windows – Retain and Repair



- Historic windows in repairable condition should NEVER be replaced
- Energy savings can be captured without removing historic windows
 - Caulking and weather-stripping
 - UV films or solar screens
 - Interior or exterior storms
- Repair is often more cost-effective than replacing with custom-made (\$\$!), historically-appropriate, new windows

Windows – Replace

If replacement is unavoidable due to significant deterioration, new windows must:

- Match the old windows'
 - Appearance
 - Size
 - Design
 - Proportions
 - Materials (vinyl windows and snap-in muntins are not appropriate)
 - Profiles
- Fit the existing openings – no resizing



Plans and Corridors

- ❑ Retain historic circulation networks (corridors, stairwells)
- ❑ Don't chop up public spaces (lobbies, foyers, ballrooms)
- ❑ Avoid lowering ceilings
- ❑ Use existing wall penetrations – avoid destruction of historic materials
- ❑ Place new mechanicals in utilitarian areas



Features and Finishes

- Preserve historic features and finishes
- Replace deteriorated features in-kind
- Investigate to determine if historic finishes exist underneath later layers
- Do not create a false sense of history



Additions

- ❑ Can the historic building even accommodate an addition?
- ❑ Compatible in size, scale, setback, massing
- ❑ Compatible materials and design
- ❑ Must differentiate the old from the new
- ❑ Reversible!
- ❑ Rooftop additions should be set back
- ❑ No front additions – side or rear only



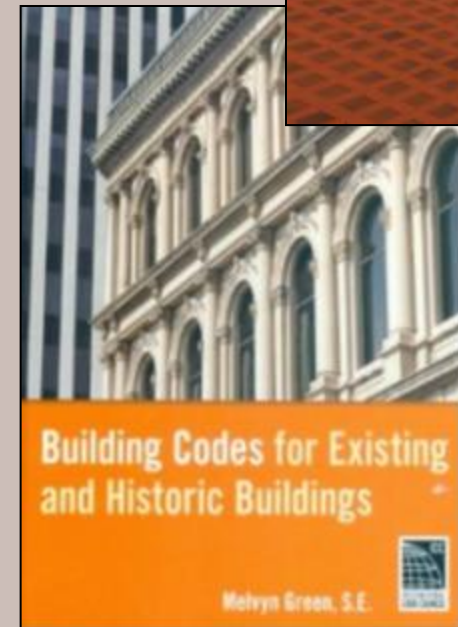
ADA Compliance



- Use Preservation Brief 31
- Consider:
 - Alternative entrance locations
 - Grading
 - New additions for elevators/lifts
- Historic buildings do have some allowances under ADA
- Property manager must still provide “equivalent access” to programs – this can be done creatively, it can be “alternative access” to content, etc.

Fire, Life, & Safety Code

- ❑ Several options for compliance under IEBC 2012 and 2015
- ❑ Options to preserve key historic features while meeting code
- ❑ IEBC 2012/2015 allow for flexibility but do NOT provide code waivers
- ❑ Largely at discretion of local Building and Fire Code officials



Seismic Retrofit

- Use Preservation Brief 41
- Make a plan first -
 - Historic Structures Report
- What new bracing is needed?
- How can new bracing be made compatible with historic features?



Energy Performance and Historic Buildings



- Best to conduct an energy audit before developing the scope
- Historic buildings can achieve LEED certification!
- Consider solar, wind, geothermal
- Weatherize -

- Insulate
- Caulk and weather-strip
- Seal penetrations
- Storm windows, UV film, or solar screens may be appropriate



Before Starting Project

- Determine the resource's Period of Significance
- Is the project or new use appropriate for the building?
- Develop scope -
 - A historic structures report may be needed first
 - It may be necessary to hire an expert – for example, a structural engineer for seismic upgrades
- Is a phased approach needed?
- Be prepared for surprises and compromises
- Remember – the best treatment strategies vary depending on the resource

Preservation Tax Credits

- Established in 1976 to promote community identity, stability and direction through investment credits.
- 1 Type of Federal Credit
 - 20% credit of certified rehabilitation of certified historic structure

Nationwide Economic Impacts of Federal Tax Incentives in FY2017

- 1,035 certified projects (1 in Nevada)
- Leveraged over \$5.82 billion in private investments (\$1.15 million in NV)
- Created an estimated 106,846 jobs (21 jobs in NV)
- \$1 million median QRE (Qualified Recoverable Expenses)
- 160,058 Low- and Moderate-income housing units created.

A rehabilitation program

- Rehabilitation is “... the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

Program partners



National Park Service



State Historic Preservation Offices



Internal Revenue Service

Projects of all sizes

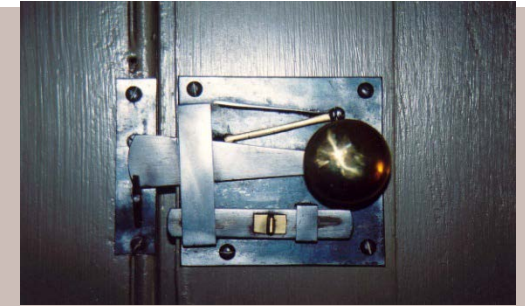


Rowhouses, Baltimore, Maryland
\$6,000 each



Fontainebleu Hotel, Miami Beach, Florida
\$403 million

50% projects under \$1 million



**Alexander Coryell House
Lambertville, New Jersey**

Preservation Tax Credits – How does the process work?

Applicant completes materials (often with consultants)



Submits application to
State Historic Preservation Office (SHPO)



National Park Service receives application from SHPO,
makes final certification decision, notifies applicant

Part 1 – Certification of Significance

- Eligible buildings –
 - Individually listed in the National Register, OR
 - Contribute to National Register or certified state/local historic district, AND
 - Retain sufficient integrity of materials



Part 1 – Certification of Significance

- ❑ Buildings covered with non-historic covering – must be removed to enable determination that building retains its historic facade
- ❑ Properties with multiple functionally-related buildings are considered a single property for review purposes



Part 2 – Description of Rehabilitation

- Keys to a successful rehab project
 - Contact the SHPO **EARLY** in the planning process for advice on rehabilitation treatments
 - Submit **COMPLETE** application to SHPO well **BEFORE** beginning work
 - **GOOD, CLEAR** photos of entire building and site **BEFORE** work begins
 - narrative describing **FULL** scope of work
 - **DO NOT** begin work until NPS approves Part 2 application

Part 2 – Description of Rehabilitation

Keys to a successful rehab project

- Have a clear understanding of the character-defining elements of the building and the Standards
- Follow through with work as approved and submit project amendments for any changes after approved work begins
- Be an informed owner
- For large or complicated projects – hire an experienced team: architect, preservation consultant, accountant / attorney, banker; and ensure good team communication

Part 2 – Description of Rehabilitation

Potential pitfalls

- Proceeding with work before Part 2 approved
- Refusing to negotiate project changes in response to SHPO and NPS guidance and conditions
- Assuming local review / approval = certification of rehabilitation for tax credits

Part 2 – Description of Rehabilitation

Leading causes of denials

- Insufficient pre-rehab photographic documentation
- Work that does not meet Standards already completed
- Program that is too intense for building and site
- Substantial interior demolition

Part 3 – Certification of Completed Work

- Issued after all work is completed
- If building or historic district not yet listed in the National Register, certification is not final until listing is complete
- Additional work undertaken within a 5-year period after certification must be reviewed by SHPO and NPS and must meet Standards for Rehabilitation

Examples of Success – The Pink House



- Reese-Johnson-Virgin House in Genoa
- Secured 20% Rehabilitation tax credit
- Small business and anchor for downtown

Historic Tax Credits – Building a Good Team

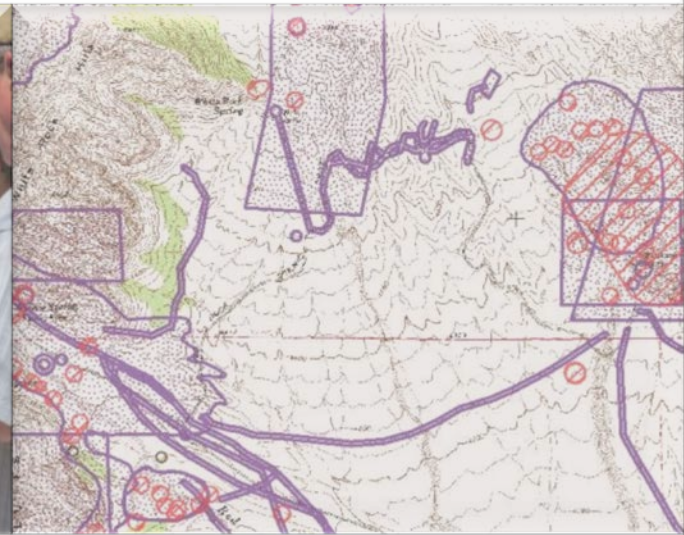
- No formal team required, but a lot easier for property owners
- Successful teams, especially on larger projects, include:
 - Tax Advisor
 - Structural Engineer familiar with historic buildings
 - Architect familiar with Standards for Rehabilitation
 - (for larger projects) – Preservation Consultant

Other HTC Successes

- Mob Museum / U.S. Post Office and Courthouse in Las Vegas – Certified in 2011
- Henry Piper House in Virginia City – certified in to a bed and breakfast certified in 2007 and included as a model example on the HTC website
- Tyson House in Reno – rehabbed into the spa and salon it is currently
- Riverside Hotel in Reno – rehabbed in 1999 into the mixed use space it currently is



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