

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





Application

- Types
- Uses
- Styles and Periods
- Sizes
- Materials





Encompass

- Buildings
- Landscape Features
- Site
- Environment
- Attached, Adjacent or Related New Construction





Apply to

- Exteriors
- Interiors



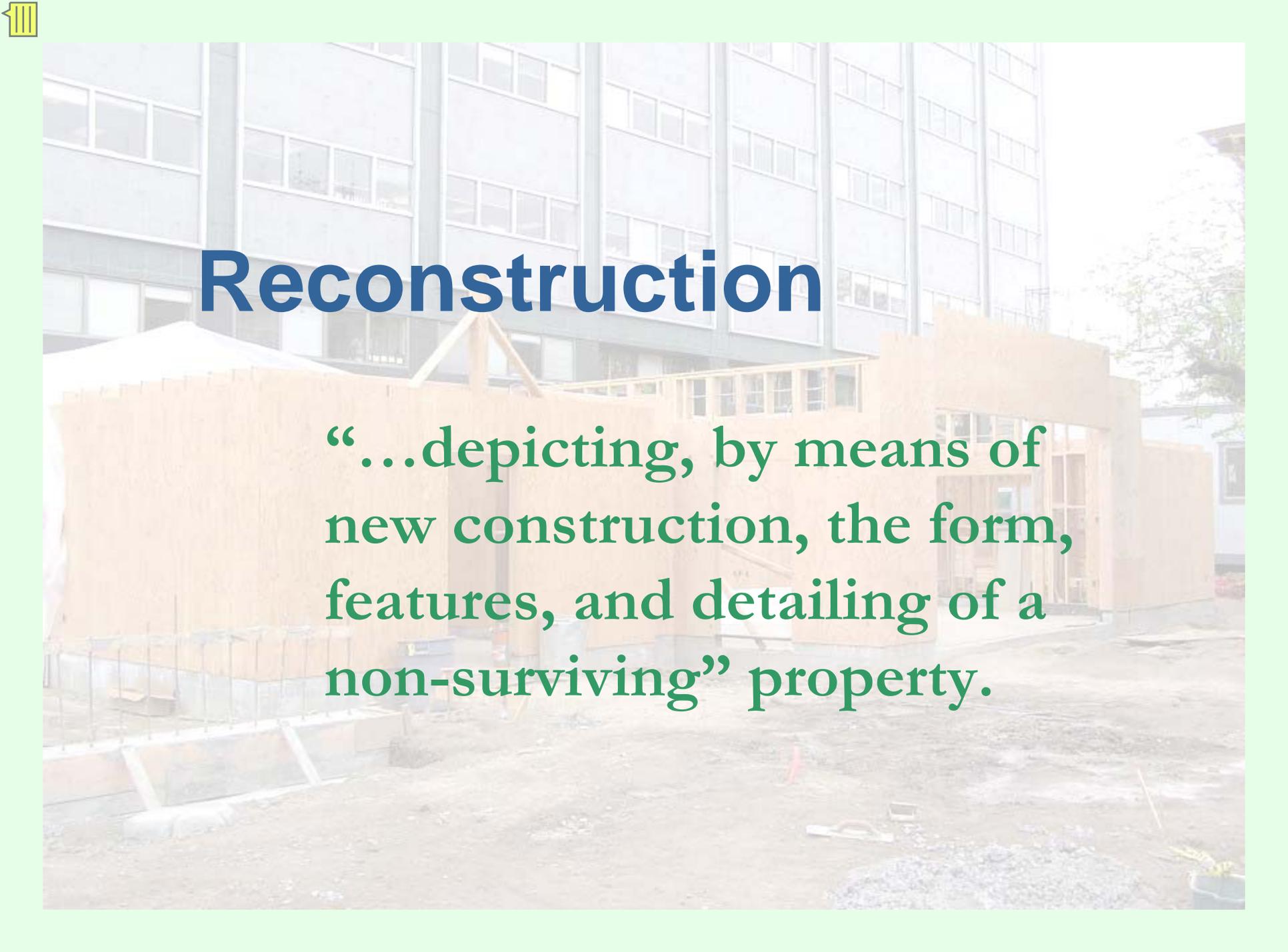


Four Treatments

- **Preservation**
- **Rehabilitation**
- **Restoration**
- **Reconstruction**

Codified as 36 CFR Part 68

**Standards for Rehabilitation for purposes of
Federal Tax benefits codified as 36 CFR Part 67**



Reconstruction

“...depicting, by means of new construction, the form, features, and detailing of a non-surviving” property.



Reconstruction





Restoration

“...accurately depicting the form, features, and character of a property as it appeared at a particular period of time...”



Restoration





Restoration





Preservation

“The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property....”





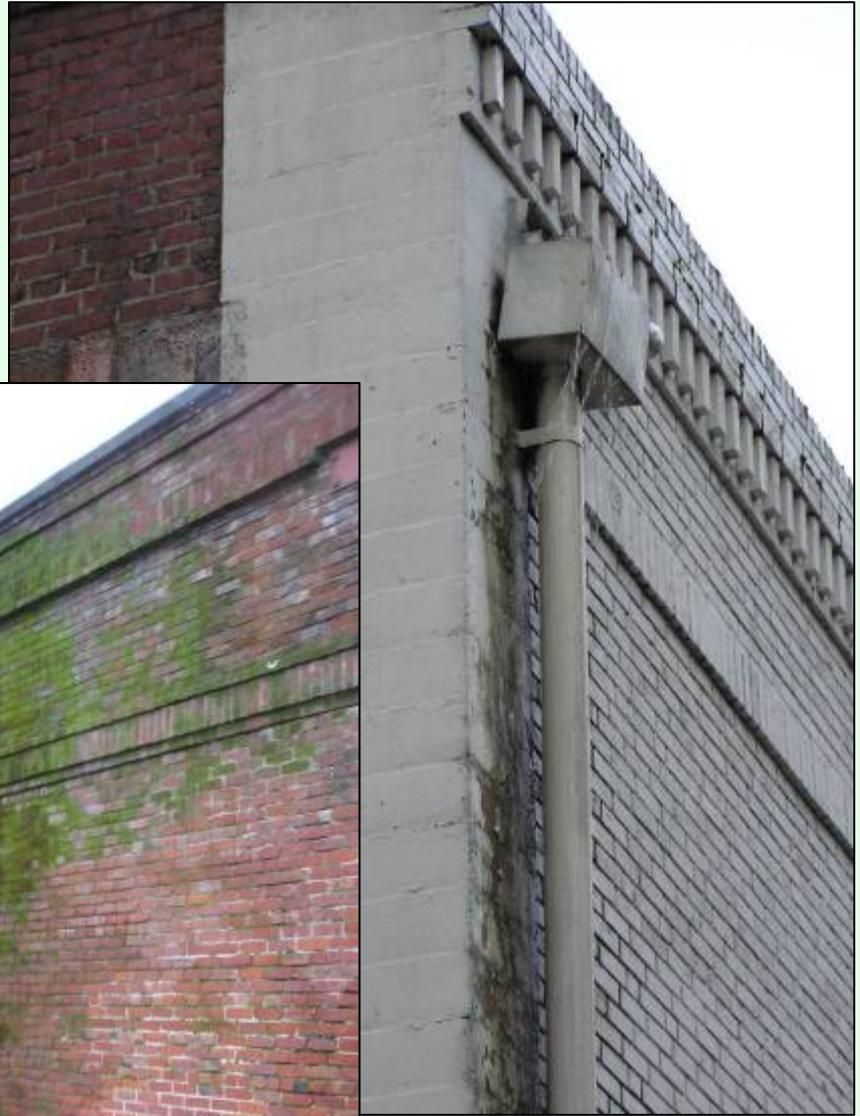
Preservation





Preservation





Preservation



Rehabilitation

“...making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical... values.”



§ 67.7 Standards for Rehabilitation Preamble

(a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified 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.

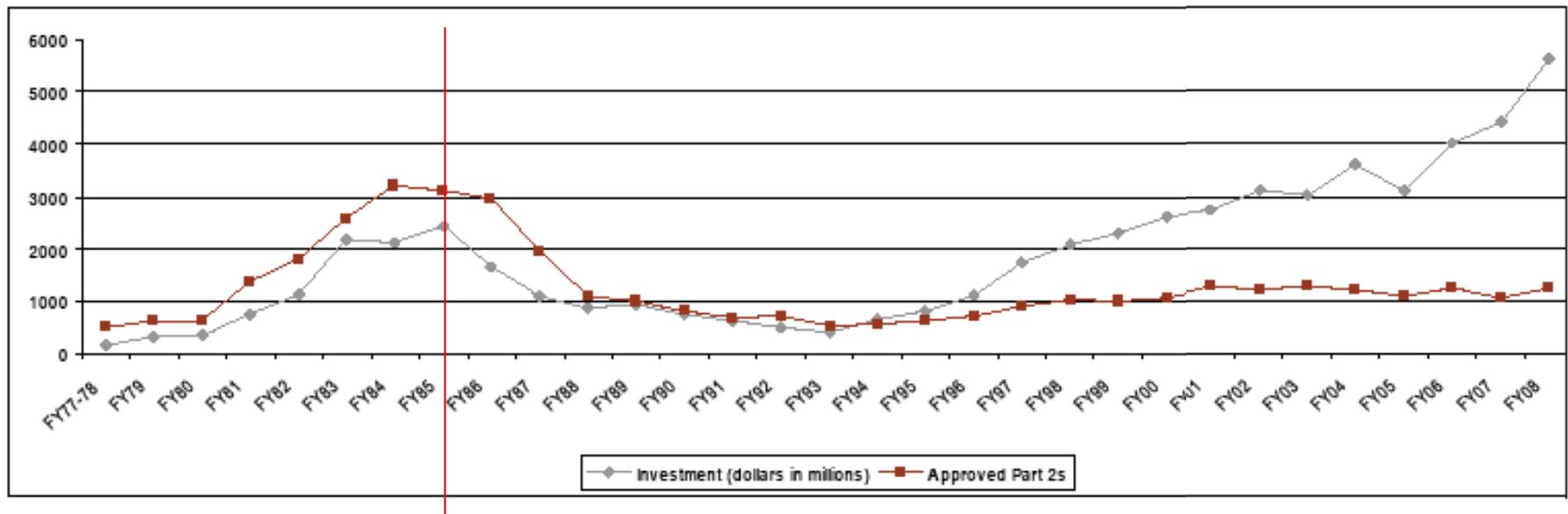
(b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, *taking into consideration economic and technical feasibility*.

§ 68.3 Standards for Treatment Preamble

One set of standards—preservation, rehabilitation, restoration or reconstruction— will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable. The standards will be applied *taking into consideration the economic and technical feasibility* of each project.

Rehabilitation Tax Credit Projects

Federal Tax Incentives For Rehabilitating Historic Buildings — 1977-2008

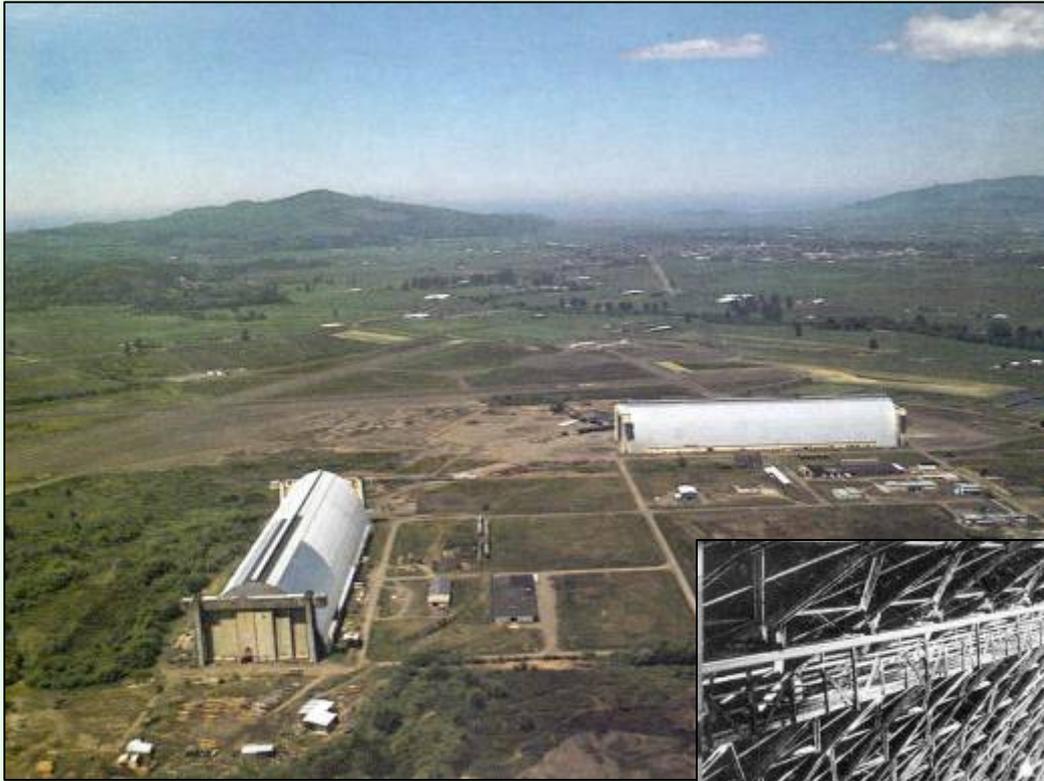




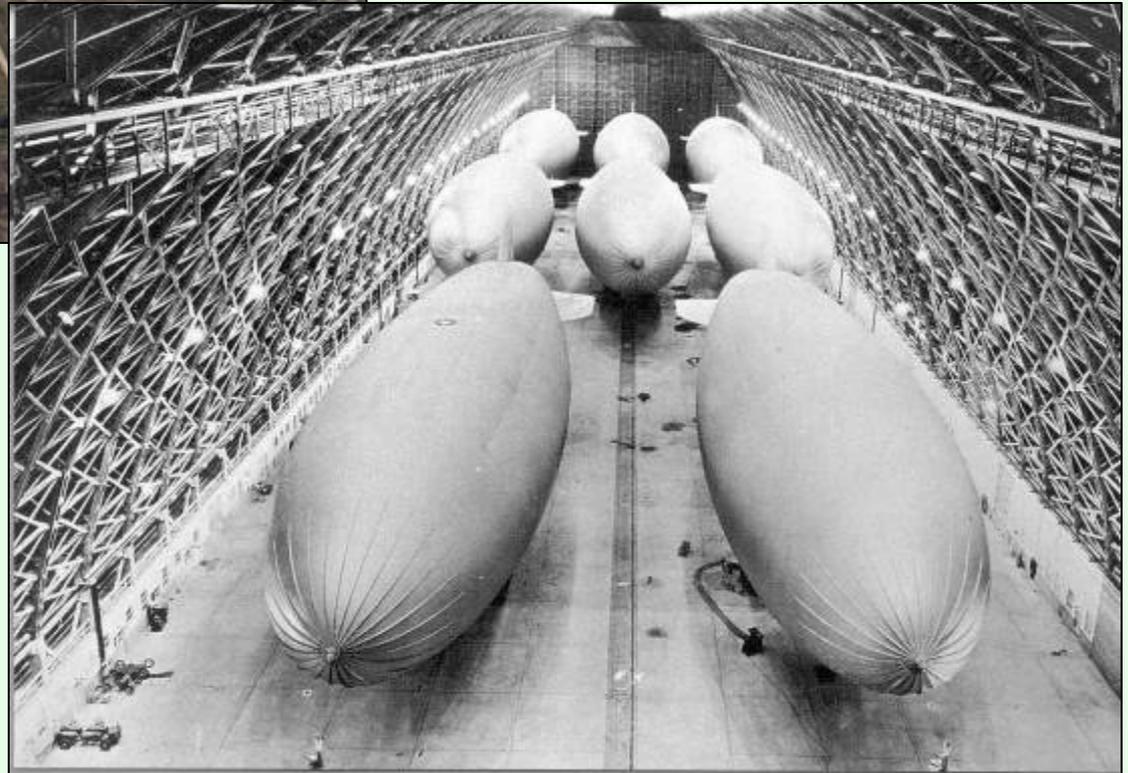
Standard 1

Compatible Use



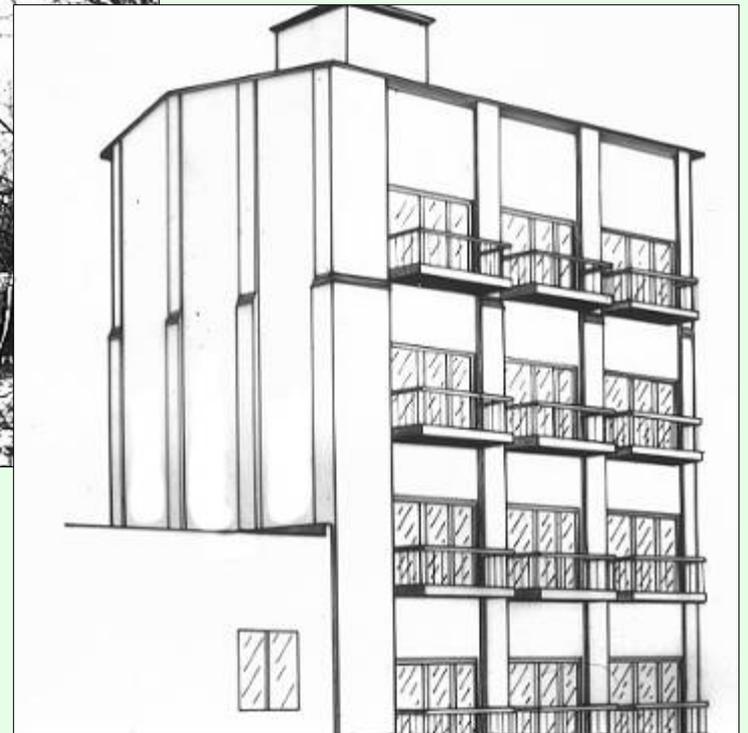
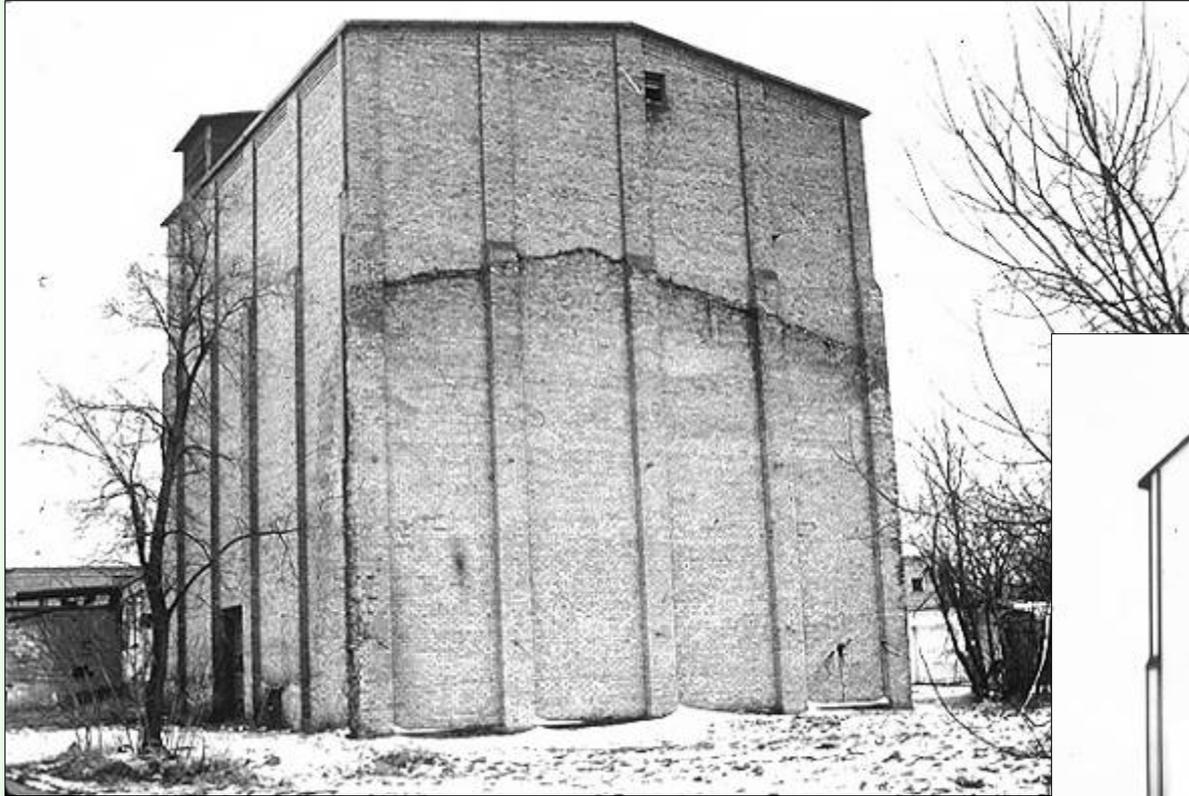


Standard 1 - Use





Standard 1 - Use





Standard 1 - Use

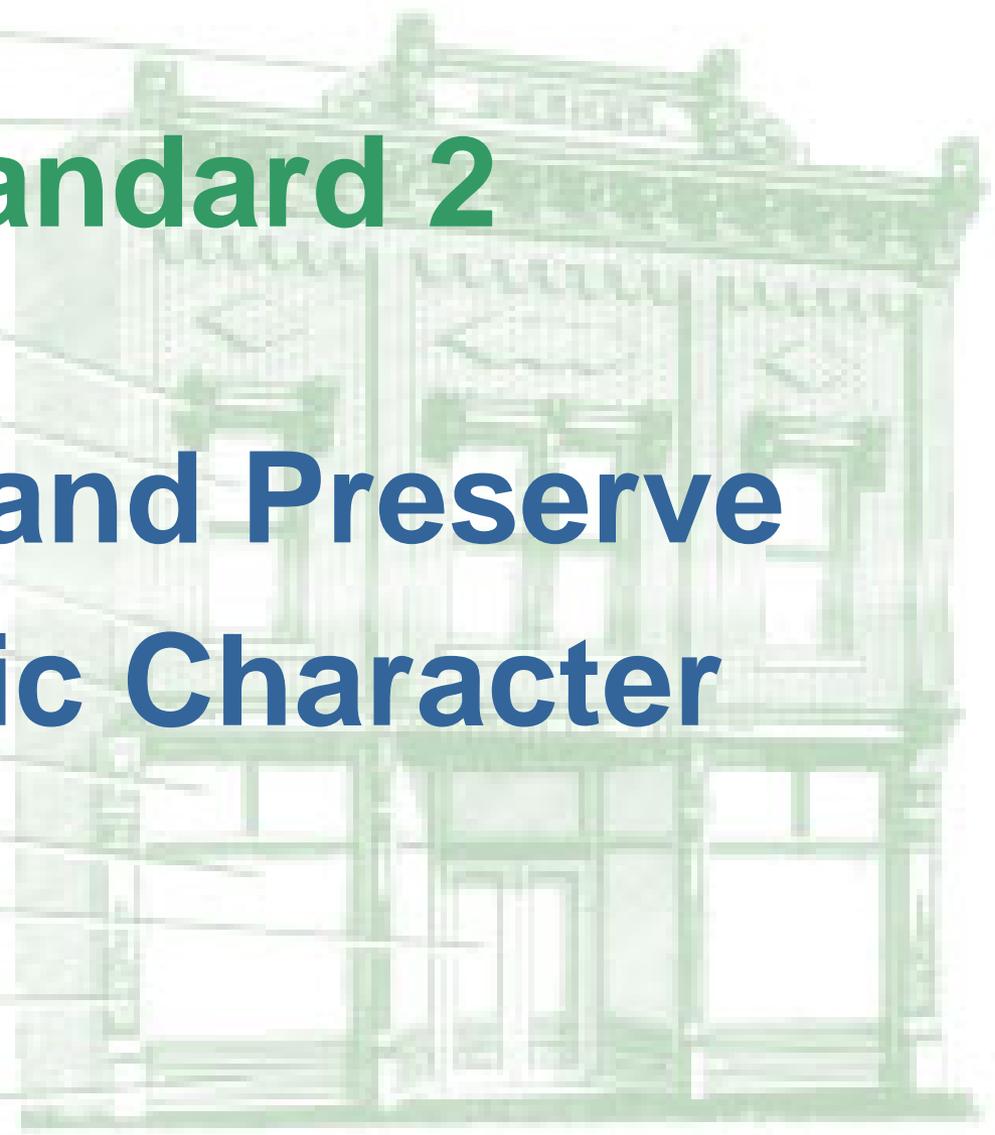




- pediment
- cornice
- window lintel
- window sash
- window
- cornice (facial)
- transom
- display window
- recessed double doors
- plaster
- lower window panel

Standard 2

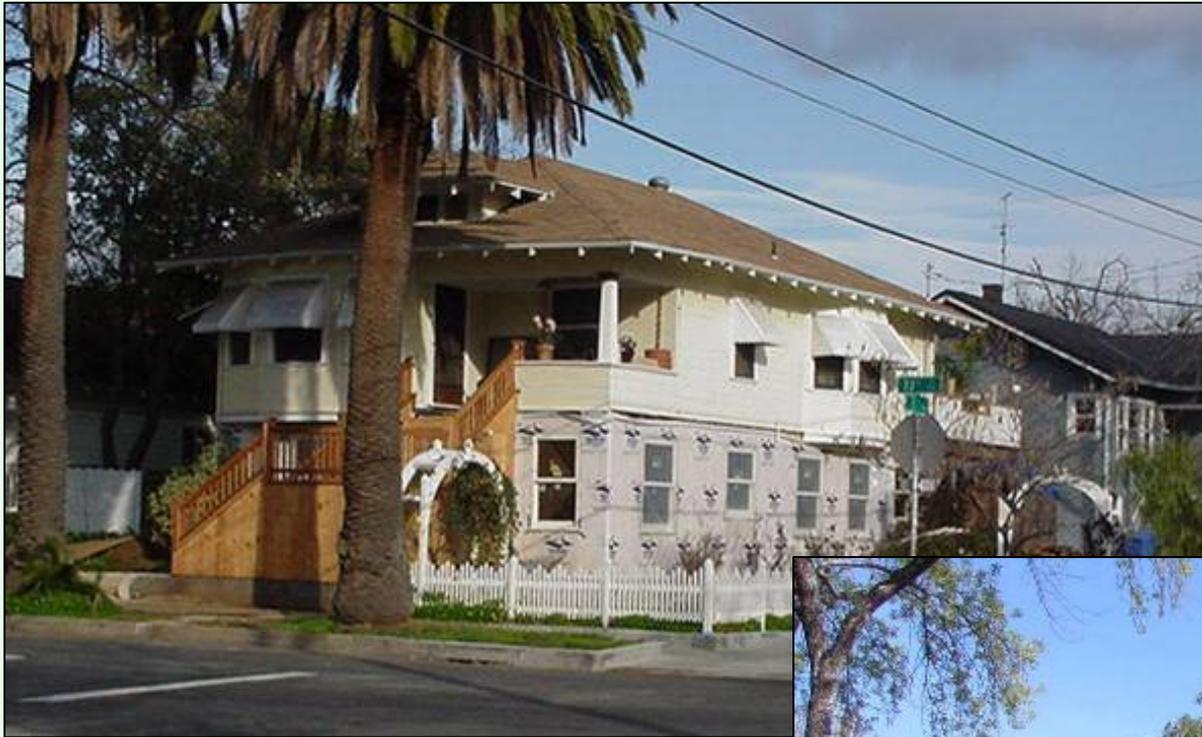
Retain and Preserve Historic Character



Standard 2 - Historic Character



Standard 2 - Historic Character





Standard 3

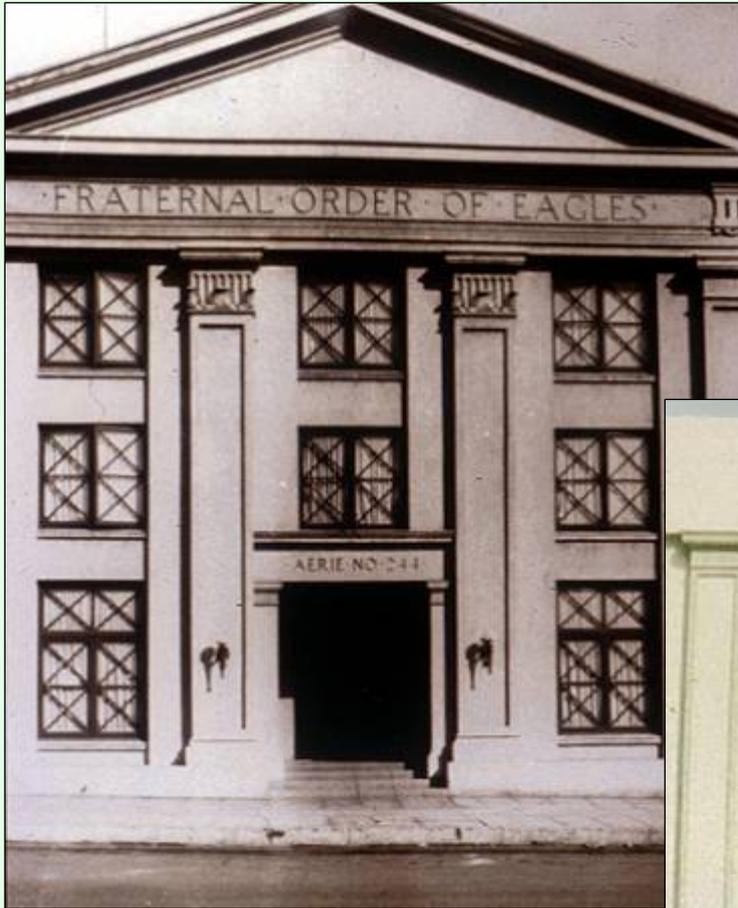
Recognize Historic Period





Standard 3 - Historic Period





Standard 3 - Historic Period



Standard 3 - Historic Period





Standard 4

**Retain and Preserve
Significant Changes**



Standard 4 - Acquired Significance



Standard 4 - Acquired Significance



Standard 4 – Acquired Significance





Key to Illustration

Original Ceiling made of
Plaster. Edge is glass on
and no other work on wall

old plaster

Standard 5

Original
Balusters

Old
Balusters

Original
Handrail

Original
Handrail

Original
Handrail

1/2" Old
Handrail

1/2" New
Handrail

1/2" New
Handrail

1/2" New
Handrail

Original
Handrail

Original Hand
and Architrave



Lower end North half of Divided Stairs

First Floor

Photo by A. Robinson, 17 May 15

Preserve Distinctive Features

Standard 5 - Distinctive Features / Craftsmanship

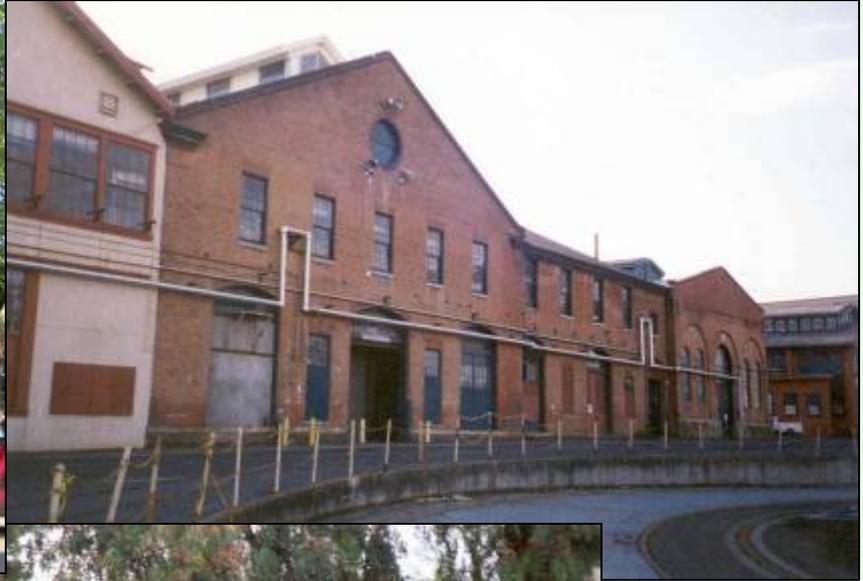




Standard 5 - Distinctive Features / Craftsmanship



Standard 5 - Distinctive Landscape





Standard 6

Repair Rather Than Replace Deteriorated Historic Features





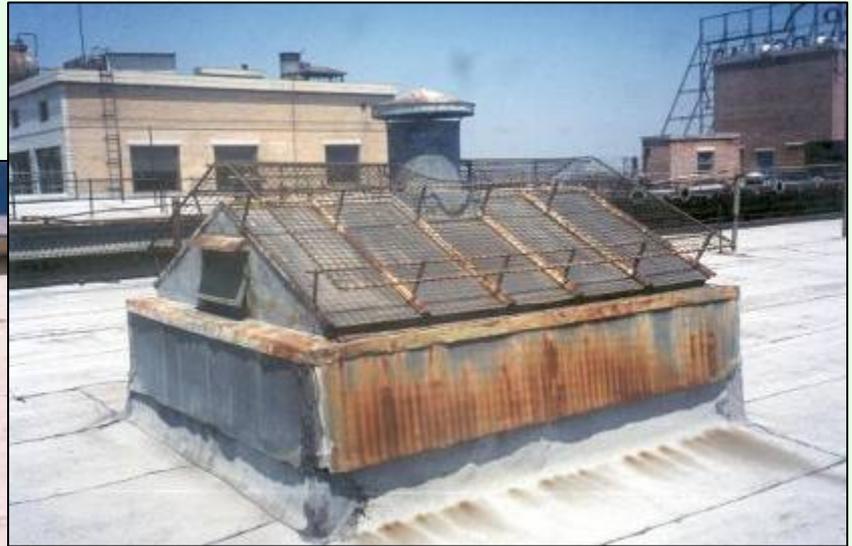
Standard 6 - Repair / Replace



Standard 6 - Repair / Replace



Standard 6 - Repair





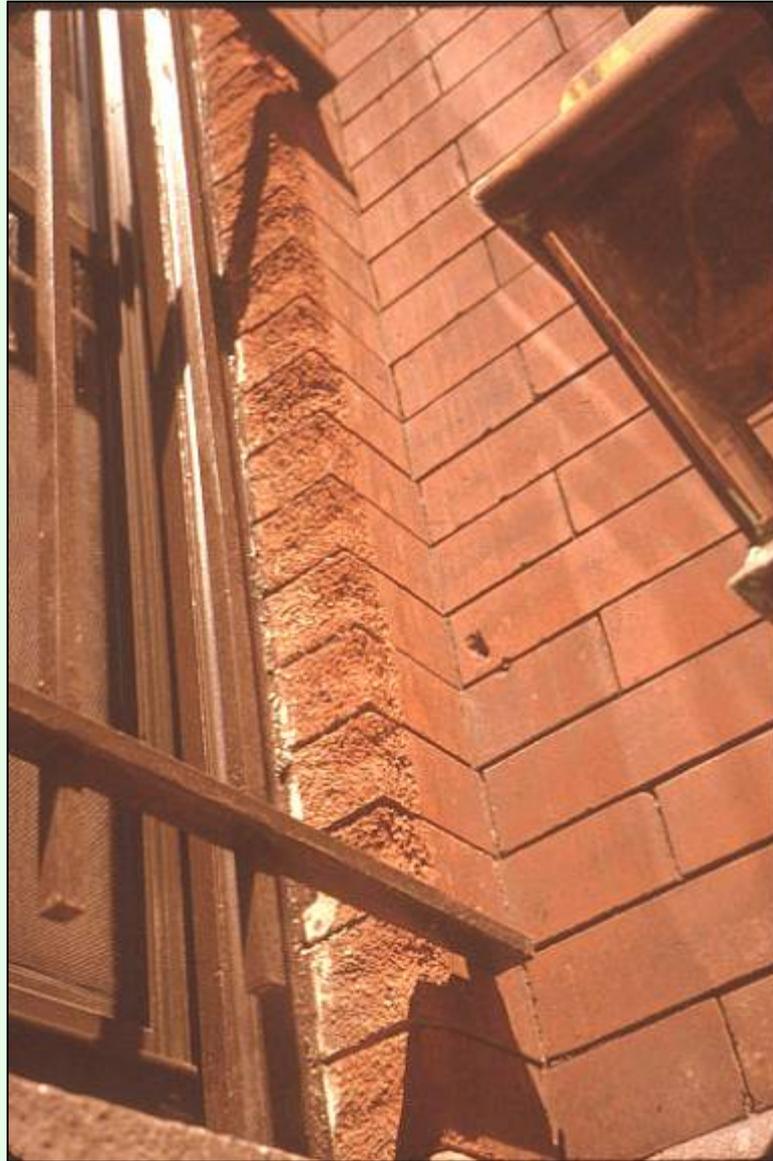
Standard 7

**Clean Using Gentlest
Means Possible**





Standard 7 - Cleaning





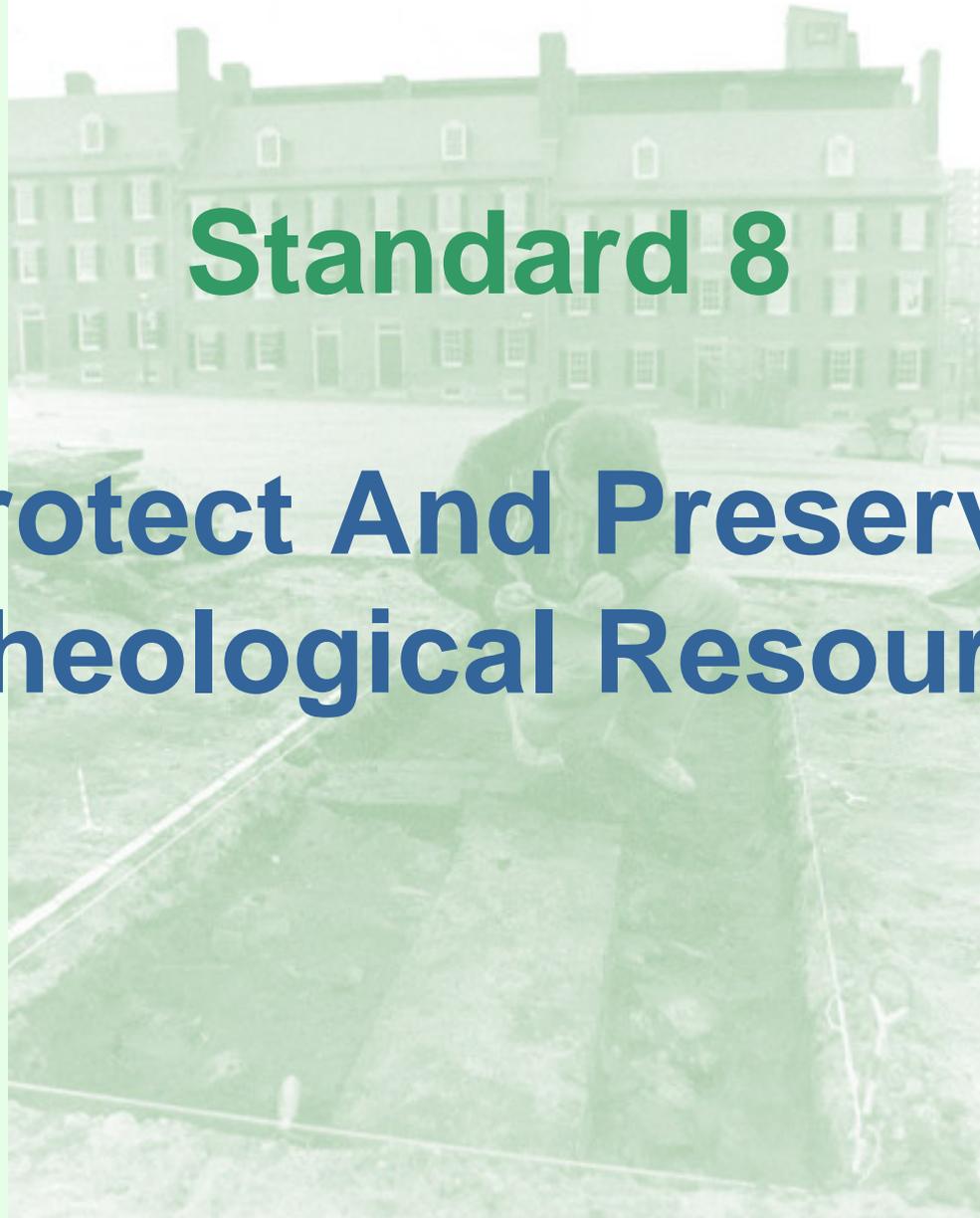
Standard 7 - Cleaning





Standard 8

Protect And Preserve Archeological Resources



Standard 8 - Archeology



Standard 8 – Archeology





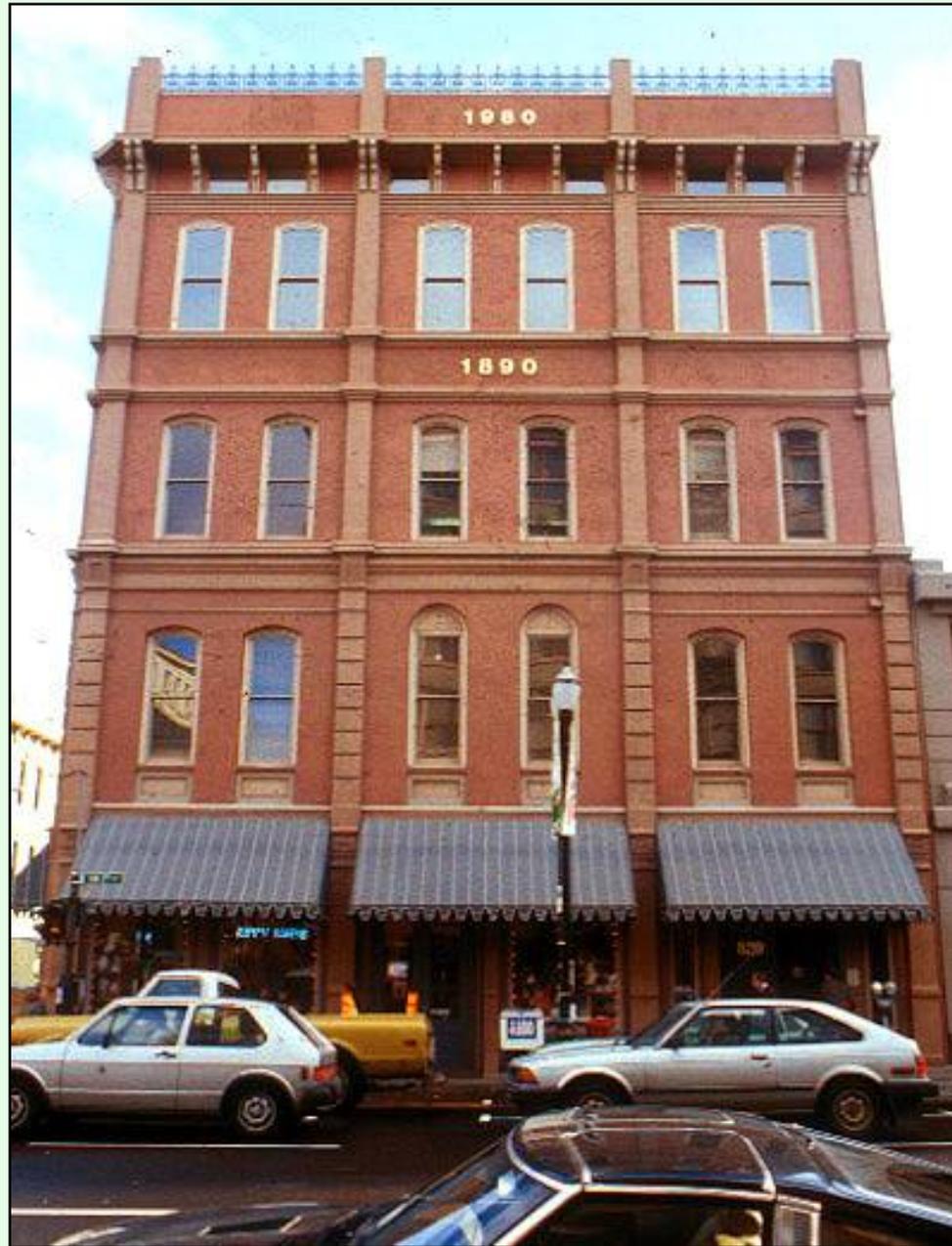
Standard 9
Compatibility

Standard 10
Reversibility

New Additions



New Additions



New Additions





New Additions



New Additions

Neighborhood Considerations

- **Context**
- **Codes and Regulations**
- **Features**
- **New Construction**



Use and Type



Context



Size and Massing



Context

Scale



Context



Style and Context



Context



Materials



Context



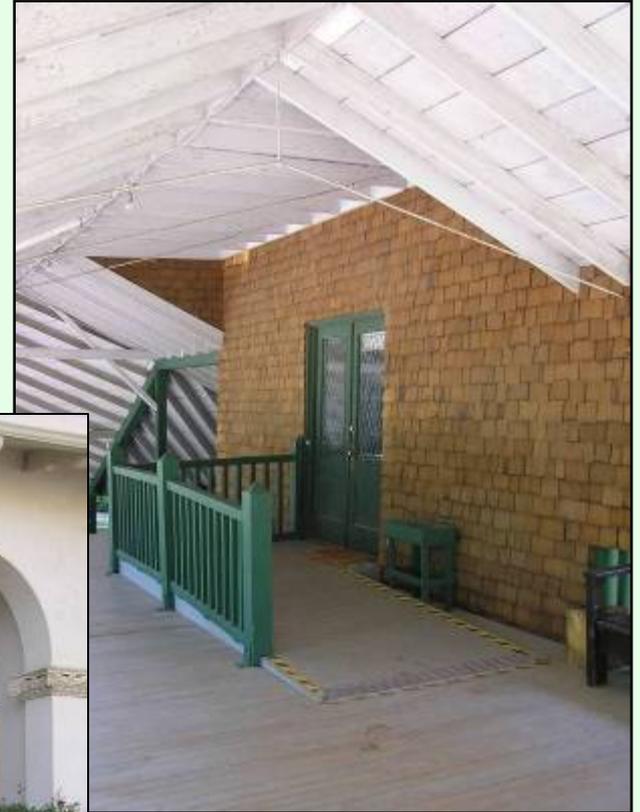
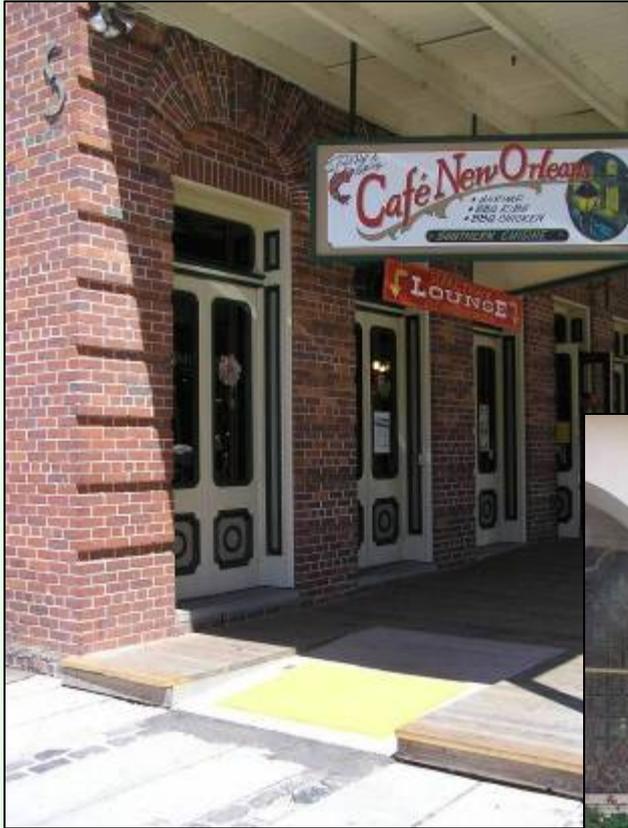
Code-required work





Energy efficiency

Codes and Regulations



Accessibility

Codes and Regulations



Codes and Regulations

DISABLED ACCESS TAX CREDIT (26 USC 44)

Small businesses - ADA related eligible access expenditures

Not for new construction. Limited to existing facilities that are required to comply with ADA

Amount of credit equal to 50% of eligible access expenditures in a year, up to a max. cost of \$10,250. No credit for first \$250 of expenditures. Maximum tax credit, therefore, is \$5,000.

Eligible: Business that for previous tax year had either revenues of \$1 M or less or 30 or fewer full-time workers. For architectural adaptations, equipment acquisitions, and services/sign language interpreters, readers.

EXPENDITURES TO REMOVE ARCHITECTURAL AND TRANSPORTATION BARRIERS TO THE HANDICAPPED AND ELDERLY (26 USC 190)

Deduction established to help businesses of any size with the removal of architectural or transportation barriers

Work must comply with applicable accessibility standards

The amount of the deduction is a maximum of \$15,000 per year and used by any business

Can be used for architectural or transportation adaptations

Architectural barriers are physical features that limit or prevent people with disabilities from obtaining the goods or services that are offered. Include narrow parking spaces, a step or steps to an entrance or sales area of a store, round doorknobs or other hardware difficult to grasp, narrow aisles, high counters, and fixed tables and chairs.



Design Guidelines

Codes and Regulations

Entrances



Features



Windows



Gables

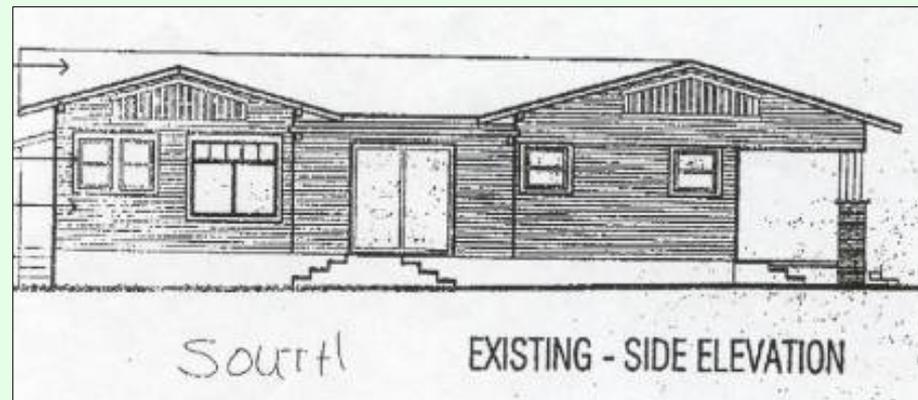
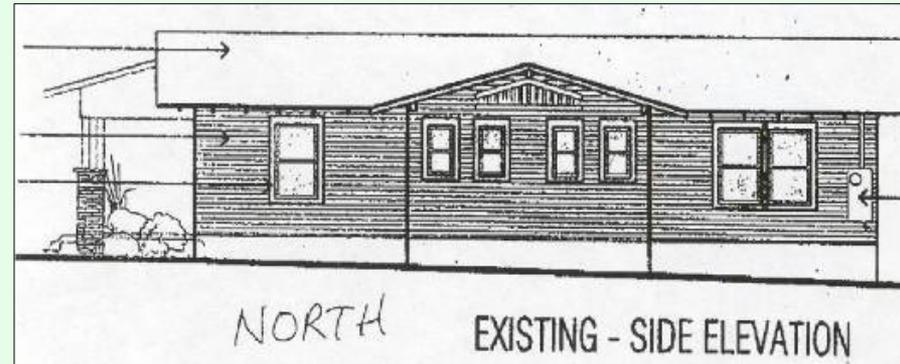
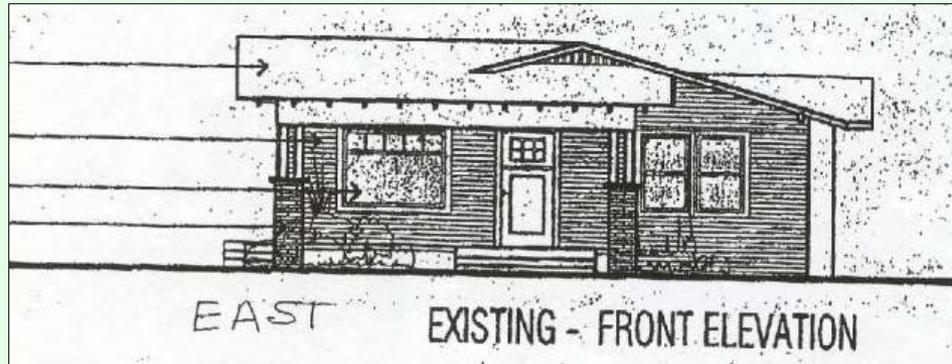
Features

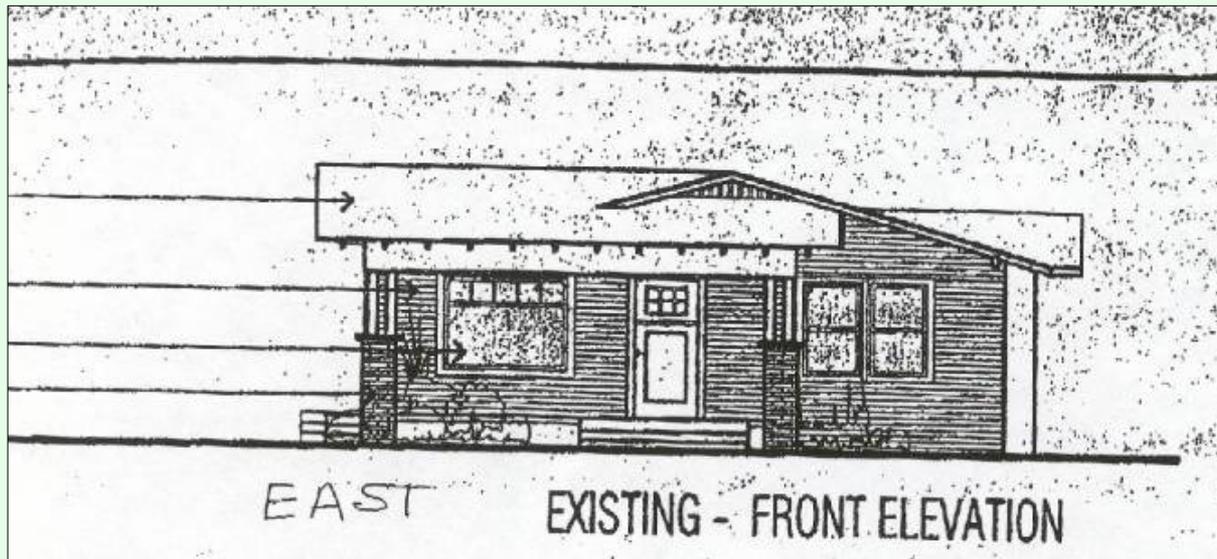
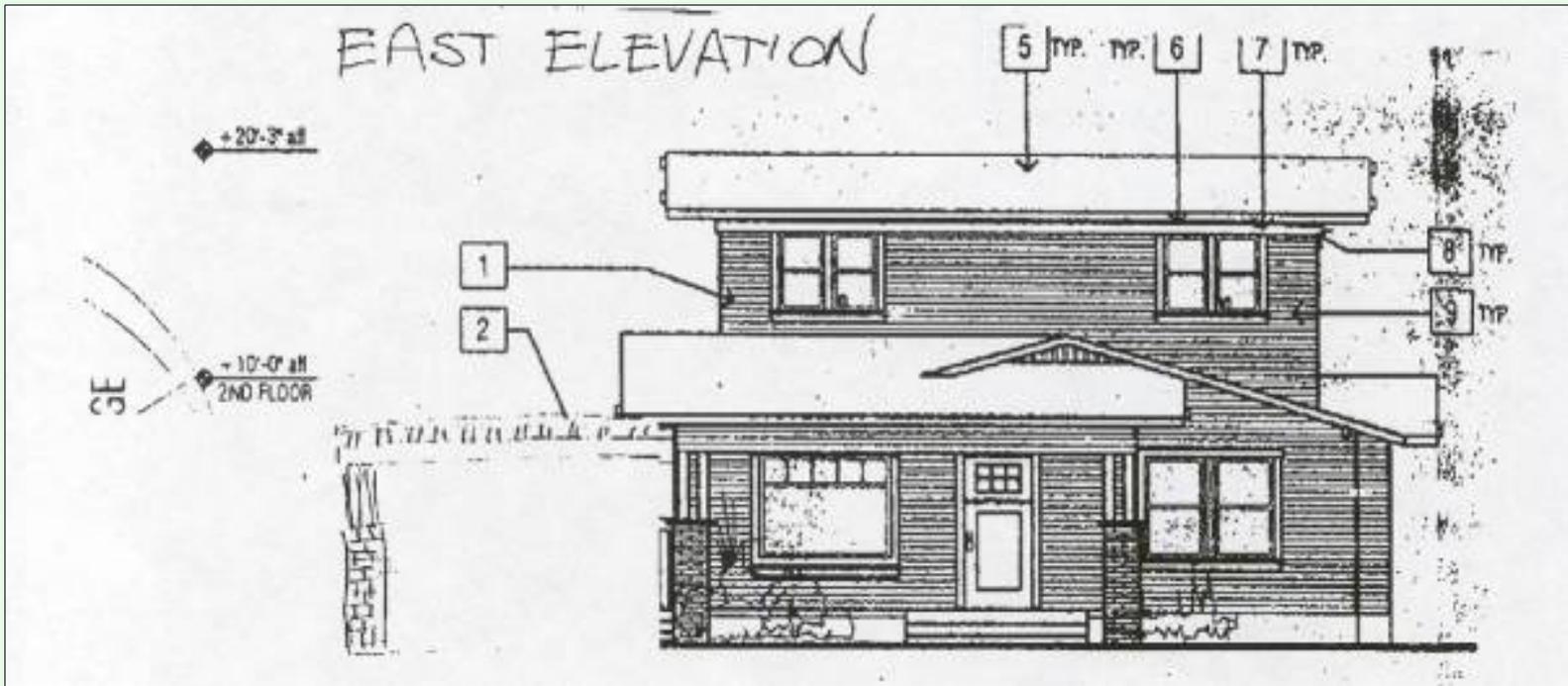


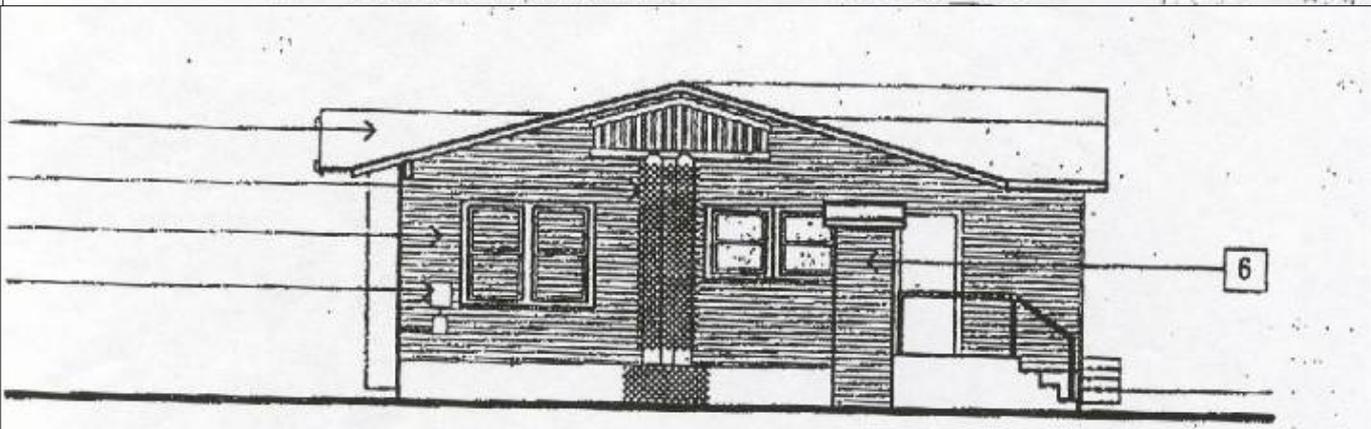
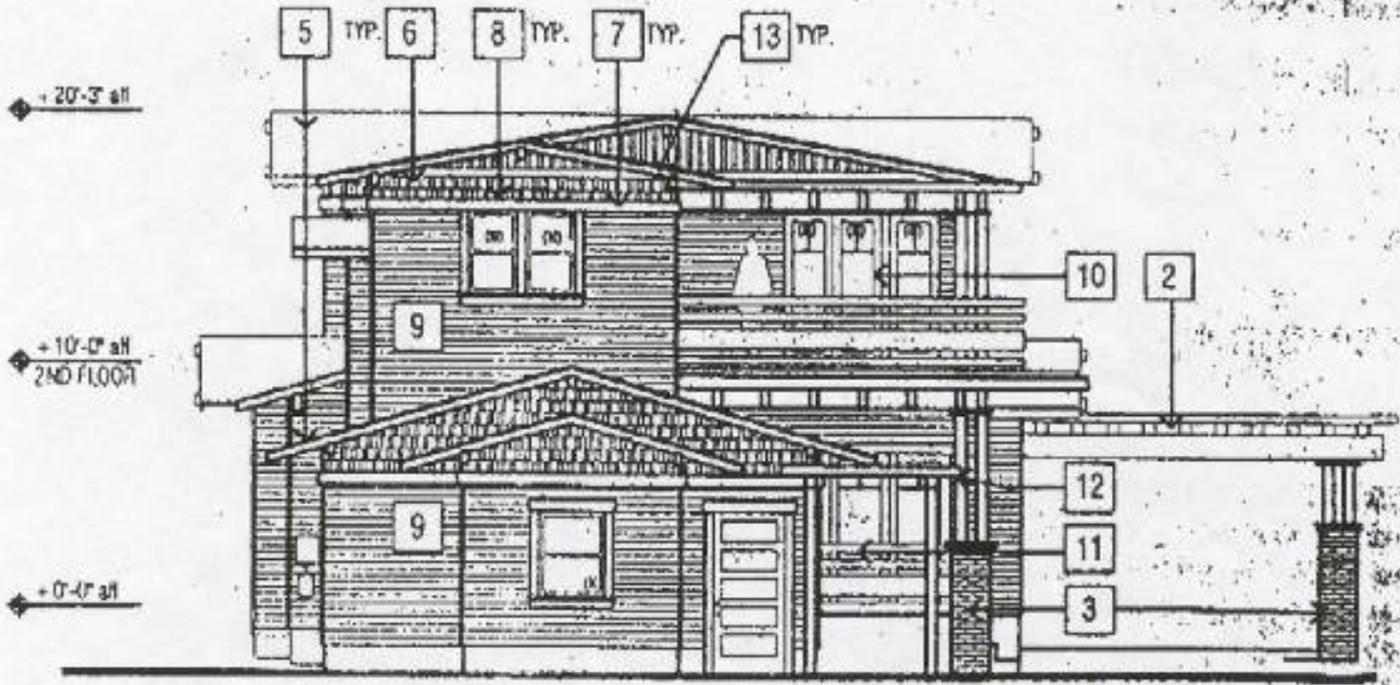
Dormers

Features

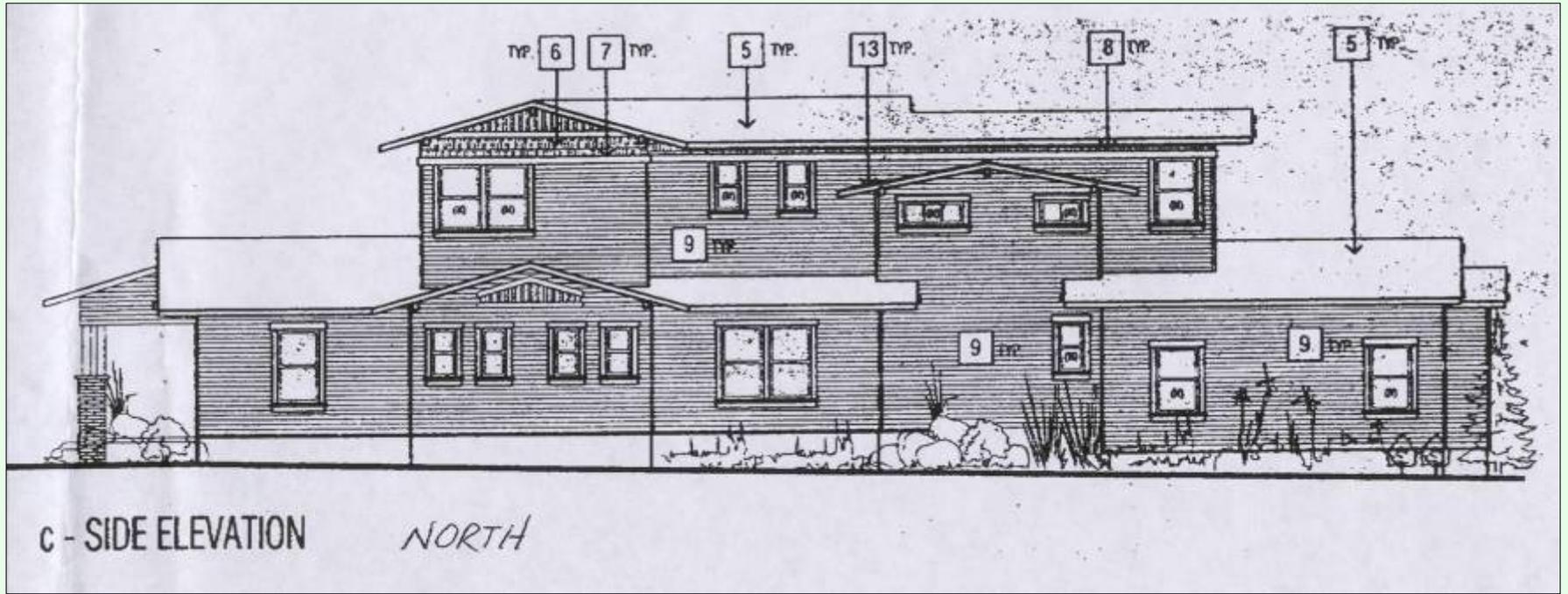
Example





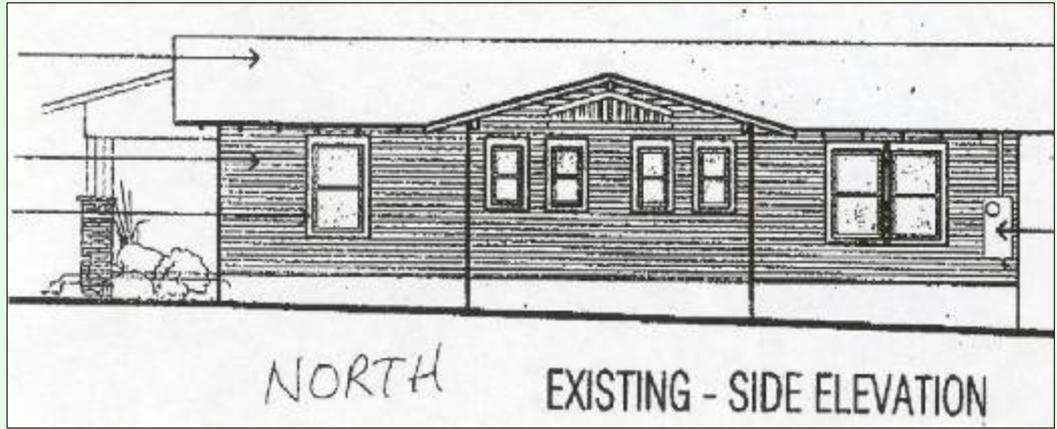


WEST EXISTING - REAR ELEVATION



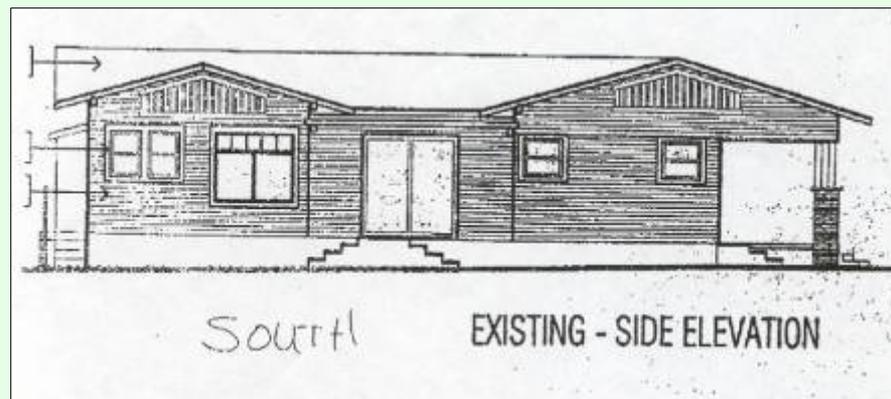
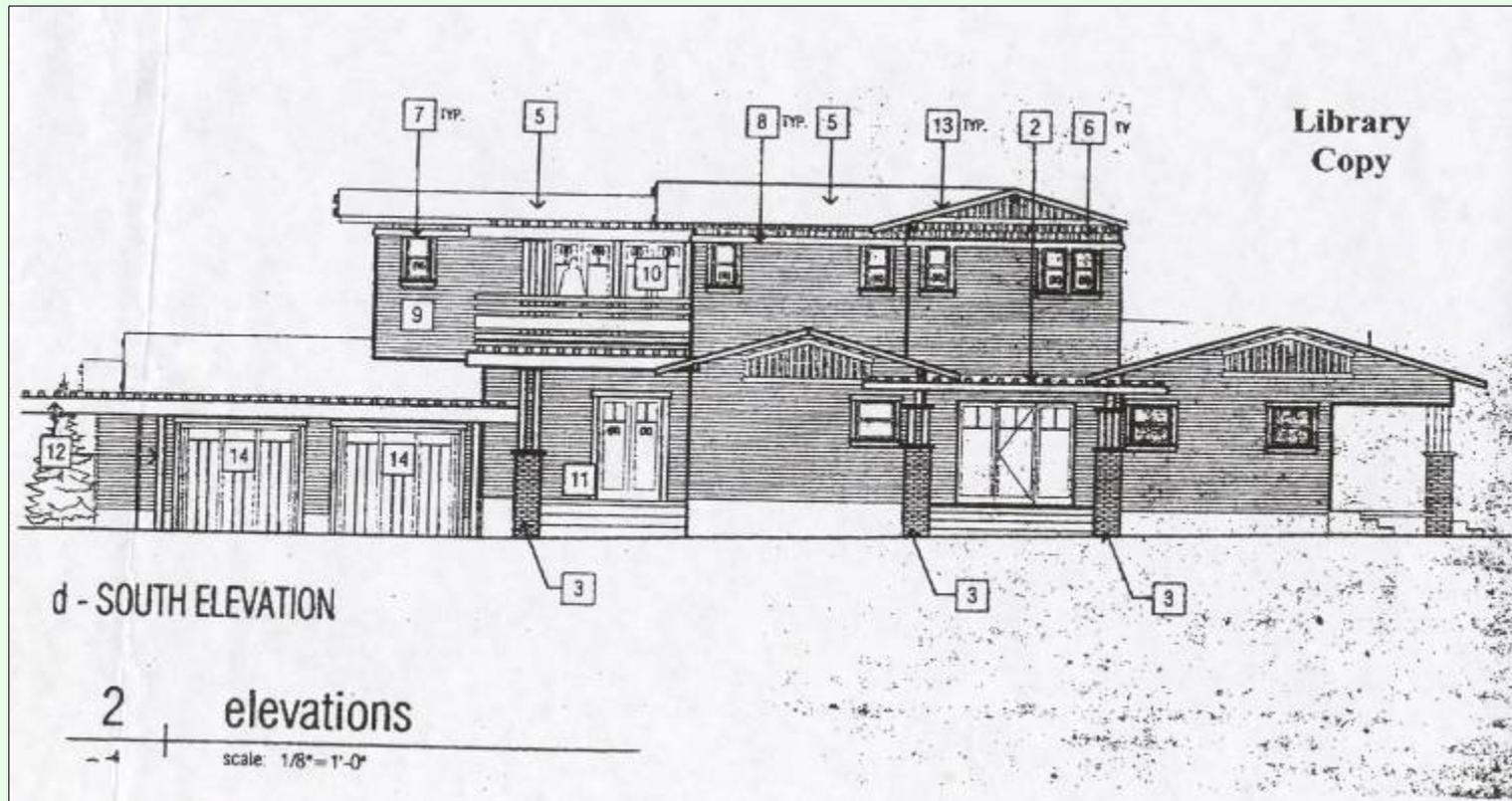
c - SIDE ELEVATION

NORTH



NORTH

EXISTING - SIDE ELEVATION



Storefronts



Features



Features

Residential Front Yard Improvements



Street Features

Commercial Sidewalk Improvements





Street Features



Signage



Street Features



New Construction



Infill



New Construction



New Construction



Additions



New Construction



New Construction

Adaptive Reuse and New Related Construction



New Construction



Related New Construction and Adaptive Reuse



New Construction



Related New Construction and Adaptive Reuse



New Construction

For More Information:

- Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings
- California Historical Building Code
- Americans with Disabilities Act (ADA)
- Incentives for Historic Properties

- Office of Historic Preservation:
www.ohp.parks.ca.gov
- National Park Service:
<http://www.nps.gov/history/hps/tps/tax/>