



National Preservation Institute

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Secretary of the Interior's Standards: Treatment Considerations

Seminar Overview

The Secretary of the Interior's Standards for the Treatment of Historic Properties form the basis for historic property rehabilitation for federal tax benefits, and often for state, local, and private rehabilitation projects. Explore the standards in detail with particular attention to character-defining features, preservation of historic fabric, and use of replacement materials. Review application procedures for the federal tax act certification.

Agenda

Introduction

- Background and purposes of the Secretary's Standards

The Standards for treatment of a range of historic properties:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction

The Players:

- Regulators: NPS, ACHP, SHPO, IRS, ARBs
- Users: Building owners, developers, architects, consultants, historic preservation planners, government agency staff

Frequently Used Terms:

What they mean and why they matter

- Certified/certification
- Historic period
- Contributing resource
- Character-defining feature
- Historic vs. original feature
- National Register of Historic Places vs. National Historic Landmark, state landmark, local landmark

- National Register-eligible vs. National Register-listed property
- Income-producing property
- Building vs. structure
- Reversibility

Rehabilitation Tax Credits

- Federal
- State
- Local
- Federal non-historic

The Certification Process

- Eligibility:
National Register, Historic District
- Application: Parts 1, 2, and 3
- Review and consultation
- Denial/appeal

The Standards as mandated Federal regulations

The Standards as model guidelines

- State and local regulation
- "Good professional practice"

Continued . . .

Individual Rehabilitation Standards

- Standards explained and interpreted
- Application of Standards by state and federal reviewers
 - Potential pitfalls: windows, abrasive cleaning, etc.
 - Potential tradeoffs
- Application of new Landscape Standards as affecting rehab projects
- The legislative Standard: the “walls” test

Case Studies

- By local architects, developers, consultants
- In the classroom: slide presentations
- In the field: visits to current projects

Special Problems

- The Secretary's Standards vs. building codes, ADA, and life safety codes
- Potential for variances
- New construction issues: additions and infill; compatible vs. replicative