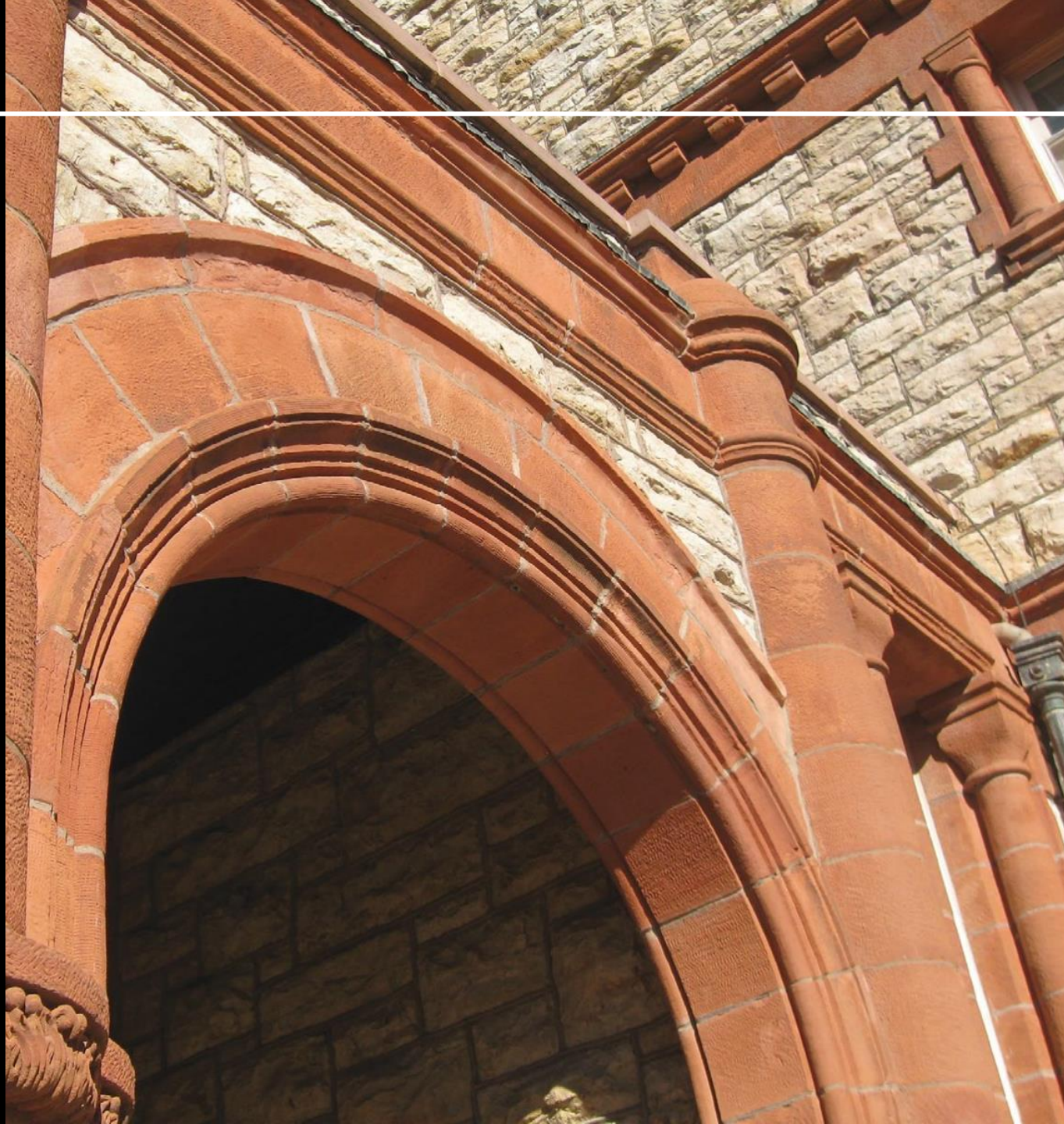


HISTORIC PRESERVATION BOARD

September 1, 2020

Intro to:
*The Secretary
of the Interior's
Standards for
the Treatment
of Historic
Properties*



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES

WITH
GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS



U.S. Department of the Interior
National Park Service
Technical Preservation Services

1966

the **NATIONAL HISTORIC PRESERVATION ACT**

ESTABLISHES:
National Register of Historic Places
State Historic Preservation Offices
Advisory Council on Historic Preservation
Certified Local Governments

AND:
Designates the Secretary of the Interior to regulate historic preservation at the federal level.



the
Mesa
Zoning
Ordinance
and
The Standards
for project
review

STANDARDS IN MESA

11-74-3: - CERTIFICATES OF APPROPRIATENESS



- A. **Certificate of Appropriateness Required.** Activities, such as, but not limited to, changes to or installation of items listed below to be performed on or in connection with any building, structure, site, included in an HD or HL Overlay District shall require a Certificate of Appropriateness.
1. Additions
 2. Awnings or canopies
 3. Carports; garages
 4. Decks
 5. Doors, door frames
 6. Driveways
 7. Exterior walls; fencing
 8. Fire escapes, exterior stairs, exterior elevators, and ramps for the handicapped
 9. Painting of historically unpainted surfaces including wood, stone, brick, terra cotta, concrete and marble
 10. Parapet walls
 11. Pool & Pool Cages
 12. Porch and balcony railings or decorative detailing
 13. Roofs; skylights
 14. Screen windows and doors; windows and window frames
 15. Siding
 16. Signs
- B. **Submittal Requirements for a Certificate of Appropriateness.** Alteration, new construction, and rehabilitation, to an existing structure involving items listed in Subsection A of Section 11-74-3 on a site located within a proposed or approved HD or HL Overlay District shall require submittal to the Historic Preservation Officer (HPO) of the following items:
1. An application, on such form(s) and accompanied by such fee(s) as may be adopted. Applications may be obtained in the Office of Historic Preservation.
 2. Photographs of the existing property;
 3. Drawings, to approximate scale, of the site plan, floor plan(s) and elevations of the proposed work, indicating materials and color scheme;
 4. If signage is part of the proposed work, drawings, to approximate scale, showing size and location of proposed signage, type of lettering to be used, and indication of color and type of illumination, if any; and
 5. Any other information that the HPO may reasonably deem necessary to review the proposed work.
- C. **Review Procedures.** The following procedures will be used for review of applications for Certificate of Appropriateness:
1. Within 10 City Business days of receiving the application for a Certificate of Appropriateness, the Historic Preservation Officer shall determine whether approval may be given for a building or a demolition permit, or shall provide written findings as to why the clearance was not approved. The decision of the Historic Preservation Officer shall be based upon compliance of the request with the United States Secretary of the Interior's "Standards for Rehabilitation" appearing 36 CFR Part 68. Additional guidelines, as proposed by the Historic Preservation Board and approved by the City Council, may also be used by the Historic Preservation Officer, provided the guidelines are not inconsistent with the Secretary's Standards.

the STANDARDS



01 New use in an old building



02 Keep important features and spaces



03 No fake history



04 Keep significant layers



05 Keep important materials and techniques



06 If it's gone, replace in kind

the STANDARDS



07 Clean carefully



08 Archaeology in place



09 The same, but different



10 Make it reversible

the **FOUR TREATMENTS**



PRESERVATION



REHABILITATION



RESTORATION



RECONSTRUCTION

01 PRESERVATION

- Apply measures necessary to sustain existing form, materials, and integrity.
- Ongoing maintenance and repair.
- Limited necessary upgrades without new construction.
- Retention of greatest amount of historic fabric.



02 REHABILITATION

- Create compatible use through repair, alterations, and additions.
- Preserve portions and features that convey historic and cultural value.
- Need to alter and add for changes over time.
- Adaptive reuse



03 RESTORATION

- Accurately depict property from a particular time period.
- Remove features from other periods and reconstruct missing features.
- Limited to necessary upgrades.
- Important to denote a period of significance.



04 RECONSTRUCTION

- Recreate a non-surviving building through new construction.
- Utilize new materials to closely match historic.
- Use for interpretation.



but **HOW DO WE CHOOSE A TREATMENT?**

01 SIGNIFICANCE

Level of importance at a local, state, or national level.

02 CONDITION

The amount of historic fabric and features still intact.

03 PROPOSED USE

Finding balance between effective new use and impacting historic character.

04 REGULATIONS

Sensitive design to treatment comply with code and regulations.

standards for **REHABILITATION**

01 Historical or new use with minimal change to distinctive features

02 Preserve historic character

03 Avoid false history or conjecture

04 Preserve changes over time

05 Preserve distinctive materials and craftsmanship

06 Repair or replace in-kind

07 Clean and treat gently

08 Preserve archaeology in place or mitigate

09 Differentiate new work but make it compatible

10 Make new work reversible

**ADAPTIVE
REUSE**

NPS PRESERVATION BRIEFS

PRESERVATION BRIEFS

3

Improving Energy Efficiency in Historic Buildings

Jo Ellen Hensley and Antonio Aguilar

Inherent Energy Efficient Features of Historic Buildings

Energy Audit

Actions to Improve Energy Efficiency

What about moisture?

Alternative Energy Sources

Summary and References

[Download the PDF](#)



Farmhouse with energy efficient storm windows.

The concept of energy conservation in buildings is not new. Throughout history building owners have dealt with changing fuel supplies and the need for efficient use of these fuels. Gone are the days of the cheap and abundant energy of the 1950's. Today with energy resources being depleted and the concern over the effect of greenhouse gases on climate change, owners of historic buildings are seeking ways to make their buildings more energy efficient. These concerns are key components of sustainability—a term that generally refers to the ability to maintain the environmental, social, and economic needs for human existence. The topic of sustainable or “green” building practices is too broad to cover in this brief. Rather, this preservation brief is intended to help property owners, preservation professionals, and stewards of historic buildings make informed decisions when considering energy efficiency improvements to historic buildings.

Sound energy improvement measures must take into consideration not only potential energy savings, but also the protection of the historic property's materials and features. This guidance is provided in accordance with the Secretary of the Interior's Standards for Rehabilitation to ensure that the architectural integrity of the historic property is preserved. Achieving a successful retrofit project must balance the goals of energy efficiency with the least impact to the historic building. Planning must entail a holistic approach that considers the entire building envelope, its systems and components, its site and environment, and a careful evaluation of the effects of the measures undertaken. Treatments common to new construction need to be evaluated carefully before implementing them in historic buildings in order to avoid inappropriate alteration of important architectural features and irreparable damage to historic building materials. This brief targets primarily small to medium-size historic buildings, both residential and commercial. However, the general decision-making principles outlined here apply to buildings of any size and complexity.

Inherent Energy Efficient Features of Historic Buildings [return to top](#)

Before implementing any energy conservation measures, the existing energy-efficient characteristics of a historic building should be assessed. Buildings are more than the sum of their individual components. The design, materials, type of construction, size, shape, site orientation, surrounding landscape, and climate all play a role in how buildings perform. Historic building construction methods and materials often maximized natural sources of heat, light and ventilation to respond to local climatic conditions. The key to a successful rehabilitation project is to understand and identify the existing energy-efficient aspects of the historic building and how they function, as well as to understand and identify its character-defining features to ensure they are preserved. Whether rehabilitated for a new or continuing use, it is important to utilize the historic building's inherent sustainable qualities as they were intended to ensure that they function effectively together with any new treatments added to further improve energy efficiency.

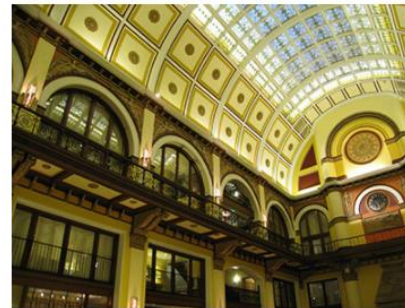


Figure 1. A decorative, stained glass skylight allows natural daylight into the interior.

Roofing

Masonry repair

Adobe/rammed earth

Terra-cotta

Wooden/steel windows

Storefronts

New additions

Concrete/stucco

Interiors

Barns

HVAC

Historic signs

Accessibility

Cultural landscapes

Lightening protection



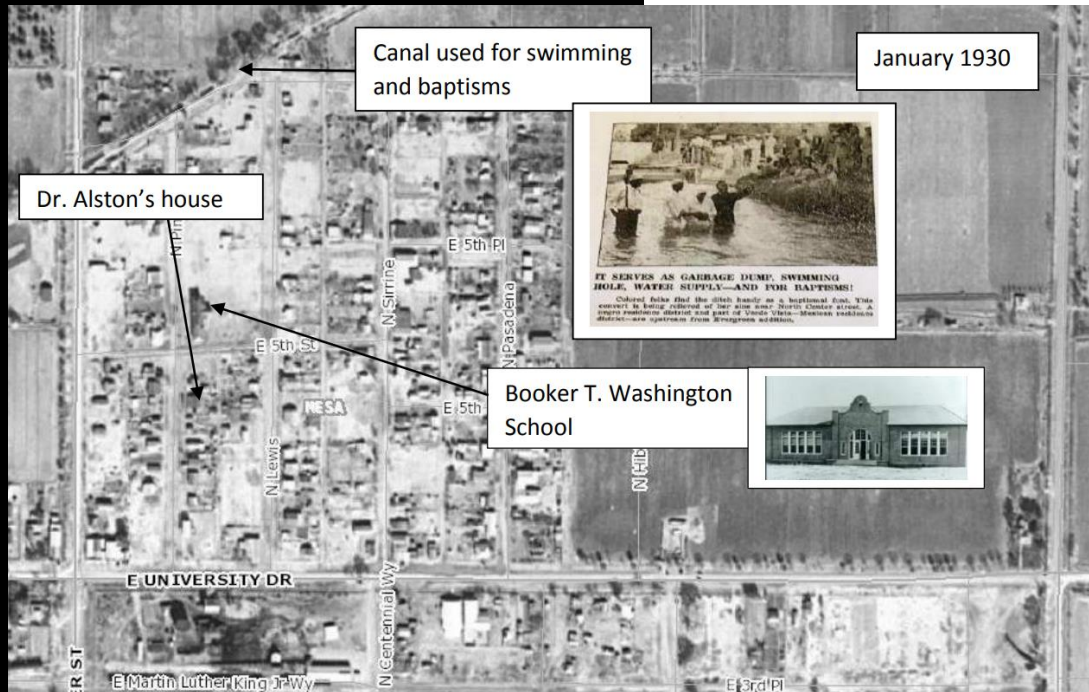
Preservation Briefs



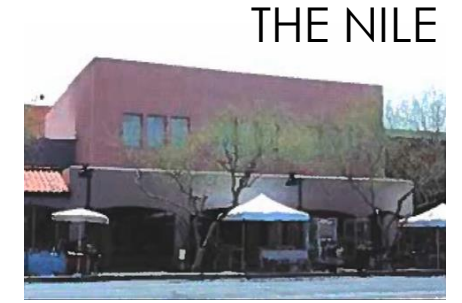
- Recognize and resolve common problems
- Recommend methods consistent with historic character
- Consistent with the Secretary of the Interior's Standards

beyond THE STANDARDS

The Standards are a guide, but not the only way to do historic preservation...



HERITAGE
NEIGHBORHOODS



THE NILE