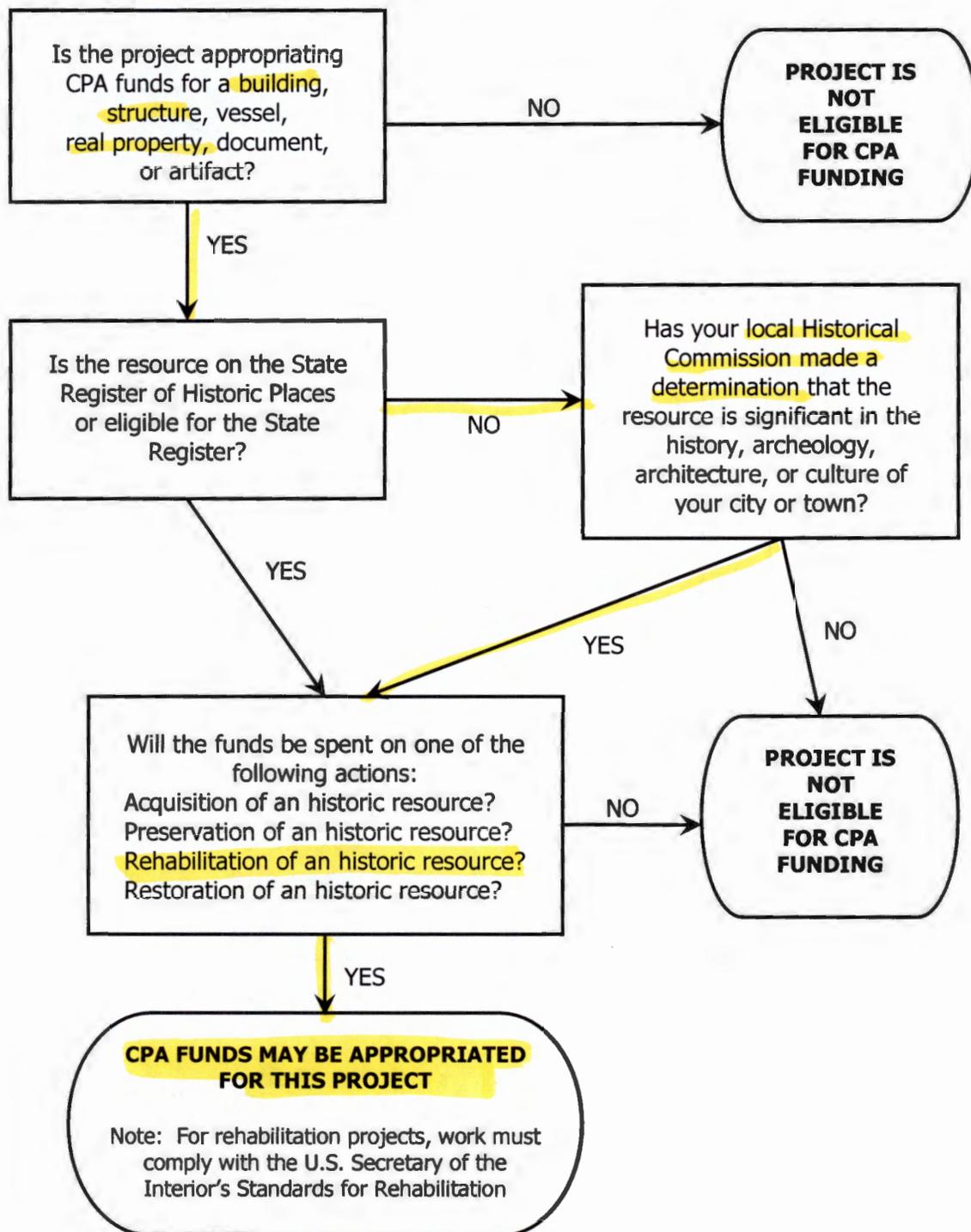


## QUALIFYING HISTORIC PROJECTS FOR CPA FUNDING





## Community Preservation Coalition

Preserving our past. Building our future.

### CPA 101: Rules for Historic Rehabilitation

Under CPA, all rehabilitation work on historic resources must comply with the Standards for Rehabilitation as laid out in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards). This regulation is outlined in the definition of rehabilitation at the beginning of the CPA legislation, which says:

*With respect to historic resources, rehabilitation shall have the additional meaning of work to comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.*

So **what** are these Standards, **where** can they be found, and **what does this mean** for your Community Preservation Committee?

#### What are the Standards?

The U.S. Department of the Interior's website calls the Secretary of the Interior's Standards "common sense principles in non-technical language [that] were developed to help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices." The Standards may be applied to all types of historic resources, including buildings, sites, structures, objects, and districts.

The Department of the Interior's website explains that the Standards themselves are not used to make important decisions about which features or portions of a historic resource should be saved and which might be changed. Once these decisions have been made, however, the Standards -- a series of concepts about maintaining, repairing, and replacing historic materials, as well as about designing new additions or making alterations -- can provide consistency and a unifying framework for the work.

#### Where are they?

You can find a copy of the Standards [here](#) on the Community Preservation Coalition's website.

#### What does this mean for our CPA rehabilitation projects?

The important thing for CPCs to remember is this: CPA grant awards to organizations proposing to perform rehabilitation work on historic resources should clearly stipulate use of these Standards as a requirement of receiving the grant. If everything is set out clearly in advance in the grant award, then there is less chance of something going wrong later when the project is underway.

## **The Secretary of the Interior's Standards for Rehabilitation**

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.