

A Greater Understanding of Historic Buildings

2016 OBOA/BOCONEO Joint Conference

March 7, 2016

Presented in Partnership with Heritage Ohio



Why are historic buildings getting more attention?

Federal and State Historic Preservation
Tax Credits



Historic Preservation as an Economic Generator

Over the past several decades, due to investment spurred by federal and state tax credit programs as well as increased property values resulting from enforcement of local ordinances, historic preservation has become a critical economic development tool.

Highlights for FY 2013*

Investment in historic rehabilitation

	Part 2 (proposed)	Part 3 (completed)
Rehabilitation costs	\$6.73 billion	\$3.39 billion
Median cost of projects	\$770,000	\$760,976
Number of approved applications	1,155	803

Number of housing units sets new record

Number of housing units	25,121
Rehabilitated housing units	9,367
New housing units	15,754
New low and moderate income housing units	7,097

Job creation remains strong**

Average number of local jobs created per project	78
Estimated number of local jobs created	62,923

Federal Tax Incentives For Rehabilitating Historic Buildings 1977-2013

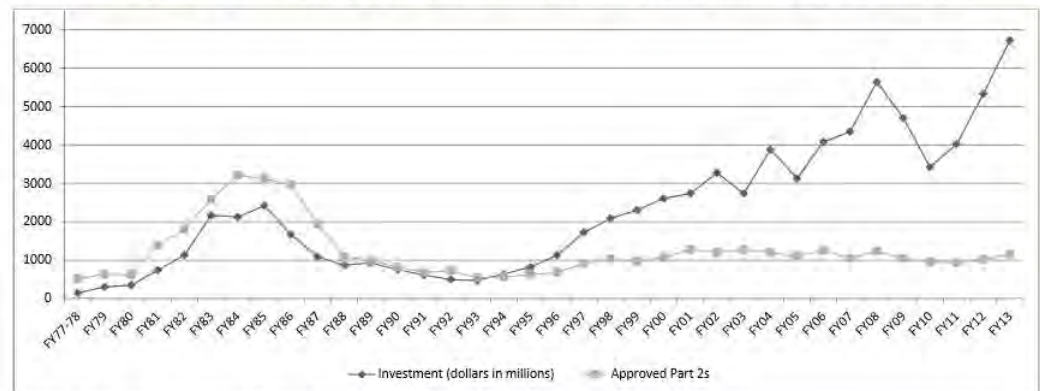


Figure 1. Note: Investment dollars above are not adjusted for inflation.



Source: "Federal Tax Incentives for Rehabilitating Historic Buildings: Statistical Report and Analysis for Fiscal Year 2013", NPS

Federal Historic Preservation Tax Credit

- 20% federal tax credit for rehabilitation of incoming producing properties that are listed in the National Register of Historic Places
 - No annual cap or application deadline
 - Administered by National Park Service in partnership with IRS
 - Requires conformance with the Secretary of the Interior's Standards for Rehabilitation



Ohio Historic Preservation Tax Credit

- 25% state tax credit for rehabilitation of incoming producing properties that are listed in the National Register of Historic Places or are designated as local landmarks
 - Competitive program
 - Total of \$60 million awarded annually in two rounds (\$30 million per round)
 - Administered by Ohio Development Services Agency
 - Requires conformance with the Secretary of the Interior's Standards for Rehabilitation



Historic Preservation Tax Credits

- Federal program has no established end dates, so review of “federal only” projects can take as long as necessary to ensure a recommendation for approval.
- Review of projects submitted under state program must be completed within fifteen weeks of application deadline.
 - Limits the amount of consultation between applicant and SHPO
 - Vast majority of projects seek both state and federal tax credits, pushing a high percentage of reviews into two compressed state review periods each year



The Secretary of the Interior's Standards for Rehabilitation

Helpful guidance for the successful
rehabilitation of historic buildings

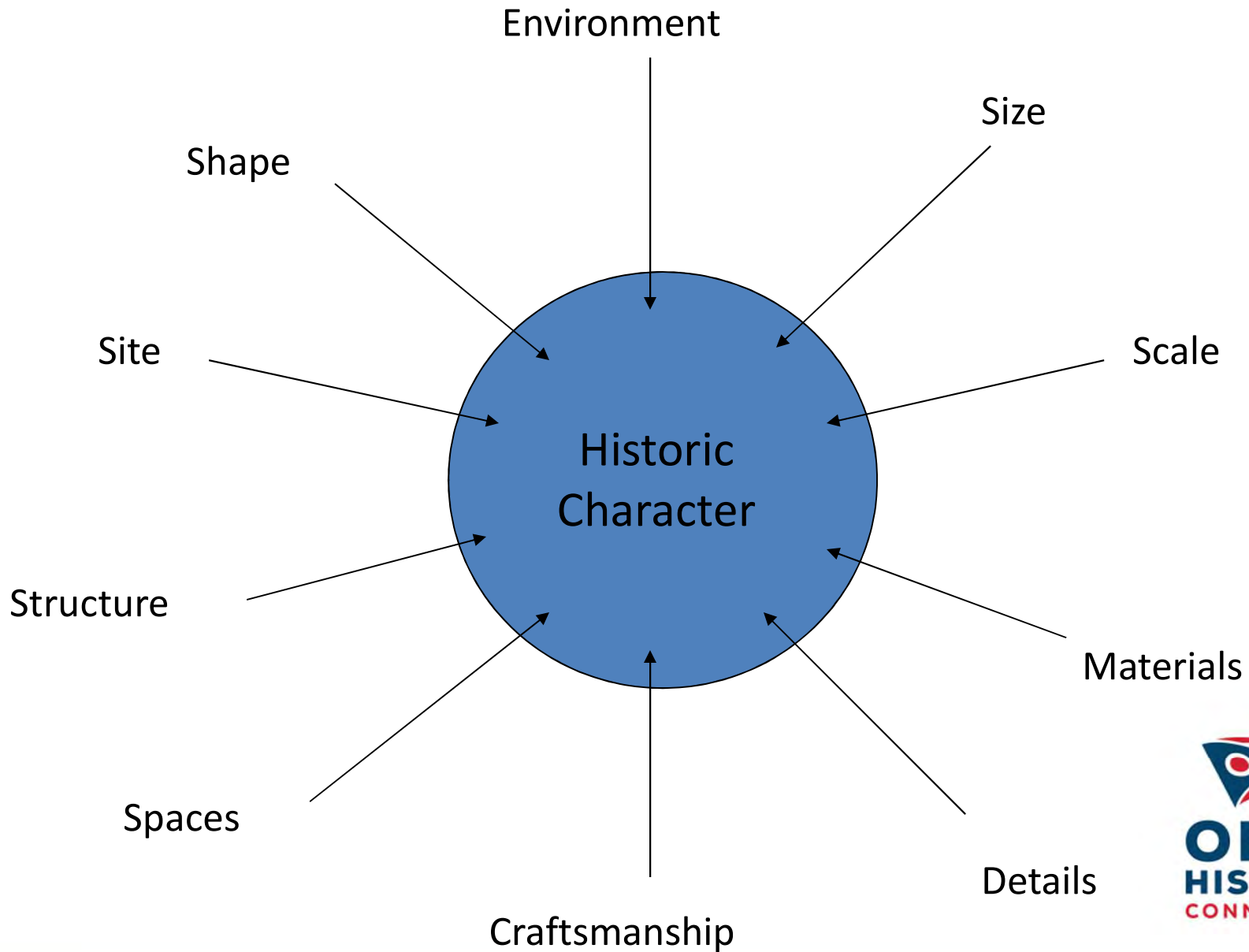




Standards for Rehabilitation

- Ten common sense principles emphasizing:
 - Preservation of historic character
 - Repair rather than replacement
 - Compatibility of alterations
- Apply to all types of historic buildings
- Pertain to exterior and interior features and spaces





Standard 1 - Find a compatible use.



Standard 2 - Preserve historic character



Standard 3 - Don't create a false sense of history



Standard 4 - Preserve additions that have gained significance



Standard 5 - Preserve distinctive features



Standard 6 - Repair rather than replace. Match closely if repair is not possible





Standard 7 - Do not cause damage to historic building materials



Standard 8 - Protect significant archeological resources



Standard 9 - Ensure that additions are compatible



Standard 10 - Ensure that additions are reversible



Additional Information

- Ohio State Historic Preservation Office:
<http://www.ohiohistory.org/state-historic-preservation-office>
- Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings:
<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>



What is the review process at the State Historic Preservation Office?

Federal Tax Credit Application



Application Part 1

Evaluation of Significance

- Is this a Certified Historic Structure?
 - Individually listed on the National Register of Historic Places
 - Listed as contributing to National Register historic district
 - Contributing to a Certified Historic District



Part 1 Submission Requirements

- Descriptions of appearance and significance
- Labeled before-rehab (and current) photographs
 - Photo number, building name and address
 - Brief description of view being shown
 - Month and year photo was taken
- Photo key
- Historic district map with building located
- Two copies of everything

Form IS-100
Rev. 12/97

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CHIEF HISTORIC
OFFICER

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

NPS Office Use Only
NEED NO. _____

NPS Office Use Only
Project No. _____

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Fill in print letters or block ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property _____
Address of property: Street _____
City _____ County _____ State _____ Zip _____

Name of historic district: National Register district certified state or local district potential historic district

2. Check nature of request:
 certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
 certification that the structure of building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a thematic contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the parcel or area of significance contributes to the significance of the district.

3. Present contact
Name _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

4. Owner
I hereby attest that the information I have provided in, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.
Name _____ Signature _____ Date _____
Organization _____
Social Security or Employer Identification Number _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only
The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:
 contributes to the significance of the above-named historic district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
 contributes to the significance of the above-named historic district and is a "certified historic structure" for a thematic contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 does not contribute to the significance of the above-named district.

Historic Preservation Officer:
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if recommended by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if recommended by the State Historic Preservation Officer.
 appears to contribute to the significance of a regional historic district but is outside the parcel or area of significance as documented in the National Register nomination or district authorization on file with the NPS.
 does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____
 See Attachments



Part 2 Submission Requirements

Form 10-188a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CMS Approved
No. 1024-0009

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 — DESCRIPTION OF REHABILITATION**

NPS Office Use Only

NPS Office Use Only

NPS No. _____ Project No. _____

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. **Name of property:** _____
Address of property: Street _____
City _____ County _____ State _____ Zip _____

Listed individually in the National Register of Historic Places; give date of listing: _____
 Located in a Registered Historic District, specify: _____

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no
If yes, date Part 1 submitted: _____ Date of certification: _____ NPS Project Number: _____

2. **Data on building and rehabilitation project:**

Date building constructed: _____	Total number of housing units before rehabilitation: _____
Type of construction: _____	Number that are low-moderate income: _____
Use(s) before rehabilitation: _____	Total number of housing units after rehabilitation: _____
Proposed use(s) after rehabilitation: _____	Number that are low-moderate income: _____
Estimated cost of rehabilitation: _____	Floor area before rehabilitation: _____
This application covers phase number _____ of _____ phases	Floor area after rehabilitation: _____
Project/phase start date (est.): _____	Completion date (est.): _____

3. **Project contact:**

Name _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number: _____

4. **Owner:**

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C.1001.

Name _____ Signature _____ Date _____
Organization _____
Social Security or Taxpayer Identification Number _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number: _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application — Part 2" for the above-named property and has determined:

that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.

that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.

that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

See Attachments

- Narrative describes before-rehab conditions and all intended work
- Labeled and keyed “before” photographs of all areas of the building and site
- Drawings (pre-rehab and after rehab)
- Other necessary information such as specifications, product data, window information, models, renderings, etc.
- Two copies of everything



Amendment



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

OMB Approved
No. 1024-0008
Form 10-168
Rev. 2014

NPS Project Number _____

Instructions: This page must bear the applicant's original signature and must be dated.

1. **Property name** _____
Property address _____

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
 Estimated rehabilitation costs of phase (GRE) _____

Summarize information here; continue on following page if necessary.

3. **Project Contact** (if different from applicant)
 Name _____ Company _____
 Street _____ City _____ State _____
 Zip _____ Telephone _____ Email Address _____

4. **Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 5 years.

Name _____ Signature _____ Date _____
 Applicant Entity _____ SSN _____ or TIN _____
 Street _____ City _____ State _____
 Zip _____ Telephone _____ Email Address _____
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only
 The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
 meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:
 The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____

NPS conditions or comments attached



Part 3

Certification of Completed Work

- What have you done to the property?
- Does it match with the Part 2 narrative?
 - Does it match any previously submitted amendments?
- Has everything been completed?
- Five year look-back period



Part 3 Submission Requirements

Form 10-1686
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approval
No. 1024-0099

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
REQUEST FOR CERTIFICATION OF COMPLETED WORK**

NPS Office Use Only:
NRIS No. _____

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property:
Address of property: Street _____
City _____ County _____ State _____ Zip _____
Is property a certified historic structure? yes no If yes, date of certification by NPS: _____
or date of listing in the National Register: _____

2. Data on rehabilitation project:
National Park Service assigned rehabilitation project number: _____
Project starting date: _____
Rehabilitation work on this property was completed and the building placed in service on: _____
Estimated costs attributed solely to the rehabilitation of the historic structure: \$ _____
Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: \$ _____

3. Owner: (space on reverse for additional owners)
I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name _____ Signature _____ Date _____
Organization _____
Social Security or Taxpayer Identification Number _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only
The National Park Service has reviewed the "Historic Preservation Certification Application — Part 2" for the above-listed "certified historic structure" and has determined:
 that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation," and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the appropriate local Internal Revenue Service office. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the "Standards for Rehabilitation." The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."
 that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____
 See Attachments

- Labeled “after” photographs of all areas shown in the Part 2 “before” photographs
- Evidence that all Part 2 Conditions were met
- Explanation (via an Amendment) of any variations from the approved project
- Two copies of everything



Local Design Review

Working With Local Historic Preservation
Commissions



Objective

- Participants will learn how and why local Historic Preservation Commissions can and should coordinate with the local building department in regards to OBC section 3409 and RCO section 113.



Local Ordinance

- Enabling Ordinance for Historic Preservation Commission
 - Establishes Commission
 - Procedure for designation
 - Procedure for design review
- States that local public policy supports historic preservation



Local Preservation Laws

- *Euclid v. Ambler Realty Co.*
 - Affirmed municipal right to zoning laws
- District-based historic preservation
 - Charleston, 1933
 - New Orleans, 1936
- Tool against urban renewal
 - German Village Commission, 1960



Penn Central v. New York

- Affirmed legality of designation
- Affirmed legality of design review
- Established process
 - Due process
 - Avoiding takings



Commission Process

- Designation
 - Is the property historic?
- Design Review
 - Responds to applications
 - Does not design projects
- Outreach
 - What can property owners expect?



Commission Considerations

- Property significance
- Design Guidelines and ordinance standards
- Exterior of buildings
 - Additions
 - Alterations
- Site of buildings



4.4 Energy Efficiency

Often the solution to energy leaks in an older home are simpler than imagined. A misconception that some people have about Historic Preservation is that it is counter to the growing desire for increased energy efficiency and green building practices. However, there are many green practices that are appropriate or that are inherent in historic buildings. Many of the suggestions listed below do not require historic review, but the small steps outlined can make a big difference in cutting energy loss in an older home. The Commission also encourages new innovations and ideas be brought to their attention for discussion and research as technologies change.

Guidelines for Alterations
4.0

Start with an energy audit. Audits can help pinpoint problem areas and measure energy savings. In a historic house, it is important to hire a professional who's well acquainted with the idiosyncrasies of older homes. Your local energy company may also conduct complimentary energy audits. The audit should be done in the late fall or winter and may include a Blower Door Test or an infrared camera evaluation. During a Blower Door test your auditor will mount a fan on an exterior door frame to pull air out of the house and determine how airtight the home really is.

Make sure fireplace dampers, dryer vents, and bathroom fans are open only during use. An open damper can let as much as eight percent of the heat in your house escape.

Use light paint colors for your house's exterior. Lighter colors reflect heat better than darker ones.

Add storm windows. Storm windows improve energy efficiency and personal comfort for a fraction of the cost of window replacement.

Decorate for cold-weather efficiency. Use lined draperies, working shutters, and insulated window shades to significantly cut heat loss.

Check your heating system. Have your furnace serviced for maximum efficiency. Bleed radiators and clean forced-air registers to ensure proper operation. Change furnace filters monthly or as recommended by the manufacturer.

Restore porches and awnings. Porches, awnings, and shutters were intended for shade and insulation. The restoration of porches requires historic review.

In summer, open the windows and use fans and dehumidifiers, which consume less energy than air-conditioning. Many old houses were designed with good cross-ventilation; take advantage of your home's layout.

Insulate the attic, basement, and crawl space. About 20% of energy costs come from heat loss in those areas. Inadequate insulation results in heat loss, and forces your furnace to work overtime. Make certain the attic hatch is as well insulated as the attic floor.

Plant trees and other landscaping. Evergreen trees on the north and west sides of your house can block winter winds, and leafy trees on the south and west provide shade from the summer sun. It may be possible to use old photos to match the historic landscaping of your house.

Keep original windows intact. Older windows perform extremely well when properly maintained. Don't replace — repair! Seal gaps with caulk, apply new glazing compound, replace broken panes, repair loose wood parts, and install weather stripping. You'll reduce landfill waste and the demand for vinyl, a non-biodegradable material that gives off toxic byproducts when made.

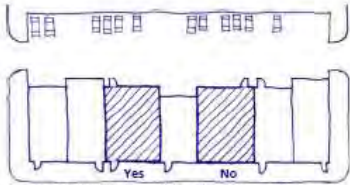
Install a programmable thermostat to keep your house warm when you are home, and cooler when no one's there.

Insulate ductwork and hot water pipes travelling through cool spaces. Caulk holes around mail chutes, cable television and utility entrances, and outdoor faucets.

Reuse old materials, such as brick, stone, glass, and slate when making home improvements. This prevents these materials from ending up in the landfill and does not require the resources to harvest or produce new materials. Make a visit to the Salvage Barn at the Iowa City Landfill to find reusable materials of every sort.

Keep doors airtight by weather stripping, caulking, and painting them regularly.

Guidelines for Alterations
4.0



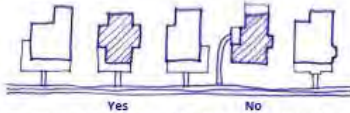
Commercial buildings should retain a street entrance. A secondary entrance facing a parking area can also be added.

Orientation

The principal façade of new construction should be oriented in the same direction as the majority of the buildings on the streetscape, with main entrances located on the principal façade. In the case of new construction on a corner site, the front façade should generally face the same direction as the existing buildings on the street and follow the rhythm of the streetscape. (Refer to the Comprehensive Zoning Ordinance for specific site orientation requirements.)

It is Generally Appropriate to...

- Orient the primary façade and principal door parallel with the street



The primary entrance for residential buildings should face the street.

It is Generally Inappropriate to...

- Orient the primary façade or principal elevation of a building on secondary street elevation



The entrance of the corner building is oriented towards the perpendicular street and is inappropriate.

12-8 City of New Orleans HDLC – Guidelines for New Construction, Additions and Demolition

Architectural Elements and Projections

Throughout New Orleans' neighborhoods, the rhythm of the streetscapes is highlighted by the projection of porches, galleries and balconies to relieve otherwise flat façades. At the roofline, projecting chimneys, dormers and parapets contribute to a building's overall shape and silhouette. The choice, size, location and arrangement of elements of a proposed building should reflect those of surrounding buildings.

In most cases, these projections are parallel to the street and provide shelter for the primary building entrance. In the case of porches and some raised galleries, the entrances are raised a few steps above ground level.



Projections, such as balconies can help new buildings relate to the surrounding neighborhood.

It is Generally Appropriate to...

- Construct a building with an architectural element or projection designed and detailed similarly to those found at neighboring buildings
- Design an architectural element with simplified detailing that is similar to architectural elements at comparable buildings within the local Historic District or setting
- Construct porch and gallery floor and ceiling heights at similar heights as those found on neighboring buildings where permitted by code

It is Generally Inappropriate to...

- Construct a new "historicized" architectural element on a building that historically would not have included one
- Construct a porch, gallery, balcony, parapet or dormer at a building type or style which typically would not have included one or in a configuration or location where they are not appropriate for the building type

General Principles for Additions



67. Locate an addition to be subordinate to the original structure.

INTENT STATEMENTS

- 3a To maintain the general appearance of a historic structure, especially from key public vantage points, when building an addition
- 3b To minimize damage to the original structure and preserve character-defining features when building an addition
- 3c To avoid adversely affecting the character-defining features of a historic district when building an addition
- 3d To ensure that an addition relates to the fundamental characteristics of the block while also appearing as current construction

CHARACTER-DEFINING FEATURES OF A HISTORIC DISTRICT

When planning a new addition in a historic district, it is important to carefully review the district's character-defining features. See "Appendix A: The Character-defining Features of Denver's Historic Districts" for more information.

GUIDELINES FOR ALL ADDITIONS TO HISTORIC STRUCTURES

- 3.1 Locate an addition to be subordinate to the original structure.
 - a. Place an addition to the rear of the original structure whenever possible.
 - b. See Guideline 3.8 for additions to residential structures and Guideline 3.11 for additions to commercial structures.
- 3.2 Design an addition to a historic structure to respect the character-defining features of the historic district, the surrounding historic context, and the original primary structure.
 - a. Design an addition to be compatible with the scale, massing and rhythm of the historic structure and context.
 - b. Align porch eaves, roof lines and other features with adjacent structures, when possible.
 - c. Retain the appearance and orientation of the historic primary entrance
 - d. Use materials that are of a similar color, texture, and scale to those in the historic structure and surrounding historic context. See Guideline 4.6 on page 76 for more information.
 - e. Design windows and doors to be compatible with the primary structure and surrounding historic context, particularly when visible from public vantage points. See Guideline 4.8 on page 77 for more information.

Accessibility



62. Add a ramp to the outside of a building or at an entry, wherever possible.



63. When adding accessible access features, such as ramps, minimize impacts on historic buildings and the surrounding historic context.



INTENT STATEMENT

- 2z. To preserve the integrity of historic buildings and sites while ensuring compliance with accessibility regulations

AMERICANS WITH DISABILITIES ACT

In 1990, the passage of the Americans with Disabilities Act (ADA) mandated that all places of public accommodation be accessible to everyone. This includes historic structures that are used for commercial, rental, multi-family and public uses. Note that the law provides that alternative measures may be considered when the integrity of a historic structure may be threatened. In most cases, property owners can comply without compromising the historic structure. In some cases, ramps are allowed in the public right-of-way. Contact the Public Works Department for more information.

The guidelines in this document should not prevent or inhibit compliance with accessibility laws.

GUIDELINES FOR ACCESSIBILITY

- 2.65 When adding accessibility features, such as ramps, minimize impacts on historic buildings and the surrounding historic context.
- Retain the key features of the historic structure in any design.
 - Ensure that accessibility improvements are reversible to accommodate future changes in technology or building use.
 - Add a ramp to the outside of a building or at an entry, wherever possible.
 - Do not alter a storefront design or location to accommodate a ramp on the inside.
- 2.66 When adding accessibility features to historic civic/institutional buildings, or other buildings that are located on a landscaped site, ensure compatibility with the historic site.
- Integrate ramps with the building's architecture and landscape setting.
 - Consider providing access by gently re-sloping a large lawn and eliminating the need for railings, ensuring that the historic character of the building and site are not negatively impacted.
 - Place ramps behind historic features such as low walls or railings, ensuring that they remain easy to find.
 - Use materials for ramps that are compatible with the original building materials and design.
 - Avoid installing pre-manufactured steel ramps or wheelchair lifts on the primary façade(s) of a historic building.

How Commissions View Code

- What information are you looking for?
 - Code-specific definitions
 - Compliance with all aspects
- What helps your decision making process?
 - Special aspects that must be considered
 - Keeping what makes the property historic



Definitions: Historic Building

1. Listed or preliminarily determined to be eligible for listing in the “National Register of Historic Places”; or
2. Determined by the secretary of the U.S. department of interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or
3. **Designated as historic under a state or local historic preservation program that is approved by the U.S. department of interior.**



Applicability – Life Safety

- The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are **judged by the building official to not constitute a distinct life safety hazard.**



Applicability - Accessibility

- These provisions shall apply to buildings and facilities designated as historic structures that undergo alterations or a change of occupancy, **unless technically infeasible**. Where compliance with the requirements for accessible routes, entrances or toilet facilities **would threaten or destroy the historic significance of the building or facility**, as determined by the applicable governing authority, the alternative requirements of Sections 3411.9.1 through 3411.9.4 for that element shall be permitted.



Outreach to Commissions

- Talk with the local Historic Preservation Commission
 - Regular meetings
 - Information on changes to code
- Identify areas of conflict
- Help them understand what you need
- Understand contractors and developers



ADA is compatible with historic buildings

Sample Projects

