

Secretary of the Interior's Standards for Historic Preservation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit.

The Standards are applied to 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 historic 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.

Historic Structure Treatment Requirements

REHABILITATION

1. Every reasonable effort shall be made to provide an adaptive and compatible use for a historic structure that requires minimal alteration of the structure and its environment, or to use a historic structure for its historically intended purpose(s).
2. The use of the structure shall be regulated to minimize both immediate and long range damage to the structure, its environment, and its historic contents.
3. The distinguishing qualities or character of the structure and its environment shall not be destroyed. The removal or alteration of any material or distinctive architectural features should be avoided when possible.
4. All structures shall be recognized as products of their own time. Alterations that have no historical basis and seek to create an earlier appearance are prohibited.
5. Changes which have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
6. Distinctive architectural features or examples of skilled craftsmanship which characterize a structure shall be treated with sensitivity and preserved.
7. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features substantiated by archeological, historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures.
8. All material incorporated in the work shall be new and in unopened manufacturer's packaging, unless otherwise approved by the NPS.
9. New or replacement fabric shall be identified or permanently marked in an unobtrusive manner to distinguish it from original fabric.
10. The surface cleaning of structures shall be undertaken with the gentlest means possible. Cleaning methods that will damage the structure materials or accelerate deterioration are prohibited.
11. All treatment work that may affect surface or subsurface archeological resources must receive written approval by the Superintendent before such work is carried out. Such treatment may be evaluated by a NPS archeologist and historical architect as a NPS expense.
12. The rehabilitation work must bring the structure into conformance with zoning and the codes of the appropriate local government including: Ohio Basic Building Code, State of Ohio Plumbing Code, and National Electric Code. The Uniform Building Code and Life Safety Code (NPDA 101) shall be used if more stringent than local codes.
13. The rehabilitation must bring the structure into conformance with the Americans with Disabilities Act of July 26, 1991. Accessibility standards apply unless it is determined that strict compliance will impair significant historic or architectural values, and a waiver is obtained.

14. The interior of the structure shall be maintained at a minimum air temperature of 40°F.

PRESERVATION MAINTENANCE

1. Inspection and preservation maintenance of the property shall be carried out in accordance with a Historic Structure Preservation Guide provided by the lessee and approved by the NPS. All maintenance work on the historic structure shall be done by qualified technicians in accordance with this guide. An annual report of the property shall be prepared and submitted to the Superintendent of Cuyahoga Valley NP.
2. All maintenance work must retain the maximum feasible amount of original fabric. When fabric has deteriorated beyond repair, replacement work must match replaced fabric and must be identified or permanently marked in an unobtrusive manner to distinguish it from the original fabric.
3. The lessee will be responsible for maintaining access roads, lawns and garden areas, and parking areas.
4. For purposes of this document, the maintenance to be performed by the lessee is divided into the following two categories:

Cyclical Maintenance Items:

- maintenance and repair of entire building exterior, including roofs, porches, steps, etc. in a manner approved by NPS.
- application of a high quality exterior paint or stain in accordance with schedule approved by NPS.
- maintenance, repair, and painting of building interior.
- maintenance and repair of the building mechanical, electrical, and plumbing systems.
- compliance with all applicable health and safety codes.
- maintenance of the potable water supply and waste water treatment system.

Routine Maintenance Items:

- ensuring that the building and its grounds are maintained in a clean, orderly manner, free of litter.
 - maintaining all utility systems, within the building and its grounds.
 - maintaining all yards, lawns, grounds, and plantings associated with the leased property.
 - maintaining all driveways and pathways, including snow and ice removal.
 - assuring that any tree and shrubs are not damaged or removed without permission from NPS.
5. Lessee's annual program for cyclical maintenance shall be reviewed by and approved by the NPS.

CONSTRUCTION WORK

1. The architect who prepares the plans and specifications for construction work on the structure must be a registered architect. These plans and specifications shall be approved by the NPS before any work is undertaken. In addition, the NPS shall approve all plans and specifications for site improvements and landscape treatment including: paving, planting plans, runoff plans and calculations, traffic patterns, etc. The lessee will be responsible for providing the NPS with reproducible copies of all drawings, specifications and historical data prepared by or for the lessee.
2. It will be the responsibility of the lessee to accomplish the specified work, and to have this work supervised by their architect. All construction work and preservation maintenance treatment will

be inspected by the NPS for conformance to the proposal and lease terms. The NPS has the authority to stop the lessee's construction work or preservation maintenance when, in the NPS's opinion, resources are endangered.

3. If major construction treatment is proposed, it must be based on a Historic Structure Report prepared for the lessee by an architect approved by the NPS. The Historic Structure Report shall follow the instructions contained in the NPS "Guidelines for Cultural Resources Management," and shall be reviewed and approved by the NPS prior to implementation. This report will be prepared at the cost of the lessee.
4. All rehabilitation, construction treatment and maintenance work, including repairs, shall be done by qualified technicians.
5. During the term of the lease, every precaution is to be taken to prevent damage to the structure and surrounding area. Should damage occur, it is to be repaired or replaced to match as closely as possible the existing condition at no expense to the Government and to the satisfaction of the NPS.
6. During construction work, the leased area shall be maintained free from accumulations of waste materials and rubbish. Daily, during progress of work, all areas shall be cleaned and waste materials, debris and rubbish disposed of in on-site containers provided by the lessee. All waste materials, debris and rubbish are to be removed from the site by the lessee.
7. No building, or other structure or improvements, shall be erected, constructed, altered, extended, improved, or removed without prior written approval of the NPS.

SERVICES

1. The NPS is not responsible for water, sewage, electricity, gas, and telephone service to the property. The NPS assumes no responsibility to provide the lessee with these services.
2. The numbers of cars to be parked and their location are subject to negotiation with the NPS.