

Historic Building & Codes 101: Standards for Rehabilitation & Codes and Requirements



Agenda

- Purpose of the Standards
- Identifying Character Defining Features
- Review of the Standards
- Examples from projects
 - Accessibility – entrances and stairwells
 - Fire safety
 - Flood hazard areas
- Questions and Discussion



Secretary of the Interior's Standards for the Treatment of Historic Properties:

- Preservation
- Restoration
- Reconstruction
- **Rehabilitation**

Why do we use the Standards for Rehabilitation:

REHABILITATION acknowledges **the need to repair, alter or add to a historic building** in order to return that historic building to a state of utility for its existing use or to provide for **a new contemporary use** while retaining the property's **historic character**.

The level of repair, alteration, or change of occupancy for rehabilitation generally triggers code requirements. Chapter 12 of IEBC may provide exceptions for historic buildings in relationship to the Standards for Rehabilitation.

Rehabilitation is the most commonly applied Standard for the treatment of historic properties that is used for PA-SHPO project review.

Purpose of the Standards for Rehabilitation

- Preserve the architectural and historic character of a building
- Apply to buildings of all types, sizes, uses, materials.
- Apply to exteriors and interiors.
- Extend to building site and environment – landscape and attached, adjacent, related new construction.
- All 10 Standards must be met.



What is the expectation of the Standards?

For the historic property owner, architect, contractor, HARB member, code official, or project reviewer, NPS expects the Standards to be:

- 1. Common sense principles in non-technical language**
- 2. Promote consistent preservation practices for the treatment of historic properties**

Identifying Character Defining Features

Two primary goals of the Standards are the preservation of :

- 1) **Historic materials and craftsmanship**
- 2) **A building's distinguishing character defining features**

Character defining features are identified by a visual inspection of a building and include:

- Overall exterior aspects of shape and massing, materials, openings for doors and windows, decorative features of trim and projections, roof features, and site features
- Interior aspects of floorplan, corridors, vertical circulation, relationship of these spaces, decorative features, surface materials and finishes, exposed structural elements

Identifying Character Defining Features

Under IEBC, Chapter 1201.2 Report - a report prepared by a **registered design professional** to identify:

- 1) Each required safety feature that is in compliance
- 2) Where compliance with other changes would be damaging to the **contributing historic features**
- 3) If the feature is not in compliance, demonstrate how the **intent** of these provisions is complied with in **providing an equivalent level of safety**

Role of State Historic Preservation Office

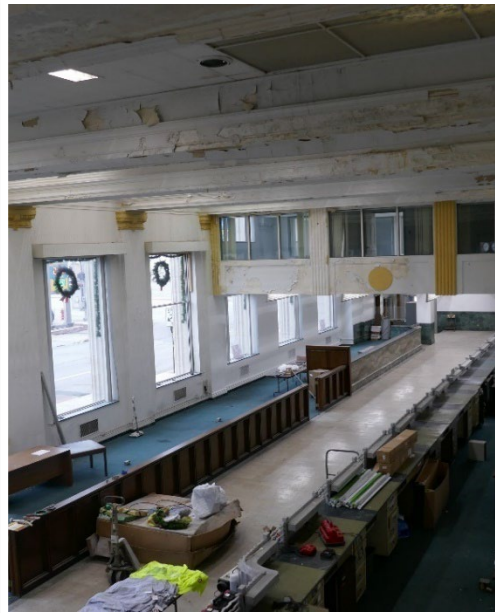
- Certify of historic status
- Verify character defining features and extent of potential damage
- Provide letters to support an exemption based on impact on **contributing historic features** and reasonable and measurable alternative to meet intent of code

Identifying Character Defining Features



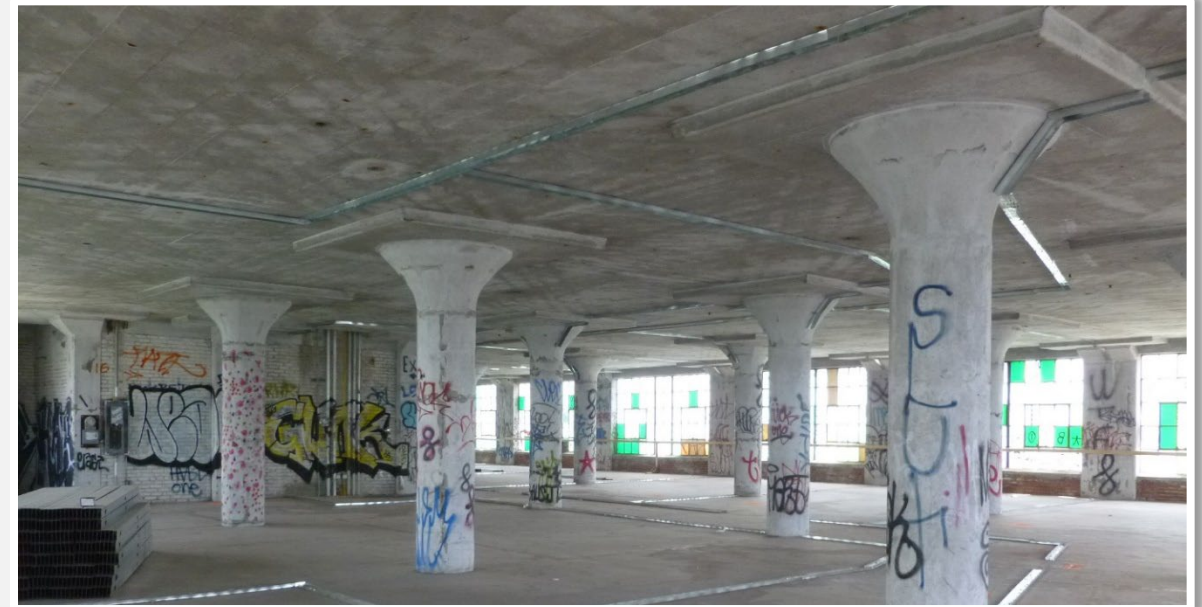
#PreservationHappensHere!

Identifying Character Defining Features



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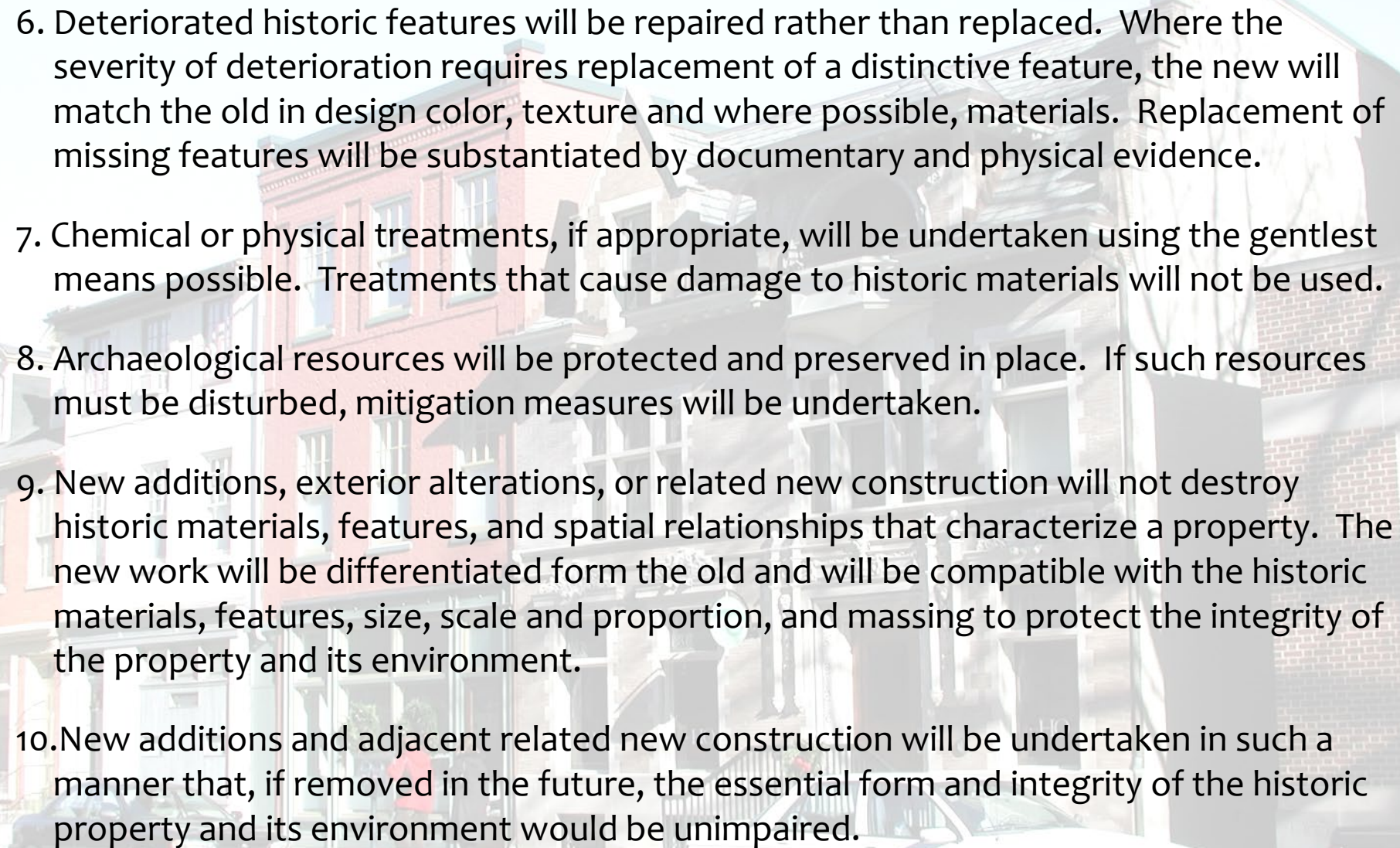
Identifying Character Defining Features



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Standards for Rehabilitation

1. A property will be used as it was historically or will be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new will match the old in design color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent related new construction will 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.

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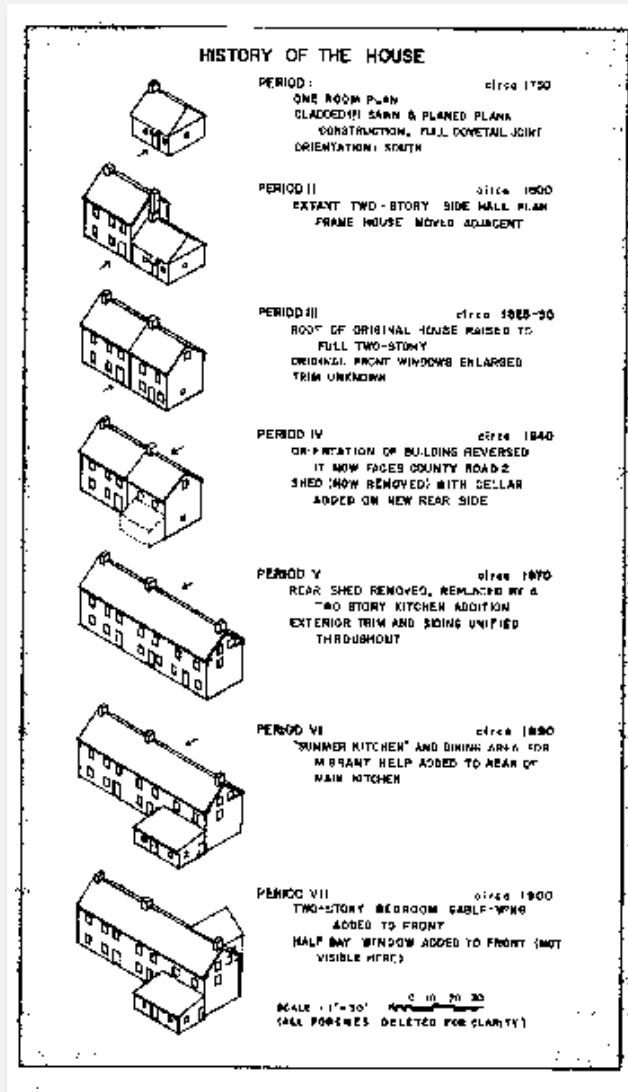
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SCALE: 1/4" = 1'-0"

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Inappropriate Addition to Historic Buildings



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Compatible New Additions



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Compatible New Additions



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Compatible New Additions?



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Role of PA SHPO with L&I Accessibility Advisory Board

Historic buildings **are not exempt** from accessibility as most historic properties can be made more accessible

- Federal ADA regs include SHPO consultation process for historic buildings

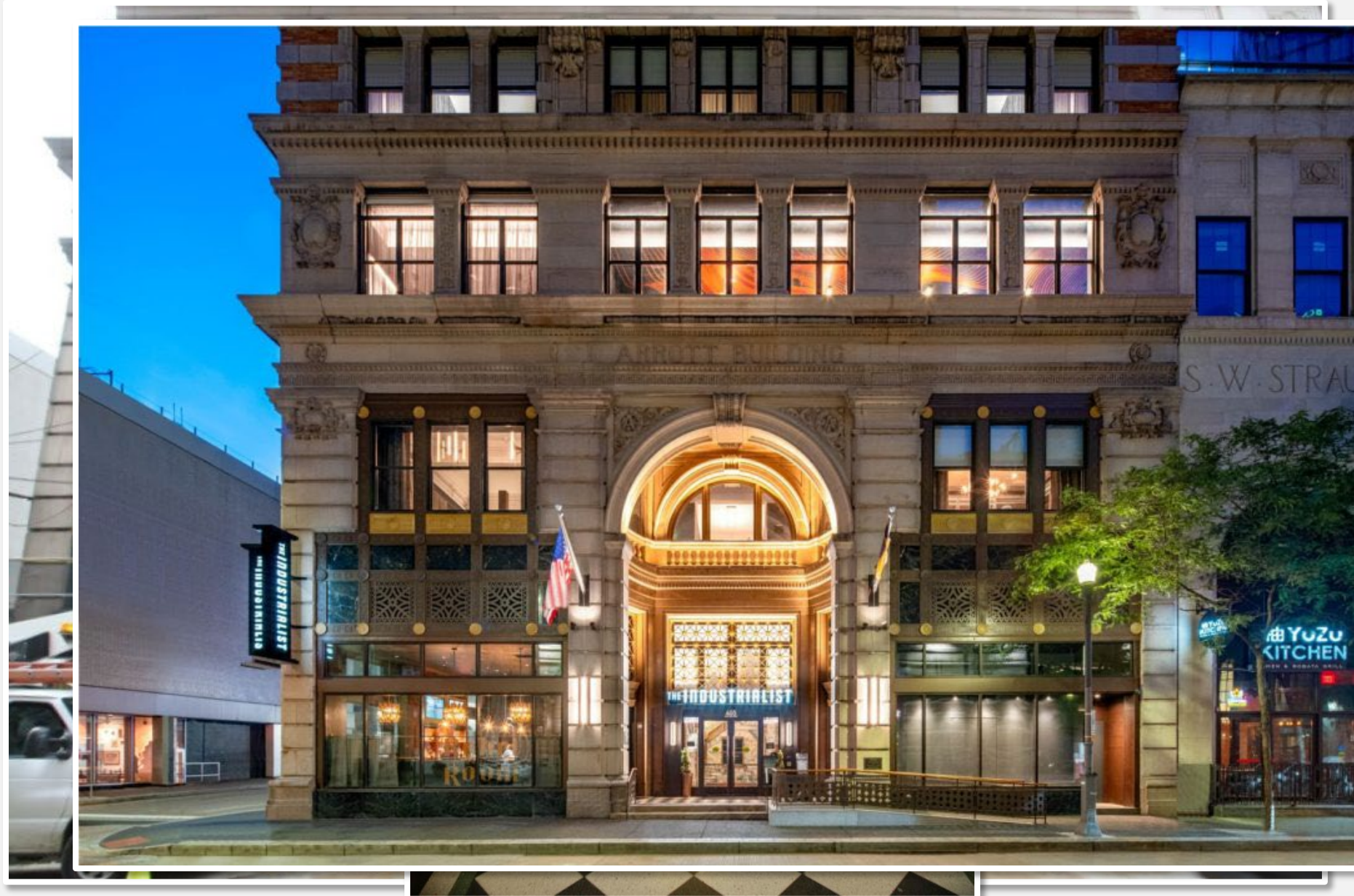
Step 1 - Verify historic certify historic status

Step 2 - Plan for accessibility modifications or seek a variance

- Assess the property's existing and required level of accessibility
- Identify “contributing historic features”
- Evaluate accessibility options within a preservation context
 - PA SHPO does not issue "blanket" relief for historic buildings
 - Consider options and alternatives if compliance "threatens or destroys" historic features
 - Architect must provide a report to PA SHPO to support preferred option

Step 3 - PA SHPO may submit a letter to L&I supporting a request for an alternative method of access or exemption from minimum requirements

Accessibility – Barrier Free Entrances



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Fire Safety – transoms, corridors, stairwells

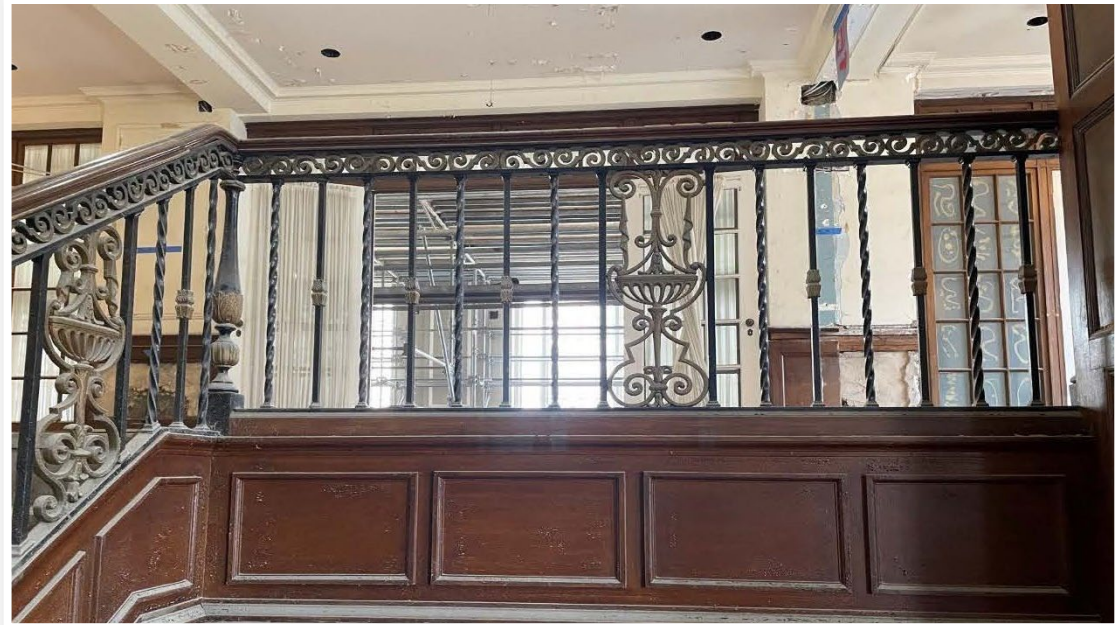


149. Fourth Floor, corridor, looking east.



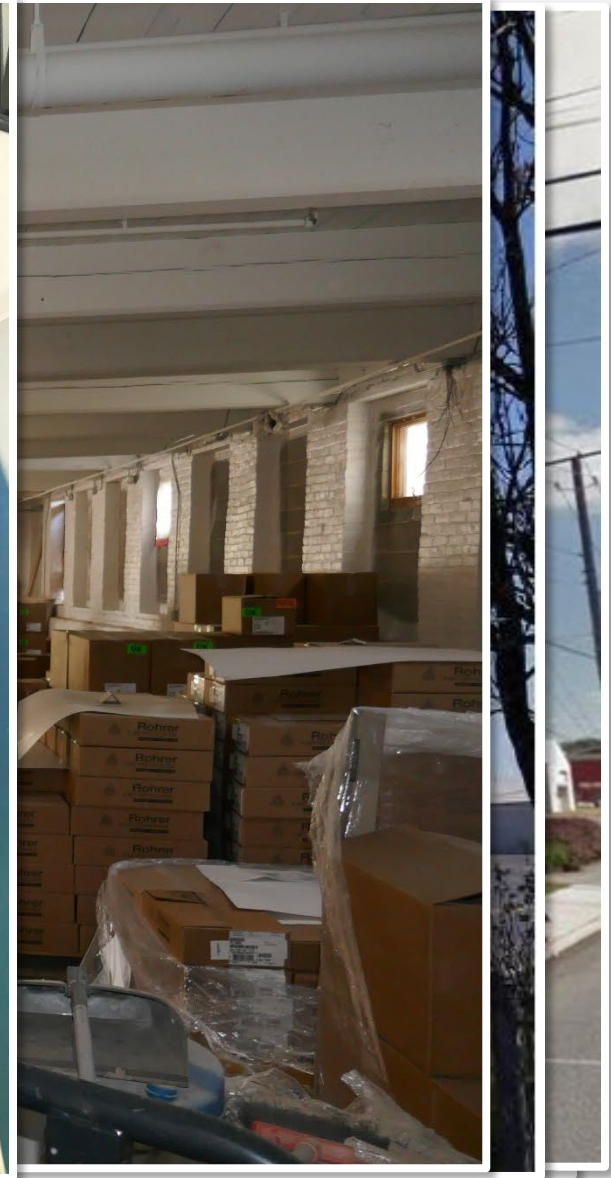
150. Fourth Floor, corridor, looking west.

Fire Safety - Railings



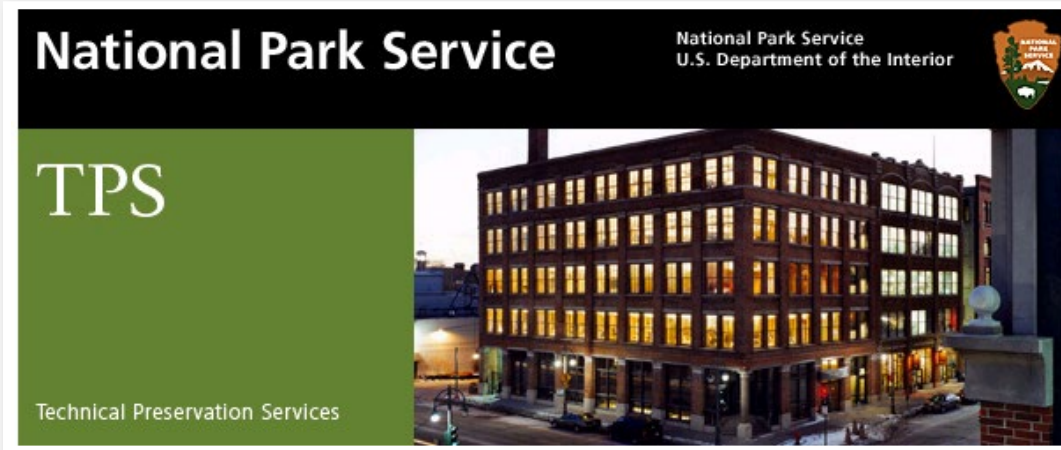
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Flood Hazard



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NPS and other guidance in Digital Locker



www.nps.gov/tps/standards/applying-rehabilitation.htm



www.nps.gov/tps/standards.htm

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www.nps.gov/tps/education/online-pubs.htm

Questions???



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Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

