

Secretary of the Interior's Standards

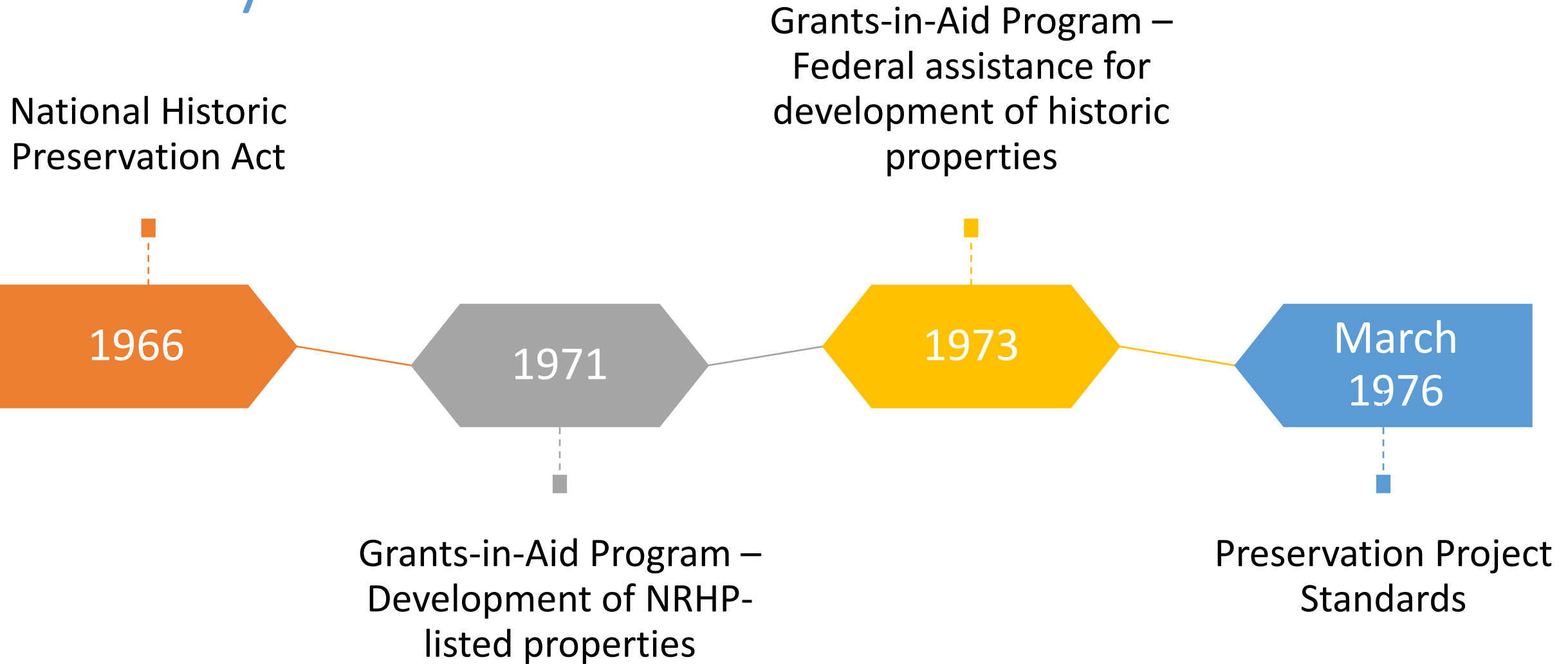
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What are they?

- Established by the Secretary of the Interior
- Preservation best practices
- Approach to the treatment of historic sites, properties, and resources
 - Interiors and exteriors
 - All materials, construction types, sizes, and occupancy
 - Landscape features, building sites, and environment
 - New Construction
- Guide decision-making of alterations to minimize impacts to historic resources

History



History (cont'd)

NPS issues “Guidelines
for Rehabilitating Old
Buildings”

Aug. 1976

Oct.
1976

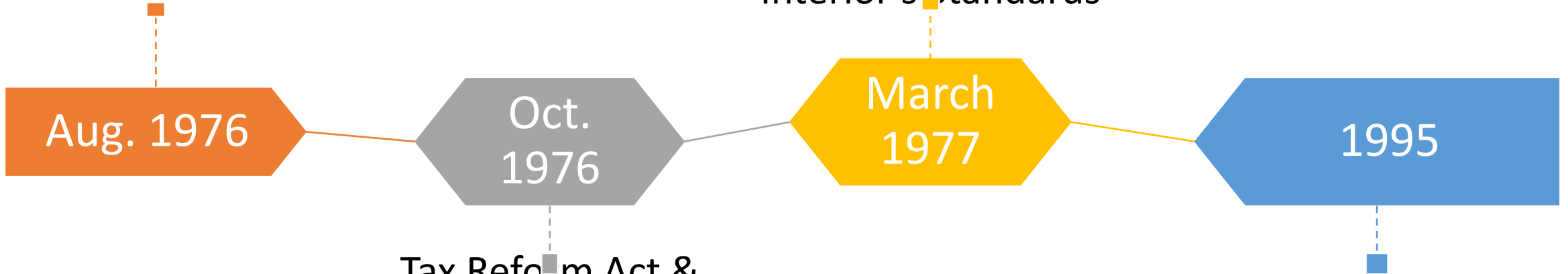
Tax Reform Act &
Federal Historic
Preservation Tax
Credit

Secretary of the
Interior’s Standards

March
1977

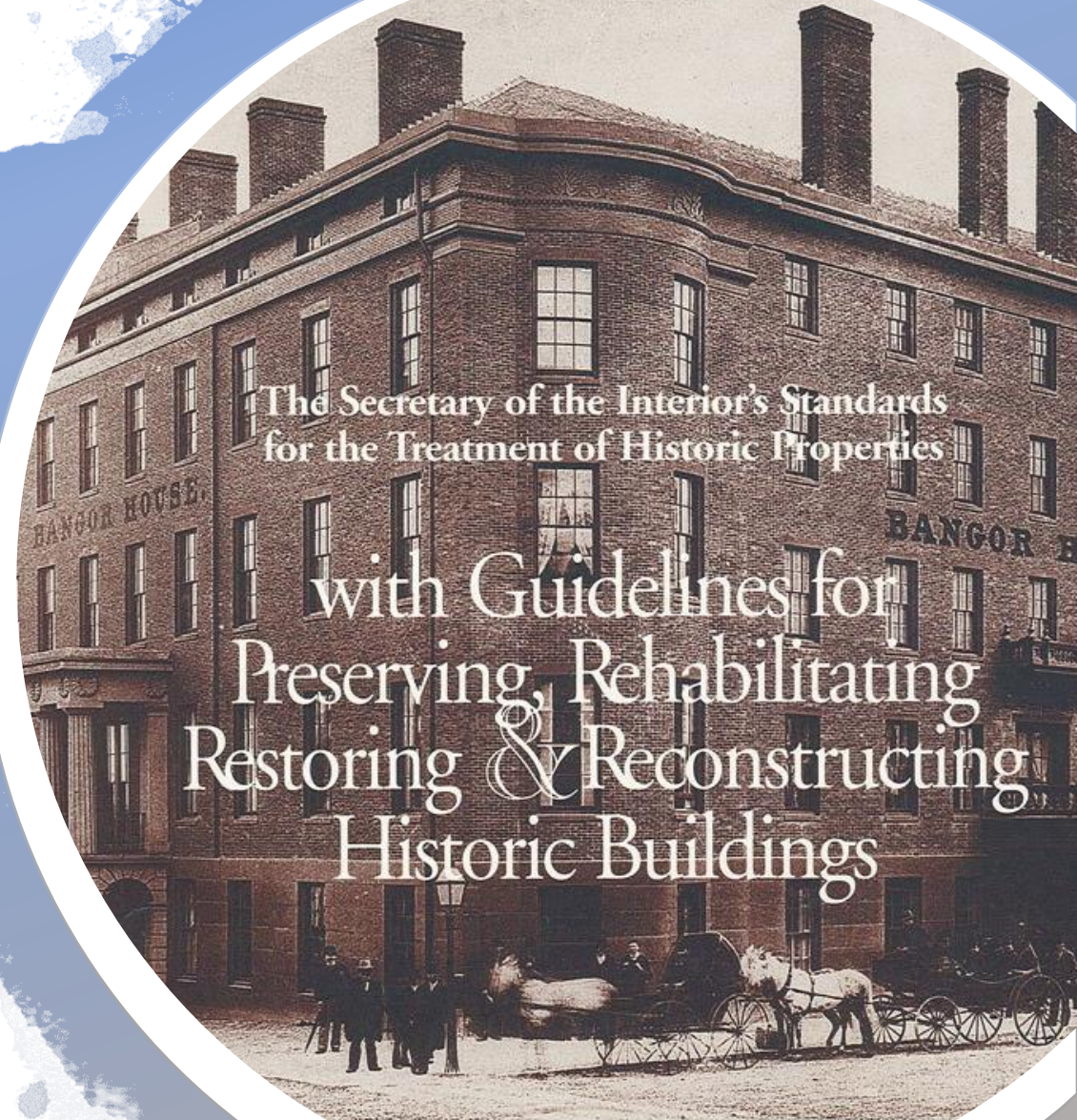
1995

Secretary of the Interior’s
Standards for the Treatment
of Historic Properties +
Guidelines for Preserving,
Rehabilitating, Restoring, &
Reconstructing Historic
Buildings



Specific Standards

- Guidelines for the Treatment of Historic Properties
- Guidelines for the Treatment of [Cultural Landscapes](#)
- Secretary of the Interior's Standards for the Treatment of Historic Properties & Illustrated Guidelines on [Sustainability for Rehabilitating Historic Buildings](#) (2011)
- Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for [Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings](#) (2017)
- [Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#) (2019)





Four Standards

- **Preservation**

- Protect and stabilize the property 'as-is'
- Focus on maintenance and repair

- **Rehabilitation**

- Making property useful through repair, alteration, and additions while preserving the historic integrity
- Most common treatment approach

- **Restoration**

- Depicting the form, features, and character of a property at a particular period of time

- **Reconstruction**

- Replicating the appearance of a non-surviving site, landscape, building, structure, or object at a specific period of time and in its historic location



When are they used?

- **Federal Agencies**

- Grant projects assisted through the Historic Preservation Fund
- Government projects
- Foundation for National Park Service's Preservation Briefs

- **State Historic Preservation Office**

- Tax credit projects
- Certified Local Government (CLG) grant projects

- **Municipalities**

- Basis for local design guidelines
- CLG grant projects

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or 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.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature 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. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.





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9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the 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 or 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.



Intent of the Secretary of the Interior's Standards

- Do no harm
- Where alterations need to be made, minimize the impact to the historic resources/materials
- Buildings should remain in use
- Stewardship of historic buildings
- Maintain 7 aspects of Integrity





Seven Aspects of Integrity

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Why do local design guidelines use them?

- Secretary of the Interior's Standards for Rehabilitation
 - Accepted historic preservation principals and practices
 - Most widely used
 - Very broad, general philosophical principals
- Local Design Guidelines
 - Local review and approval of COAs is required by ordinance
 - Guidelines serve as a basis for fair and consistent decision-making
 - Historic districts are the sum of their parts

How is this affecting the Design Guidelines Rewrite project?

- Updated Chapel Hill Design Standards will be based on the Secretary of the Interior's Standards
- Secretary of the Interior's Standards are broad
- Updates to the Guidelines will create standards that are more site- and district-specific



Resources

- [Chapel Hill Design Guidelines](#)
- [National Park Service's "Creating + Using Design Guidelines"](#)
- [NPS Technical Preservation Services - "The Secretary of the Interior's Standards"](#)
- [NC Department of Natural and Cultural Resources – The Secretary of the Interior's Standards for Rehabilitation](#)
- [NC State Historic Preservation Office Training – Session 5: Secretary of the Interior's Standards](#)
- [The Secretary of the Interior's Standards for Rehabilitation- Illustrated Guidelines for Rehabilitating Historic Buildings](#)



Legal Training

Brian Ferrell

8.4.6. Powers of the Commission.

The commission is authorized and empowered to undertake actions reasonably necessary to the discharge and conduct of its duties and responsibilities as outlined in this appendix and in Chapter 160A, Article 19, Part 3C of the N.C. General Statutes, including but not limited to the following:

- (a) To recommend to the planning commission and council areas for designation by ordinance as historic districts;
- (b) To recommend to the planning commission and council that designation of any areas as a historic district be revoked or removed;
- (c) To recommend to the planning commission, council, and the State of North Carolina structures, sites, objects, or districts worthy of local, state, or national historical recognition;
- (d) To propose to the council amendments to this chapter or to any other ordinance relating to the historic district, and to propose new ordinances or laws relating to the historic district or to a program for the development of the historical resources of the Chapel Hill community;
- (e) To request the council to hold public hearings on matters within the purview of the commission;
- (f) To hear and decide applications for certificates of appropriateness in accord with article 3 of this appendix; (Ord. No. 2004-02-23/O-2)
- (g) To establish guidelines under which the town manager shall approve applications for certificates of appropriateness covering minor modifications on behalf of the commission;
- (h) To undertake, on its own or in collaboration with any other commission, board, agency, society, or organization, any programs of information, research, or analysis relating to any matters under its purview;
- (i) To cooperate with other commissions, boards, or agencies of the town or other governmental unit in offering or requesting assistance, guidance, or advice concerning matters under the commission's purview or of mutual interest;
- (j) To participate in negotiations with owners and other parties in an effort to find means of preserving historic buildings scheduled for demolition;
- (k) To provide advice to owners of property located within the historic district concerning the treatment of the historical and visual characteristics of their properties, such as color schemes, gardens and landscape features, and minor decorative elements;
- (l) To publish information or otherwise inform owners of property located within the historic district about any matters pertinent to the commission's duties, organization, procedures, responsibilities, functions, or requirements;
- (m) To contract, in accord with established town policies and procedures, for services or funds from agencies or departments of the State of North Carolina and the United States government;
- (n) To accept funds granted to the commission from private or non-profit organizations;
- (o) To organize itself and conduct its business by whatever legal means it deems proper;
- (p) To report violations of this appendix or related ordinances to the local official responsible for the enforcement thereof;
- (q) To exercise, within the historic district, all the powers and duties of the Chapel Hill Community Design Commission;
- (r) To exercise such other powers and to perform such other duties as are authorized or required elsewhere by this appendix, the N.C. General Statutes, or by the council.

§ 160D-942. (Effective January 1, 2021) Powers of the historic preservation commission.

A preservation commission established pursuant to this Chapter may, within the planning and development regulation jurisdiction of the local government, do any of the following:

- (1) Undertake an inventory of properties of historical, prehistorical, architectural, and/or cultural significance.
- (2) Recommend to the governing board areas to be designated by ordinance as "Historic Districts" and individual structures, buildings, sites, areas, or objects to be designated by ordinance as "Landmarks."
- (3) Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks to hold, manage, preserve, restore, and improve such properties, and to exchange or dispose of the property by public or private sale, lease or otherwise, subject to covenants or other legally binding restrictions that will secure appropriate rights of public access and promote the preservation of the property.
- (4) Restore, preserve, and operate historic properties.
- (5) Recommend to the governing board that designation of any area as a historic district or part thereof, or designation of any building, structure, site, area, or object as a landmark, be revoked or removed for cause.
- (6) Conduct an educational program regarding historic properties and districts within its jurisdiction.
- (7) Cooperate with the State, federal, and local governments in pursuance of the purposes of this Part. The governing board or the commission, when authorized by the governing board, may contract with the State, or the United States of America, or any agency of either, or with any other organization provided the terms are not inconsistent with State or federal law.
- (8) Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee, or agent of the commission may enter any private building or structure without the express consent of the owner or occupant thereof.
- (9) Prepare and recommend the official adoption of a preservation element as part of the local government's comprehensive plan.
- (10) Review and act upon proposals for alterations, demolitions, or new construction within historic districts, or for the alteration or demolition of designated landmarks, pursuant to this Part.
- (11) Negotiate at any time with the owner of a building, structure, site, area, or object for its acquisition or its preservation, when such action is reasonably necessary or appropriate. (2019-111, s. 2.4.)

§ 160A-400.8. (Repealed effective January 1, 2021) Powers of the Historic Preservation Commission.

A preservation commission established pursuant to this Part may, within the zoning jurisdiction of the municipality:

- (1) Undertake an inventory of properties of historical, prehistorical, architectural, and/or cultural significance;
- (2) Recommend to the municipal governing board areas to be designated by ordinance as "Historic Districts"; and individual structures, buildings, sites, areas, or objects to be designated by ordinance as "Landmarks";
- (3) Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks, to hold, manage, preserve, restore and improve the same, and to exchange or dispose of the property by public or private sale, lease or otherwise, subject to covenants or other legally binding restrictions which will secure appropriate rights of public access and promote the preservation of the property;
- (4) Restore, preserve and operate historic properties;
- (5) Recommend to the governing board that designation of any area as a historic district or part thereof, or designation of any building, structure, site, area, or object as a landmark, be revoked or removed for cause;
- (6) Conduct an educational program with respect to historic properties and districts within its jurisdiction;
- (7) Cooperate with the State, federal, and local governments in pursuance of the purposes of this Part. The governing board or the commission when authorized by the governing board may contract with the State, or the United States of America, or any agency of either, or with any other organization provided the terms are not inconsistent with State or federal law;
- (8) Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee or agent of the commission may enter any private building or structure without the express consent of the owner or occupant thereof;
- (9) Prepare and recommend the official adoption of a preservation element as part of the municipality's comprehensive plan;
- (10) Review and act upon proposals for alterations, demolitions, or new construction within historic districts, or for the alteration or demolition of designated landmarks, pursuant to this Part; and
- (11) Negotiate at any time with the owner of a building, structure, site, area, or object for its acquisition or its preservation, when such action is reasonably necessary or appropriate. (1989, c. 706, s. 2; 2019-111, s. 2.3.)