

Tips for A Successful Rehabilitation Project

Common Rehabilitation Treatments

Window Tips:

- ✓ Identify, retain, and repair historic windows.
- ✓ If windows are deteriorated beyond repair, provide adequate documentation to justify replacement.
- ✓ Replacement windows must match the design and profiles of the historic windows.
- ✓ Comparable detailed drawings of both the historic windows and the proposed replacements must be submitted for review and approval before ordering or installing any new window replacements to insure conformance with the Standards.

Storefront Tips:

- ✓ Retain and repair existing historic materials.
- ✓ When replacing a non-historic storefront, look for physical evidence or historic documentation to guide the design of the new storefront.
- ✓ Respect changes that have acquired historic significance.
- ✓ The size, design, and proportions of the storefront frame must be compatible with the historic character of the building.
- ✓ If no historical documentation is available, use a traditional three-part element to guide the new design.
- ✓ Avoid designs that create a false sense of historical development.

Awning Tips:

- ✓ Determine if there is historic precedent for the use of awnings before installing new awnings.
- ✓ The shape and scale of the awnings must be compatible with the historic character of the building.
- ✓ Awnings should be placed within the window or storefront opening and must not cover or obscure significant architectural features.
- ✓ Framing systems should be simple and unobtrusive and installed in a way that does not damage or destroy historic materials and features.

Floor Plan Tips:

- ✓ Identify and retain primary or character-defining interior spaces .
- ✓ Thoroughly document existing interiors before starting any demolition. Photographs and floor plans showing the condition of the building prior to the start of the rehabilitation are essential.
- ✓ Seek early consultation with SHPO and NPS regarding any proposed changes or alterations that impact interior spaces.

(Continued on reverse)

Atrium Tips:

- ✓ A new atrium must not alter significant historic interior spaces or features.
- ✓ Minimize the size and proportions of the new atrium.
- ✓ Atriums must not be located adjacent to primary exterior walls.
- ✓ Existing structure and other historic materials must be retained to the greatest degree possible.
- ✓ The new atrium space must be in keeping with the historic character of the building.

Plaster Finishes Tips:

- ✓ Deteriorated plaster must be repaired whenever possible.
- ✓ Removing deteriorated plaster and not replacing it is not a compatible treatment.
- ✓ Plaster that is deteriorated beyond repair may be replaced with an acceptable substitute material such as gypsum board.
- ✓ Retain the historic character of finished spaces. Removing existing finishes, even when they are not historic, to alter the historic character of an interior space is not a compatible treatment.

Paint Removal and Abrasive Cleaning Tips:

- ✓ Think critically about the need to remove paint.
- ✓ Avoid paint removal techniques that damage historic materials.
- ✓ Avoid loss of historic materials and features when removing hazardous materials.
- ✓ Retain paint or repaint when it was the historic finish.
- ✓ Perform test panels to determine the potential for damage.
- ✓ Remove paint, when necessary, using the gentlest means possible, based on the results of a successful test panel.

For More Information

- These design concepts and guidance are based on the Standards for Rehabilitation. <http://www.nps.gov/tps/standards/rehabilitation.htm>
- For additional guidance consult the *Guidelines for Rehabilitating Historic Buildings*. <http://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm>
- Consult the Preservation Briefs series of publications for information on specific topics. <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Antonio Aguilar

National Park Service

<http://www.nps.gov/tps/tax-incentives.htm>

Dan Elswick

South Carolina State Historic Preservation Office

<http://shpo.sc.gov/programs/tax/Pages/default.aspx>

This document does not provide legal, tax or accounting advice; the information provided is intended to be general in nature; and readers are strongly encouraged to consult their own professional tax, accounting and legal advisors on individual tax matters, or consult the SC Department of Revenue or the Internal Revenue Service (IRS). The SHPO is not responsible for the information or advice provided here as it may affect the specific tax consequences to any individual (including sole proprietor), corporate, partnership, estate or trust taxpayer, which will depend on many other facts and circumstances. The information is for the general benefit of persons interested in obtaining certifications from the SHPO that may allow them to qualify for federal and/or state historic income tax credits. Given the frequency of changes in federal and state tax laws, regulations and guidance, the information represents a good faith effort to reference controlling laws and regulations as accurately as possible.