Rehabilitation Standards
GAPC (and Historic Augusta) is here to help!

Robyn Anderson

GAPC Chair 2019-2021

706-724-0436 (Historic Augusta)

robyn@historicaugusta.org

www.georgiahpcs.org
• Bachelor of Science in Historic Preservation,
  • Southeast Missouri State University
• Vice-Chair, Historic Preservation Commission (Cape Girardeau, MO)
• Original Partner in the Field Challenge Grant, National Trust for Historic Preservation
• @ Historic Augusta since 2008, Preservation Services Director

• Historic Augusta partners with Augusta-Richmond County Historic Preservation Commission
  • Great relationship with city staff
  • Great relationship with commissioners (some are members of the organization)
  • Our Design Subcommittee reviews the COAs each month and offers recommendations that are read at the meeting, and a representative attends
Two Chicks, a Hammer, and a TV Show | Remodeling | Remodeling,

HGTV adds Indianapolis remodelers to its ranks

Images may be subject to copyright.
What are they?

THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION

The following standards are to be applied to specific rehabilitation 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 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 gentler means possible.

8. Significant archaeological 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 manner, 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.

Notes: Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an effective contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.
Applying the Standards for Rehabilitation

The Standards for Rehabilitation are used to guide projects that range from a homeowner’s repair of a historic house for a modern family to a major project to preserve and revitalize a historic hotel and return it to use.

Guidelines for Rehabilitating Historic Buildings
Guidelines on Sustainability for Rehabilitating Historic Buildings
Cumulative Effect and Historic Character
Interpreting the Standards Bulletins
Planning Successful Rehabilitation Projects
Incentives

Rehabilitation is the most commonly used of the four approaches to the treatment of historic buildings

The Standards provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The accompanying Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation are regulatory for the Historic Preservation Tax Incentives program and are the Standards most often used by local historic district commissions nationwide.

The Guidelines for Rehabilitating Historic Buildings apply the Standards to historic fabric, such as masonry and wood, and historic features, such as roofs and windows. The Guidelines on Sustainability stress the inherent sustainability of historic buildings and address the application of the Standards to solar technology, weatherization, and other energy saving treatments.

Technical Preservation Services has developed a wide variety of guidance on applying the Standards for Rehabilitation. Much of it has been developed in the context of the Historic Preservation Tax Incentives program, but it is applicable to all rehabilitation projects.

Cumulative Effect and Historic Character explains that projects meet the Standards when the overall effect of all work on the property is consistent with the property’s historic character.

Interpreting the Standards Bulletins are case studies of specific rehabilitation treatments that do and do not meet the Standards.

Planning Successful Rehabilitation Projects provides guidance on applying the
Rehabilitation Standards

• Rehabilitation =
  • process of returning a property to a state of utility
  • Preserving portions and features of the property which are significant to its historic, architectural, and cultural values
Rehabilitation Standards

- 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.

- Intent is to assist
  - *Long-term preservation*

- Not hard and fast rules

- *Common Sense*
Why save old buildings?
Why save old buildings?
Why save old buildings?
Why save old buildings?
Why save old buildings?
Why save old buildings?
Rehabilitation Standards

1. Make minimal changes

Rehabilitation must make minimal changes to the defining characteristics of the building and its site and environment.
Rehabilitation Standards

Enterprise Mill, 1848, 1875, 1877, 1881
2. *Retain historic character*

The historic character of a property must be retained - the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Windows, Doors, Siding, Porches

• Interior storm windows as a SOLUTION!
  • HAI demonstration project (Joseph Lamar Boyhood Home, Indow Window product)
Rehabilitation Standards

3. **No false elements**

Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Rehabilitation Standards

4. *Some newer elements become significant*

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Rehabilitation Standards

5. *Preserve distinctive features*

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Rehabilitation Standards
Rehabilitation Standards

6. **Repair, don’t replace**

Deteriorated historic features shall be **repaired** rather than replaced. Where severe 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.
Rehabilitation Standards

*Repair, don’t replace*
Rehabilitation Standards

7. *Cleaning and Paint removal*

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.
Rehabilitation Standards

8.  *New work cannot imitate old*

New work shall not imitate the original structure. It must 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.
Rehabilitation Standards

9. **Additions shouldn’t do damage**

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.
Rehabilitation Standards

*Hot button issues:*

- Never sandblast
- Avoid aluminum and vinyl siding
- Repair doors and windows
- Don’t add balconies
- Save plaster
Rehabilitation Standards

The real world

• Most requirements can be accommodated at reasonable cost
• Most will actually enhance the value of the completed building.
• The key to success is to work cooperatively with the State Historic Preservation Office
• Historic Augusta will be glad to help with your project.
HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

5. Description of physical appearance

1022/1024 Broad Street is a two story stucco bond masonry commercial building. There are two separate retail spaces with individual entrances and one entry door to a stairwell that accesses the second floor. A wrought iron balcony is present on the front facade. The commercial storefronts are identical in design with single pane display windows with transoms above the windows and the door and recessed entry doors. Second story windows are original and are one over one double hung wooden sash. The five windows feature heavy iron hoods. There is also a heavily detailed cornice below the parapet featuring the name of the original owner, “Harry Kennedy”. The first floor commercial spaces have been modified through the years from the various occupants. The second floor is in a relatively unaltered state with an intact floorplan and original character defining features found throughout the rooms. Due to lack of maintenance and occupancy, the plaster, hardwood floors, ceiling, and moldings are in various states of deterioration. There are several active roof leaks that have contributed to the second floor’s interior condition. The rear of the building cannot be seen from Ellis Street on the south. Each commercial section has a rear exit to the gravel and dirt lot behind the building. The current condition of the interior first floor commercial spaces is good. The current condition of the interior of the second floor is poor. The overall condition of the front facade is good.

Date of construction: 1901
Source of date: Sanborn Maps, City Directories, Augusta Chronicle, Newspaper
Date(s) of alteration(s): 1920 facade grant
Source of date: City Facade Grant files
Has building been moved? No

6. Statement of significance

1022/1024 Broad Street is a contributing building in the Augusta Downtown Historic District. Retailing, wholesaling, shipping, banking, and entertainment have been major commercial activities. Buildings in the central business district represent a continuum of commercial architectural styles, construction materials, and building techniques from the 1820s to the 1930s. Mr. Henry Kennedy established a saloon business in downtown Augusta in 1868 and built the current building around 1901. Mr. Kennedy featured a photograph of his new building with an advertisement in the 1902 City Directory. This building is an excellent example of a turn-of-the-century storefront architecture. The commercial space on the first floor has been steadily occupied since the construction. Mr. Kennedy is listed at the address until 1908. Mr. W. H. Newman is listed in the city directories from 1908 and 1913. In 1917 Mr. Israel Sandler operates a tailor shop at 1022 Broad Street until 1932. In 1934, 1022 Broad Street is occupied by Uncle Sam’s Sales Store and 1024 Broad Street is occupied by Annie Anderson’s Beauty Shoppe. The beauty shop remains in business through 1950. Beginning in 1955, 1024 Broad Street is routinely listed as vacant with various commercial stores occupying 1022 Broad Street. Both addresses are listed as vacant in the 1968 City Directory. In 1963, the Broad Street Artists’ Row project was initiated to secure tenants for vacant buildings and facade grants were given for the restoration of the original appearance of the block. 1024 Broad Street would host a book store until 2013 and 1022 Broad Street operates as a restaurant. The second floor residential space was occupied by various tenants in the first 30 years, but appears to have been vacant since 1935.
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

<table>
<thead>
<tr>
<th>Property name</th>
<th>The Harry Kennedy Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property address</td>
<td>1022 Broad Street, Augusta, Georgia, 30902</td>
</tr>
</tbody>
</table>

5. Detailed description of rehabilitation work

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Interior Walls and Ceilings</td>
<td>November 2001, 20th Century</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

Interior walls and ceilings on the first floor are drywall and are in good condition. Interior walls and ceilings on the second floor are plaster and are in poor condition. Many rooms have evidence of water damage from roof leaks and years of no maintenance have caused the plaster to crack and crumble.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Moldings and Mantles</td>
<td>August 2001, 20th Century</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

Original moldings are found throughout the second floor. One fireplace mantle is found in the building. The other fireplace mantles have been stripped prior to the purchase of the building by the current owner. The condition of the molding is poor and reflects the lack of maintenance to the building.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Molding</td>
<td>October 2001, 20th Century</td>
</tr>
</tbody>
</table>

Describe work and impact on feature

Molding that can be retained will be repaired and refinished. Where moldings are missing, replacements will be fabricated. The existing mantle will be installed on the second floor and the remaining fireplaces will have new mantles constructed where floorplan allows.
Preservation tax incentives
Preservation tax incentives
J. B. White Property on Broad Street Goes Into Builders’ White Way Plan

Mr. John C. White Advises Local Representatives of His Approval of Progressive Movement.

WHITE PROPERTY IS 800 FRONT FEET

Builders Hope to Close Up 700, 800 and 900 Blocks This Week and Will Then Begin Soliciting the Uptown Blocks—Almost a Certainty That White Way Will Take in All of Business Section From Center to McKinne Street.

The movement of the Augusta Builders for a white way on Broad street has received a big impulse in the agreement of Mr. J. B. White’s real estate agents to acquiesce in the plan, which action virtually assures the success of the project.

Mr. J. B. White, as is generally known, owns more valuable property on Broad street than any other one person, and the builders have scored a big victory in getting this large amount of property in at one clip. The White buildings on Broadway aggregate about 899 front feet, consisting of buildings on several different blocks.

Mr. White’s brother, Mr. John C. White, of Belfast, Ireland, who has connection over his brother’s Augusta
City Directories

SEARS ROEBUCK and CO.

ALLSTATE TIRES

HUMMER

CARS & CREDIT

Quality Made
Service Backed

Trade With

Quality M ade
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

 Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

 Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With

Quality Made
Service Backed

Trade With
National Register of Historic Places Nominations

**DESCRIPTION**

**CONDITION**

<table>
<thead>
<tr>
<th>EMPLOYED</th>
<th>UTENSILS</th>
<th>COOKING</th>
<th>VEHICLES</th>
<th>SPAN</th>
<th>RANN</th>
<th>GARDEN</th>
<th>WAREHOUSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPILLER</td>
<td>UTENSILS</td>
<td>COOKING</td>
<td>VEHICLES</td>
<td>SPAN</td>
<td>RANN</td>
<td>GARDEN</td>
<td>WAREHOUSE</td>
</tr>
</tbody>
</table>

**DEVELOPMENT AND ORIGINS OF REGISTERED HISTORICAL Sites**

The Forkston-Macdonald-Foote House was built in 1865 by Christopher Fovaliddle of Charleston, South Carolina as a main residence in his plantation near Augusta, Georgia known as Codrilla. Today the house stands on a tracer tract of land five feet from street on only the east when, from the rear of the house, one can see the levee and river parcel. The house is a small brick building on a small brick building of moderate size which was owned by a construction company. The western boundary of the property, a few yards in front of the house, is sand bar ferry road which is now paved. Beyond the road is an industrial building.

This house is a 74 story brick structure raised on a daylight basement, and has a full plan and present and gabled chimneys. The exterior brick is a pattern in American and 1 course of headers and 2, 3, or 4 courses of stonework, indicating an early 19th century construction firm. The double chimneys flank the north facade. The front door facing has a 2 story frame porch supported by a brick wall. The porch is not original. An east photo shows a more recent 2 story frame porch with Greek revival columns supported by four brick piers at the basement level. These piers have been filled in to form the present brick support. The present steeple is stone in color - a 180 degree addition brought from a house in Augusta to replace earlier wood steeple. The design of the roof and steps are not known but the presence of a double gable is indicated by a few from the third floor to the outside. The basement level of the interior has been opened. The rear facade has a 3 story frame addition, c.1900, including the kitchen. Since the purchase of the house by the literary in 1972 for adaptive use restoration, the area under the front porch has been enclosed for additional living area for a recreation in the basement and a half. Basement level entrance has been added.

The original portion of the house has ten rooms: three in the basement or lower level, two on the second floor, three on the third floor and one in the attic. The attic has on the left side of the second or main floor, two by taken by the entrance hall and staircase, with two rooms, one behind the other, on the north or left side. On the third floor a third room replaces the position of the entrance hall.

Originally there were six fireplaces, however, one of the basement fireplaces has been removed. The remaining basement fireplace is brick with a large segmented arch opening. The fireplaces in the other rooms have smaller, square openings, some with decorative insert in the lintel. Only the fireplaces in the parlor or front room on the second floor have coromandel having the mantels framed with fretted molding and shelf supported by parallel pilasters.

The stair has a small design on the string and square balusters. The stair is built turn with landing.

The roof is gabled and the gable on the north is covered by the parget of the chimneys. The slope of the roof is approximately 15 degrees.

The windows on the main and third floors are wide over wide. Above each of the windows are double sashes with segmental arches with radiating muntins. The windows, relatively large and narrow, are typical of the Federal period.

The walls on the second floor are 17% inches from the floor except along the stairs where they increase to 20% inches. This is also indicative of an early 19th century.
Case Studies:
The Good, The Bad, The Ugly
Long Story Short

- Historic Augusta, Inc. and the Augusta-Richmond County Historic Preservation Commission
  - Partners in Preservation
  - The more informed = better outcome/respect for the process/Investment/DESIGN!
  - Resources, solutions

What is Historic Augusta’s review process? And what does it involve?

- We are different entities and ultimately the HPC decision is their own decision which may or may not be in accordance with the recommendation of Historic Augusta but HAI is on the record as having public comment
The Bad

MY NEW HOUSE
The Ugly
Information Technology Building and Augusta Jewish Museum
Information Technology Building and Augusta Jewish Museum
Trinity CME Church, Local Landmark
Nothing personal, it’s just business.

Otto Berman
MAY IS PRESERVATION MONTH

Celebrate with
#ThisPlaceMatters