

LCHIP

Land & Community Heritage Investment Program



Guidance Document: Special Rehabilitation Concerns

Several treatments can be problematic. The Guidelines accompanying the Secretary of the Interior's Standards provide further guidance on these and other treatments. Applicants should address these concerns when undertaking work in any of these areas and include the information outlined below.

1. Archaeology. Projects that involve disturbing the soil may require an archaeological assessment before work can begin. Examples of tasks that may trigger this review include excavation for drainage systems, foundation repairs, sprinkler systems, etc. If your project involves such work, contact LCHIP staff before submitting Pre-Construction Documentation, so that we can determine what level of review is appropriate. Typically, LCHIP requests information about how deep and how wide any excavation or trenching will be, along with a site plan that shows where digging will take place. We share this information with state archaeologists, who may or may not recommend further study. If further study is recommended, you will hire and supervise archaeological consultants to do the work. Studies are typically of two types:
 - a. Phase 1A: Is an initial survey to determine archaeologically sensitive areas within the project area. Must be conducted early in the planning stage of a project before any disturbance of the ground takes place. The resulting report contains a cultural history of the project area, and an evaluation of the area's known and potential archaeological sensitivity for cultural resources which might be affected by possible construction impacts.
 - b. Phase 1B: Subsurface testing is a major component of this level of survey. If no underground cultural resources are discovered, the survey process is completed. If resources are discovered, modifications to the proposed project may be necessary to avoid or minimize potential impacts.
2. Exterior masonry cleaning. Recipients are strongly encouraged to clean masonry only when necessary to halt deterioration or to remove graffiti and stains. The following information will be needed for LCHIP review. Provide as much as you can with your Pre-Construction Documentation Package. Information that cannot be provided with the Pre-Construction Documentation Package will need to be submitted as a condition of starting work:
 - a. Indicate the condition of each material to be cleaned.
 - b. Specify what the cleaning is intended to accomplish (soot removal, paint removal, etc.) and what process is to be used.
 - c. When chemical systems are to be employed, specify the product to be used and their application. Information for cleaning involving chemical processes should include products to be used and water pressure in pounds per square inch (psi).
 - d. Provide material to show that the method selected will not harm the masonry.

- e. Summarize results of test patches, and include close-up color photographs of masonry surfaces before and after cleaning as evidence.
3. Exterior masonry repair. Recipients are encouraged to repoint only those portions of the masonry that require repair. The following information will be needed. Provide as much as you can with your Pre-Construction Documentation Package. Information that cannot be provided with the Pre-Construction Documentation Package will need to be submitted as a condition of starting work:
 - a. Indicate deteriorated areas in photographs or illustrations and describe repair method proposed.
 - b. Provide evidence that repointing mortar will match the historic in composition (ratio of lime, cement, sand and any additives), color, texture, and tooling. Refer to *Preservation Brief 2*: <https://www.nps.gov/orgs/1739/upload/preservation-brief-02-repointing.pdf>.
4. Asphalt Roof Replacement. LCHIP projects may involve replacing an asphalt roof in kind. Many historic buildings have long been covered with three-tab shingles, which are flat and uniform and blend into the background. But due to changes in manufacturing and the market, good-quality, three-tab asphalt shingles are increasingly hard to find. As a result, “architectural” shingles, also known as “dimensional” shingles, are becoming increasingly common. Architectural shingles have a different look, sometimes featuring faux shadow lines and variations in color and texture. When selecting a new shingle for a reroofing project, choose one that closely resembles the existing roof and will not be obtrusive. A new roof on an historic building should not “pop” or create a new design feature on the building. It should be inconspicuous, allowing the building’s historic features to shine. As you prepare to launch your project, the following information will be needed. Provide as much as you can with your Pre-Construction Documentation Package. Information that cannot be provided with the Pre-Construction Documentation Package will need to be submitted as a condition of starting work:
 - a. The manufacturer/make of the proposed new shingle
 - b. The proposed new color
5. Windows. Owners are strongly encouraged to retain and repair historic windows. If replacement is proposed, indicate in the Pre-Construction Documentation Package, the condition of existing windows (sash, glazing, muntins, etc.) and the reasons for replacement. Photographs must be provided as evidence of severe deterioration; provide data on the cost of repairing existing windows versus installing replacements. Where replacement of existing windows appears justified by supporting documentation, and where the windows are an integral part of the building’s design and character, replacement sash must match the original in size, pane configuration, color, trim details, and planar and reflective qualities, and, in most cases, materials. Scaled drawings comparing the existing windows with the replacement windows may be needed.
6. Interior partitions, trim, and finishes. If interior work is part of the LCHIP project, submit in the Pre-Construction Documentation Package documentation of the existing conditions. Indicate both historic and non-historic walls. Show walls to be removed or altered. Note whether trim and wall and ceiling finishes will be affected. Owners are strongly discouraged from changing historic floor plans unnecessarily and from exposing masonry surfaces unless this condition is supported by historical evidence.
7. New heating, ventilation, and air-conditioning (HVAC) systems. Indicate in the Pre-Construction Documentation Package what effect the new equipment and ductwork will have on the historic building. New systems must not run across windows or introduce an “unfinished” character to finished interior spaces. Installation of systems that cause damage to the historic building material or visual loss of character will not be eligible expenses.