

Appedix b - Literature Review

Year	Author	Title	Publication	Abstract
1975	National Park Services	Historic Preservation Grants in Aid	U.S. Department of the Interior	A brochure identifying the availability of grants-in-aid, a program from the National Park Service that was an impetus for the creation of the Standards.
Undated	Office of Archaeology and Historic Preservation	Historic Preservation Grants-In-Aid For Acquisition and Development Projects.	Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C	Probably from the early to the mid-1970s, a brochure identifying the availability of grants-in-aid, a program from the National Park Service that was an impetus for the creation of the Standards.
1977	Housing and Urban Development and the Department of the Interior	Guidelines for Rehabilitating Old Buildings: Principles to Consider when planning Rehabilitation and New Construction Projects in Older Neighborhoods	Office of Archaeology and Historic Preservation, National Park Service, US Department of the Interior	The first codified standards to be used by HUD for their NHPA undertakings, requested by the agency. These would inform the first Standards published two years later.

1979	Morton, W. Brown III and Gary L. Hume	The Secretary of the Interior's Standards for Historic Preservation Projects: With Guidelines for Applying the Standards	Heritage Conservation and Recreation Service, Technical Preservation Services Division, U.S. Department of the Interior	The first Standards developed and issued by the NPS for use in efforts at the rehabilitation and restoration of historic buildings.
1981	Kapsch, Robert	Cracking the Codes	Bulletin of the Association for Preservation Technology, 13(2):5-7.	Discusses the challenges of complying with both rehabilitation standards and building codes. Specifically discusses the 25/50% rule. The author discusses how the 1980 rehabilitation standards actually provide greater guidance on complying with building codes, with an emphasis on some of HUD's most pressing issues at the time.

1982	Schulman, Marc	The Certified Historic Structure: An Aid to Neighborhood Conservation and Low-Income Housing	The Urban Lawyer, 14(4):765-769	<p>The Economic Recovery Tax Act of 1981 (ERTA) provides significant incentives for the rehabilitation of America's older and historic buildings. While all commercial and industrial buildings over thirty years of age qualify for the benefits available under the Act, residential buildings must be designated as "certified historic structures" (CHS) to be eligible. Because a number of lower income neighborhoods in this nation have been deemed historic by the Secretary of the Interior, the Act offers the developers of subsidized housing a means to conserve neighborhoods and avoid gentrification. Congress recognized the need for rehabilitating housing for low-income occupancy with the passage of the Tax Reform Act of 1969. The reductions in funding for federal housing programs have stripped away many of the traditional tools of America's low-income housing producers. In order to continue to prosper, developers must fully explore the opportunities available under the tax laws. If a project can combine the interests of low-income housing with historic preservation, it will satisfy two important needs of society and contribute to the revitalization of our urban neighborhoods.</p>
1996	Friedman, District Judge	National Trust for Historic Preservation v. Blanck	Civil Action No. 94- 1091 (PLF)	<p>Legal case where the Plaintiffs, the Nation Trust for Historic Preservation, sued the United States Army for failure to adequately preserve Walter Reed Army Medical Center. While the judge determined that the NTHP could not compel the Army to provide additional substantial funding for the historic preservation of Walter Reed, the court did find that federal agencies do have the responsibility to meet the Secretary of the Interior's Standards for treatment of historic properties when work and alterations were being performed under the NHPA.</p>

1996	Kelley, Stephen J. (ed)	Standards for Preservation and Rehabilitation	West Conshohocken, ASTM. STP 1258	An edited volume of 38 papers related to various facets of historic preservation centered around the theme of the utility and necessity of Standards in historic preservation. The papers were originally presented at the International Symposium on Standards for Preservation and Rehabilitation, October 1993 in Dallas/Fort Worth, Texas, sponsored by ASTM.
1998	Fisher, Charles	Promoting the Preservation of Historic Buildings: Historic Preservation Policy in the United States	APT Bulletin: The Journal of Preservation Technology, Thirtieth-Anniversary Issue, 29(3/4):7-11	An overview article of the NHPA, including a brief discussion of the rehabilitation standards and the challenges of applying those standards. Specifically, large-scale rehab projects means that a lot of historic materials are lost in a single construction event as opposed to being replaced gradually over time, resulting in the loss of actual historic fabric in favor of preserving the visual qualities of a building.
2003	Swaim, Richard	Politics and Policymaking: Tax Credits and Historic Preservation	Journal of Arts Management, Law, and Society 33(1):32-39	Swaim provides a history of the creation of the federal tax credit program, and the tiering of state historic tax credit programs. While Swaim discusses the benefits of tax credit program on historic preservation, the author provides a succinct critique of the lack of transparency that can exist in the program, using Maryland as an example.
2005	Rypkema, Donovan D.	The Economics of Historic Preservation: A Community Leader's Guide	National Trust for Historic Preservation	Book discussing successful implementation of historic preservation and rehabilitation-focuses strategies in cities and towns, with an eye towards improving economic activity and development, arguing that historic preservation is an important aspect of revitalizing commercial cores (such as downtowns) and that historic preservation and new development are compatible, rather than adversarial, approaches to revitalization.

2006	Association for Preservation Technology International	The Secretary of the Interior's Standards for Rehabilitation	APT Bulletin: The Journal of Preservation Technology, 37(4):50	A two page document that compares the standards for rehabilitation in Canada to the Secretary of the Interior's Standards in the US.
2009	Kuntz, Jennifer	A Guide to Solar Panel Installation at Grand Central Terminal: Creating a Policy of Sustainable Rehabilitation in Local and National Historic Preservation Law	Vermont Journal of Environmental Law, 10 Vt. J. Env'tl. L. 315 (2008-2009)	Case study of adding solar panels to New York City's Grand Central Terminal, noting the common goals of preservation and sustainability, and arguing that the preservation and rehabilitation of historic structures is compatible with installing new technologies when done in a sensitive manner.
2009	Parker, Jennifer	Interpreting the Standards Bulletin 52: Incorporating Solar Panels in a Rehabilitation Project	NPS Technical Publication Services	"Enhancing the energy efficiency of a historic building is important. To that end, it is often possible to install features such as solar panels and photovoltaic cells provided they are installed in a sensitive manner." Encourages the use of rooftop, wall-mounted, and 'backyard' solar panels, with the goal of reducing visual impacts through sensitive design, adaptive reuse, and screening.

2009	Petrella, Liz	Interpreting the Standards Bulletin 54: Installing Green Roofs on Historic Buildings	NPS Technical Publication Services	Describes how to install a layer of vegetation on a flat or low-slope roof to provide energy efficiency and to reduce the urban 'heat island' effect. Encourages the planting and maintaining of native grasses, groundcover, planter boxes, and flower beds, and provides tips on how to screen the green roof when necessary (for example, by planting low-height vegetation along the edges of the roof).
2009	Smith, Baird and Carl Elefante	Sustainable Design in Historic Buildings: Foundations and the Future	APT Bulletin: The Journal of Preservation Technology 40(3/4):19- 26	This paper presents commentary from the perspective of architects who have practiced in the historic-preservation setting for nearly four decades. In part one Baird Smith traces the origins of the technology of energy conservation through to the present time when the concepts of sustainable design encompass a far greater range of design opportunities and challenges. In part two Carl Elefante addresses the future of sustainable preservation.
2011	Gnazzo, Melanie	Historic Boardwalk Hall- Tax Court Focuses on ESD and Partnership issues in Tax Credit Partnerships	Journal of Passthrough Entities, 14(3):17-65	Gnazzo uses the lawsuit around the Boardwalk Hall in New Jersey and the issues that arose over the failure of the LLC to legally transfer tax credits to a partner organization. This article is a good example of the type of lawsuit that is typically enacted over historic development projects.
2011	Hensley, Jo Ellen and Antonio Aguilar	Preservation Briefs 3: Improving Energy Efficiency in Historic Buildings	NPS Technical Publication Services	"This preservation brief is intended to help property owners, preservation professionals, and stewards of historic buildings make informed decisions when considering energy efficiency improvements to historic buildings" Includes a discussion of the "inherent energy efficient features of historic buildings" as well as insulation, window efficiency, and renewable energy.

2012	Shores, Lauren	Defending the Historic Preservation Tax Credit	Missouri Law Review, 77(1):199-234	<p>Shores discusses the financial benefits that the tax credit provides, including state tax credit programs using Missouri as an example. The author contends that the preservation of historic buildings is vital to preservation of culturally and economically healthy communities. She further argues that the beneficial economic impact should be used as a valuable argument because those who actually conduct preservation work have economic interests.</p>
2013	Indictor, Penny	The Historic Tax Credit- Issues for Lenders, Developers, and Investors	Journal of Taxation and Regulation of Financial Institutions, March/April 26(4):17-28	<p>The Historic Tax Credit (HTC) can help finance historic rehabilitation in connection with commercial, residential rental, and mixed-use real estate developments. This article describes the basic principles and calculation of the HTC and the transaction structures that use the HTC to generate investor equity as a source of financing for historic rehabilitation projects. The HTC may be combined with Low-Income Housing Tax Credits, New Markets Tax Credits and/or Facade projects. Easements, as well as with tax credits made available under state HTC programs, all of which add complexity to the transaction structure. Adding to the complexity, various aspects of HTC transaction structures require close scrutiny in light of the recent decision of the Third Circuit Court of Appeals in Historic Boardwalk Hall, which disallowed the allocation of HTC to an equity investor, holding that such investor was not a bona fide partner in the HTC entity. Regardless of the specific structuring details of a particular HTC transaction, the lender involved should focus on the steps necessary to obtain adequate security for its loan—a few extra steps may be required and the security may be in a somewhat different form than what might be expected in a more traditional lending context.</p>

2015	Kraus, Daniel	Issues with State Tax Credits	Journal of Passthrough Entities, 18. pgs 39-41	Kraus discusses the risks of the historic tax credit to developers and investors as a property to be traded and sold.
2016	Aguilar, Antonio	Preservation Brief 41: The Seismic Rehabilitation of Historic Buildings	NPS Technical Publication Services	Provides guidance on how to successfully and economically retrofit historic buildings to withstand seismic activity, and to successfully meet local building codes regarding the same. It describes a successful seismic rehabilitation as one that "reduces the seismic vulnerabilities of a building while retaining its historic materials and features to the greatest extent possible, and avoiding or minimizing alterations to significant historic features and spaces."

2017	Baehr, Jennifer	The Protection and Preservation of Spatial Character During the Rehabilitation Process	A thesis submitted to Clemson University and College of Charleston in partial fulfillment for a Master of Science in Historic Preservation	<p>Rehabilitation is an effective way to preserve historic buildings. Rehabilitation gives new opportunity to a building through a new use, occupant and design. Therefore, the rehabilitation process inherently requires change, which can unfortunately lead to the alteration or loss of significant features and characteristics. Such features include finishes and fixtures, as well as the spatial configurations and relationships that contribute to the character of a building. The spatial organization of a building provides understanding and insight to the logic and meaning of a space, how it was designed, and how it was to be used and experienced. For this reason, it is important to maintain these types of relationships within a building, in order to understand and connect to the past through physical experience and engagement with the spatial character of a building. This thesis provides an analysis of six case study buildings before and after rehabilitation in order to understand how current rehabilitation practices preserve spatial character. This analysis will be used to determine what types of spatial characteristics are retained, altered or lost during the rehabilitation process and how this contributes to the building's overall spatial character. This information provides insight into how spatial characteristics are retained during the rehabilitation process. This study also provides recommendations that can be used to promote more awareness and consideration of spatial characteristics in design guidelines and standards which influence preservation treatments and practices.</p>
2017	National Park Services	The Secretary of the Interior's Standards for the Treatment of Historic Properties	NPS Technical Publication Services	<p>Updated version of the SOI Standards for the Treatment of Historic Properties, which encompasses the four main approaches to historic building work: Preservation, Restoration, Rehabilitation, and Reconstruction</p>

2019	Eggleston, Jennifer, Parker, Jennifer, and Jennifer Wellock	The Secretary of the Interior's Standards for Rehabilitation & Guidelines in Flood Adaptation for Rehabilitating Historic Buildings	NPS Technical Publication Services	A guide to how to adopt the SOI Standards to flood protection and mitigation projects. It acknowledges the growing threat of flooding from climate change, both in coastal areas and along rivers, and provides "information about how to adapt historic buildings to be more resilient to flooding risk in a manner that will meet" the SOI Standards. Treatments include temporary measures for emergencies; long-term flood mitigation (including raising buildings); and post-disaster repairs and protection measures.
2020	Bond, Carly	Restoring a Cast-Iron Secret at the National Museum of Natural History in Washington, D.C.	APT Bulletin: The Journal of Preservation Technology, 51(2/3):5-12	A case study on the restoration of the cast-iron doors at the National Museum of Natural History in Washington, D.C.

2020	McCarthy, Tina and Eleni Evdokia Glekas	Deconstructing heritage: enabling a dynamic materials practice	Journal of Cultural Heritage Management and Sustainable Development, 10(1):16-28	<p>Case Study- The purpose of this paper is to address a gap in current heritage practice within the USA, as defined by the US Secretary of Interior's Standards, which offers no treatment for a building entering the end of its lifecycle. Design/methodology/approach – Building on research conducted for “Deconstructing the Culture of Demolition,” Master of Design Studies thesis completed in 2018, this paper seeks to better understand how deconstruction industry practice could be changed by the inclusion of heritage values through a case study of the sustainability non-profit Emergent Structures of Savannah, Georgia. The benefits of replacing demolition with deconstruction extend beyond the preservation of materials alone. Applying critical heritage theories to deconstruction practice addresses challenging issues in the discipline, such as mutability of heritage objects and equity in heritage practice. Deconstruction redefines the concept of death in the built environment, harnessing its energy to serve the heritage goals of memory, revival and sustainable community development. The findings are based on real-world practice, linking heritage methodology to deconstruction practice. These examples will be useful to preservation professionals who deal with demolition in the course of their work, to rethink the idea of waste and value in heritage practice.</p>
2022	Goeken, Brian	Substitute Materials and The Secretary of the Interior's Standards	APT Bulletin: The Journal of Preservation Technology, Special Issue: Materials, 53(2/3):49-56	<p>A discussion of when and how the use of alternative materials may meet the Secretary of the Interiors Standards for rehabilitation.</p>

2022	National Park Services	The Secretary of the Interiors Standards for the Treatment of Historic Properties: History of the Standards	NPS	A succinct history of the development of the Secretary of the Interior's Standards for Rehabilitation and Restoration of Historic Sites, with an emphasis on the creation of the tax credit.
2022	NCSHPO	Recommendations for Improving the Recognition of Historic Properties of Importance to all Americans	A Report of the National Historic Designation Advisory Committee	To this end, the National Conference of State Historic Preservation Officers (NCSHPO) convened the National Historic Designation Advisory Committee (NHDAC) in 2021 to examine the intent, history and implementation of the NRHP with an eye towards fostering greater access and inclusion. The NHDAC, through the work of its steering committee, three sub-committees and one NCSHPO standing committee, has endeavored to comprehensively analyze whether the NRHP is meeting its original established goals; what, if any changes might be necessary to improve access and inclusion; and whether additional or new programs are necessary.
2022	Wilson, Ashley	Interview with Woolridge Brown Morton III	Historic Resources Committee of the American Institute of Architects, Leesburg VA	An interview with W. Brown Morton, III regarding the intent of the Standards when created in 1979.

2023	Sandor, John, Trayte, David, and Amy Elizabeth Uebel	Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors	NPS Technical Publication Services	Provides guidance for using substitute materials due to "unavailability or poor performance of the historic material, or environmental pressures or code-driven requirements that necessitate a change in material." Encourages the consideration of substitute materials that can be "cost-effective, permit the accurate visual duplication of historic materials, and provide improved durability" and provides useful case examples.
2024	Bronin, Sara	Report and Recommendations on the Application and Interpretation of Federal Historic Preservation Standards	Delivered to the Advisory Council on Historic Preservation	A report by the Chair of the Advisory Council on Historic Preservation on federal historic preservation standards developed by the Department of the Interior with an emphasis on the application and interpretation of the standards. The report goes in depth to past reviews by the DOI or national organizations such as NCSHPO, and critiques the use of the Standards by all levels of government, federal, state, and local.
2024	Park, Sharon, and Douglas C. Hicks	Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Buildings	NPS Technical Publication Services	BEING UPDATED 2024. Discusses methods to safely remove or encapsulate lead-based paint, as well as lead-bearing dust from the same, from historic materials. In the process of being updated "to reflect current Federal laws and regulations concerning lead-based paint"

1991 2024	Park, Sharon	Preservation Briefs 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches	NPS Technical Publication Services	BEING UPDATED 2024. Discusses how to upgrade/replace original and/or outdated mechanical systems, including heating, climate control, air conditioning, central air, radiators, and plumbing. Focus is on how to upgrade to current standards, codes, and market requirements without damaging historic materials or spaces.
Various	Machen, William,	The Rehabilitation Tax Credit: a practitioner's guide to the technical tax issues	American Bar Association Forum on Affordable Housing and Community Development Law	The practitioner's guide is updated every couple of years. The work focuses on the financial and tax issues, providing the reader with guidance on timing for historic preservation projects to ensure the successful application for funding.