CERTIFIED REHABILITATION: A TOOL FOR THE ARCHITECT

by

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"Creative adaptation provides pride in our heritage, a link with the past, respect for the aesthetics and craftsmanship of another time, insights into our development, ample creative opportunity for architectural innovation and problem solving, enhancement of the urban fabric, greater security, stability and beauty, while conserving basic materials and meeting modern needs."

The New York Landmarks Preservation Commission, 1976

ONE INTRODUCTION

Many architects are drawn to preservation and "adaptive reuse" of old buildings through love of history and craftsmanship. Increasingly, architects have come to respect a structure that transcends the generation of its origin. The U.S. Secretary of the Interior's "Standards for Rehabilitation" are guidelines established by law to protect such older, quality buildings.

Federal historic preservation tax incentives are available for any project that the Secretary of the Interior designates as a "certified rehabilitation" of a "certified historic structure." These incentives were established and modified by the Tax Reform Act of 1976 (Public Law 94-455), the Revenue Act of 1978 (P.L. 95-600), the Tax Treatment Extension Act of 1980 (P.L. 96-541), the Economic Recovery Tax Act of 1981 (P.L. 97-34) and amended by the Technical Corrections Act of 1982 (P.L. 97-448) and the Tax Reform Act of 1984.

The most frequent use of the Secretary's "Standards for Rehabilitation" has been to determine if a project qualifies as a "certified rehabilitation." The resulting program is designed to encourage preservation which is consistent with the historic character of the building," while providing the owner economic incentives through investment tax credits.

By definition,[1] a "certified historic structure" is any structure, subject to depreciation as defined by the Internal Revenue Code, that is:

- listed individually in the National Register of Historic Places; or,
- located in a registered historic district and certified by the Secretary of the Interior as contributing to the historic significance of the district.

A "certified rehabilitation" is any rehabilitation of a certified historic structure which the Secretary of the Interior has certified as being consistent with the historic character of such a structure. Furthermore, this certification is necessary in order to gain an investment tax credit (ITC) which is a reduction of personal income taxes owed.[2]

Other terms used in this document include:

- preservation - keeping an existing building in its current state by a careful program of maintenance and repair

. rehabilitation - to make a structure sound and usable again, without attempting to restore any distinct period appearance. Rehabilitation respects the original architecture elements of a building and retains them whenever possible.

. adaptive reuse - recycling an old building for a use other than that for which it was originally constructed. Adaptive reuse can involve a sensitive rehabilitation that retains much of a building's original character, or it can involve extensive remodeling.[3]

Adaptive reuse challenges architects and designers to express concerns for the past and the present without prejudice to either. When an architect is considering a rehabilitation project he is not required to follow the "Standards for Rehabilitation." However, from an economic and architectural position, these "Standards" and the program of "certified rehabilitation" can guide one in important design decisions which make an addition to a historic structure architecturally compatible (such as scale, materials, and manner of connection), while also enhancing economic feasibility (through meeting the requirements for the 25% investment tax credit (ITC)). These "Standards" also aid the architect in reaching design decisions involving the methods and materials utilized in the rehabilitation of a historic building, such as window replacement, retention of quality craftsmanship and features, repairing and cleaning existing materials, and discreetly adding features for present day use (i.e. lighting). The "Standards of Rehabilitation" serve as fundamental design criteria in the rehabilitation and addition to the historic building, 117 South Main Street, in Blacksburg, Virginia.

TWO

SCOPE AND OBJECTIVES

Even though the "Standards of Rehabilitation" were initially prepared in 1979, many people, including architects, are not aware of the "Standards" nor the benefits of certified rehabilitation. In the last few years tax incentives for rehabilitating older buildings have been simplified and substantially improved. A new three-tiered investment tax credit (ITC) for rehabilitation has been established by the Economic Recovery Tax Act of 1981. The investment tax credit (ITC) is intended to be a significant stimulus to the identification and rehabilitation of historic buildings. (An ITC may be deducted from the amount of taxes owed, in contrast to a deduction, which merely reduces a taxpayer's income subject to taxation.)

Architects and planners should know the advantages, procedures, and rules governing the process of certified rehabilitation on a historic building. There is a need for this knowledge to be more widely known.

This document is an explanation not only of the rules and procedures for certified rehabilitation, but also a demonstration of how the actual process can be implemented in rehabilitating a historic structure and compatibly adding an addition. The forms which must be submitted to government agencies have been completed and can be used as a reference or guide for other architects (the forms are found in the Appendix). The design shows, by example, how the "Standards of Rehabilitation" can provide guidelines for architects doing rehabilitation work. Individual applications of the "Standards" are found in Chapter 4-D.

The objectives of this project are to:

1) Design an addition to an existing building to satisfy the functional needs of the occupants (client) and to meet the Secretary of the Interior's "Standards for Rehabilitation" by proposing design work which stays within both the "Standards" and the program for the intended use.

2) Provide a case study of an existing building for use by architects demonstrating that "certified rehabilitation" can provide the client tax credits, and at the same time, guide the architect in design decisions by remaining within the "Standards" (i.e. lighting), and help retain good craftsmanship of the past by learning to better recognize and repair it.

While this project does delve into the economic aspects of rehabilitation work with emphasis on tax credits, it does not contain a complete economic analysis. Although briefly mentioned, recapture of the tax credits and amortization are not specifically dealt with. Also, the issue of donation of easements, which may also be an advantage to the taxpayer (client) is not addressed. These concerns are indeed relevant to historic preservation and the issue of tax credits. However, the central point in this thesis is application of the "Standards of Rehabilitation" in design work and in gaining the investment tax credit (ITC). The "Standards" are used as design determinates in such matters as the bringing of daylight into the interior spaces and recognizing and retaining older, quality craftsmanship; sometimes, however, the "Standards" serve as much as a limitation as a guide. While the ideas of both craftsmanship and day-lighting are brought up, they are merely vehicles to emphasize the "Standards of Rehabilitation" and certified rehabilitation.

THREE

TAX LEGISLATION AND REGULATIONS

Having its parameters and limitations, adaptive reuse has a distinct dimension in contemporary architecture. James Marston Fitch states, "...that familiarity makes for livability and comfort, that too concentrated a dose of the new may leave people feeling uprooted and disoriented, that a proper balance must be struck between conservation and new development."[4] Because structure tends to outlive function, old buildings are more frequently being adapted to new uses - a fact which has enabled generation after generation to derive an increased sense of continuity and stability from their physical surroundings. Architects are challenged by existing conditions, including maintenance problems, when undertaking a rehabilitation project. With the challenge comes responsibility of maintaining the historic character of the building, while meeting the requirements of present day use.

There are several reasons for deciding to do a rehabilitation project verses constructing a new building. Economic benefits are the most evident. Others include retention of historic quality craftsmanship, energy conservation (time and materials saved from existing stock), and community benefits (such as visual and aesthetic improvements to familiarize environment and a preserved structure can act as a living example of past history, architecture, or culture). Since 90% of buildings that will be occupied in the year 2000 are already built,[5] architects must learn to better understand the potential for adaptive reuse.

When considering the adaptive reuse of an existing building The Restoration Manual states, "Structures which cannot continue to be used for their original purpose will through their room arrangement, size, and location suggest other modern uses which may prove to be adequate economically."[6] The key word here is "economically." In rehabilitating an existing building, a major concern and incentive is the economic feasibility. The United States Federal Government has recognized the need to preserve and upgrade historic buildings of high character and quality, and thus, offer a program with economic incentives to spur this preservation. In following with this, certain laws (mentioned previously) and the Secretary of the Interior's "Standards for Rehabilitation" have been established to

protect historical resources. The Economic Recovery Act of 1981, as amended, has had a great impact on the preservation movement.[7] This tax act, explained here to clarify the law for the architect and layman, may be surmised as follows:

The Economic Recovery Tax Act of 1981

I. Purpose of the Law

A. To increase the quantity and quality of preservation.

1. To encourage architects, developers, landlords, merchants and investors to become involved with preservation.
2. To encourage rehabilitation that keeps the building's historic character intact.

B. To stimulate private investment in rehabilitation and bring out economic revitalization.

1. To revitalize older localities.

2. Prevent continued deterioration of distressed economic resources.

II. Buildings Which Quality as Historic:

A. A building may be certified by the Secretary of the Interior as being historic if it is listed in the National Register of Historic Places, OR

B. It is located in a registered historic district and the Secretary certifies that the building is of historic significance to the district.

III. Qualified Rehabilitation

A. The building has been "substantially rehabilitated" (according to the Department of the Interior) when:

1. The rehabilitation expenditures exceed the greater of either the taxpayer's adjusted basis of the building (actual cost minus depreciation) in the property, OR

2. Exceed $5,000 within a twenty-four month period.

B. The building was in use prior to the beginning of rehabilitation and income producing (industrial, commercial, or rental residential purposes).

C. 75% of the existing walls must be retained. The Tax Reform Act of 1984 establishes an alternative test:

1. 50% of existing external walls must remain as exterior walls.

2. 75% of existing external walls must remain either interior or exterior walls, and

3. 75% of the internal structure framework must remain during the rehabilitation process.

D. Those qualifying for the Income Tax Credit

1. The owner or owners of an eligible building when expenditures are incurred on a qualified rehabilitation.

2. A leasee is eligible for the ITC for qualified rehabilitation expenditures incurred by the leasee if, on the date of the rehabilitation is completed, the remaining term of the lease is at least 15 years.

E. Investment Tax Credit (ITC) for Qualified Rehabilitation

1. 15% of the rehabilitation costs for structures at least 30 years old.

2. 20% of the rehabilitation costs for structures at least 40 years old.

3. 25% of the rehabilitation costs for certified historic structures.

F. Recapture

1. If a qualified rehabilitation building is held by the taxpayer for longer than 5 years after the rehabilitation is completed and the building is placed in service, there is no recapture of the ITC.

2. For properties held between one and five years, the ITC recapture amount is reduced by 20% per year.

G. Adjustment to Basis Rule

1. A certified historic structure is exempt from the adjustment to basis rule therefore the full amount of the rehabilitation expenditures may be depreciated.

H. Cost Recovery

1. An 18-year straight line depreciation for the adjusted basis of the historic building (15 years if the property was placed in service before March 16, 1984), OR

2. Accelerated Cost Recovery System which accelerates depreciation deductions in a 15-year property class.

(The Tax equity and Fiscal Responsibility Act of 1982 requires owners electing the 25% ITC to reduce the basis of the building by one half the amount of credit.)

The 25% ITC is allowable only if an owner (or 15 yr. leasee) of an eligible building elects to use the straight-line method of depreciation with respect to qualified rehabilitation expenditures. (A comparison of cost recovery and assessment of the investment tax credit are provided in Chapter 5.)

According to the National Trust for Historic Preservation, "The methods of cost recovery and recovery periods are the same for both new and used property. Therefore, Congress has eliminated from the Internal Revenue Code the long-standing bias in favor of new construction. In recognition of economic and social advantages of rehabilitation, there is now a clear incentive for certified rehabilitation." The 25% ITC for certified historic structures is the most beneficial tax treatment (ITC are direct reductions of taxes owed) available for real estate investment under the amended Internal Revenue Code.[8] This means that one quarter of the cost spent on rehabilitation can be subtracted from personal income taxes owed (if it is a corporation, claiming the ITC the tax credits are still deducted from the personal income taxes of corporate members. The tax credits are divided by the percent of company holdings of each member).

Rehabilitation projects that owners wish certified for purposes of Federal tax incentives are reviewed and evaluated on submission, in accordance with the Secretary of the Interior's "Standards for Evaluation". The standards are as follows:

THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. (See Application section Chapter 4-D.1)

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. (4-D.2)

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. (4-D.3)

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. (4-D.4)

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity. (4-D-5)

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color,

texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. (4-D.6)

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. (4-D.7)

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. (4-D.8)

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment. (4-D.9)

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. (4-D.10)

There is a specific set of forms which must be submitted in accordance with Chapter 1, Title 36 of the Code of Federal Regulations, Part 67, in order to begin the certified rehabilitation process. To qualify for the tax incentives, property owners must complete the appropriate part or parts of the Historic Preservation Certification Application. Completed applications are first sent to the State Historic Preservation Office (SHPO). State officials forward applications to the National Park Service (NPS) regional office, generally with a recommendation on action to be taken. (Some states require a Preliminary Information Request.)

Part I of the Historic Preservation Certification is directed at evaluation of a particular property's materials and features which may be important in defining its historic character. Part I can also be used to request a preliminary determination of an individual building not yet on the National Register meets the National Register Criteria for Evaluation. Part II is used for evaluation of the potential impact of the work necessary to make possible an efficient contemporary use. A project does not become a "certified rehabilitation" eligible for tax incentives until it is completed and so designated by the National Park Service. Upon completion of the rehabilitation project, the owner or owners

must submit a Request for Certification of Completed Work. The completed form is returned to the State Historic Preservation Office from which it is forwarded to the NPS regional office.

Following is a summary of the procedure necessary to get an older building listed as a certified historic structure, and to get certification for the rehabilitation work done in order to gain the 25% investment tax credit (ITC). (Use of the process on an existing building is demonstrated in Chapter 3. Actual forms to be submitted are found in the Appendix.)

NATIONAL REGISTER CERTIFICATION and CERTIFIED REHABILITATION FOR TAX CREDIT

I. Certified Historic Structure (National Register Designation or Historic District Listing).

A. Definition - A building or structure is deemed certifiable when it meets one or more of the following criteria:

1. Significant contribution to the broad patterns of history.

2. Embodies the distinctive characteristic type, period or method of construction, work of masters, or high artistic value.

3. Associated with the lives of historic people.

4. If it yields information important in prehistory or history.

B. The Process of Certification.

1. Nomination is prepared - The owner (or any other person with the owner's permission) fills out Part I of the Historic Preservation Certification Application. If the building is already individually listed on the National Register individually, Part I is not necessary.

2. The Application is submitted to the State Historic Preservation Officer (SHPO) who has 45 days in which to review the application and forward it, with his or her recommendation, to the national Park Service, U.S. Department of the Interior.

a. If the SHPO has not acted on certification within 45 days of receiving all required information, consult the National Park Service regional office directly.

3. At the National Park Service, applications are first technically reviewed to determine if documentation is sufficient. Review of applications on the federal level is completed within 30 days.

4. The owner (or applicant) is then notified in writing of the determination. Appeals may be made upon denial of certification through the previous process. The final decision is made within 30 days.

II. Certified Rehabilitation

A. Definition - A certified rehabilitation consists of improvements to or restoration of an existing certified historic structure, which the Secretary of the Interior certifies to be consistent with the Interior Department's Standards of Rehabilitation. If the building qualifies, the owner is eligible for a 25% Investment Tax Credit.

B. The Secretary of the Interior's Standards for Rehabilitation.

1. Ten guidelines which must be followed during rehab construction to keep the building consistent in character with its history. They are also qualifications for getting the 25% Investment Tax Credit (ITC).

2. The Standards for Rehabilitation (abbreviated).

1. Compatible use with minimum alteration.
2. Avoid alteration of significant architectural features.
3. Buildings are recognized as products of their own time.
4. Changes taken place with time may have significant in their own right.
5. Distinctive stylistic features should be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced.
7. Surface cleaning should be as gentle as possible.
8. Efforts should be made to preserve archeological features.
9. Additions must be compatible in scale, color, and material.
10. If additions were removed the integrity of the original building must be kept.

3. Also refer to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

C. Applying for Rehabilitation Certification.

1. Filing Part II of the Historic Preservation Certification Application.

a. Fill out the application (applicant does not have to hold the title to the property). Include all requested information, drawings and photographs.

2. Submit application to the appropriate State Historic Preservation Officer. The SHPO is responsible for the initial review on all certification applications and for making recommendations to the appropriate National Park Service (NPS) regional office.

3. National Park Service regional offices complete the review process and issue certifications, approvals, or denials on each application submitted.

4. The applicant is notified by mail. The appeal process is available for those applications receiving unfavorable decisions.

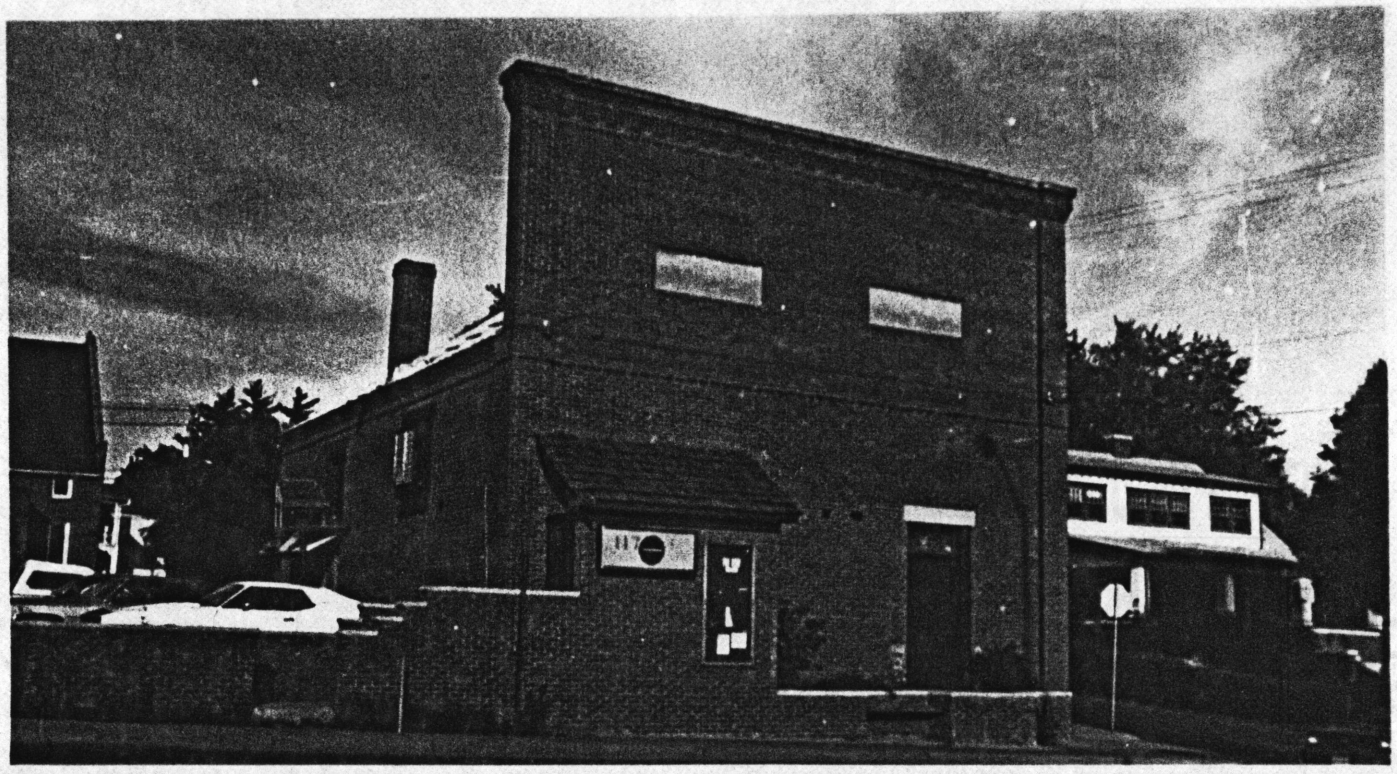
5. After the work has been completed, submit a Request for Certification of Completed Work. Again, the form is initially sent to the SHOP, then forwarded to the NPS. If approved, the certification is forwarded to the Internal Revenue Service (IRS).

FOUR APPLICATION OF CERTIFIED REHABILITATION ON 117 SOUTH MAIN

The process of certified rehabilitation is hypothetically applied in this thesis to an existing building which is not yet registered in the National Register of Historic Places (nor located in a historic district). Serving as the object of adaptive reuse is 117 South Main Street, in Blacksburg, Virginia. This project not only entails the use of the building with respect to its past and present, but also assumes a use for the future. Design decisions are based not only on the Standards for Rehabilitation and code requirements, but also on the character of the building.

When considering the rehabilitation of and the addition to an existing building, it is important to understand the history of the building and the building methods of the craftsman. "Historic buildings and events tell a story of our tolerance for skill and work, and how we have chosen to expend our time and resources."[9] Fundamental is the examination of the nature of the existent architecture. Both its historical development and its present states are critical.

The period of history in which the structure was originally built leads us to discover the technology and means of past construction. Knowledge of this craftsmanship in this case of the mid-nineteenth century, allows better understanding of the forces of the structure which influence rehabilitation decisions. For example, the masonry walls of 117 South Main are constructed of locally made brick, laid in a common bond with a locking header course every fifth course, and are sixteen inches thick. The masons of the 1850's depended on this load bearing construction. The interlocking pattern of the brick makes it possible to remove a portion of the back wall to insert a doorway without hurting structural integrity.



A. History of 117 South Main Street

Blacksburg Presbyterian Church, established on July 27, 1832, first met in a wooden building on Church Street. However, when the congregation rose from the original thirteen members, they decided to build a new church. Colonel William Thomas, who in 1847 was clerk of the congregation, donated the site of the church.[10] The site, along Main Street, was one of the original 64 lots which had been set-up by William Black in 1798 to establish the town of Blacksburg.

Mrs. Nellie Robinson, a historian for the church, recorded in 1953 that "Colonel William Thomas contributed the lot on which the church was built, laid the cornerstone, and gave liberally of his time and means and the labor of his slaves to the work." Colonel William Thomas served as last High Sheriff of Montgomery County and also served in the Virginia House of Delegates.[11]

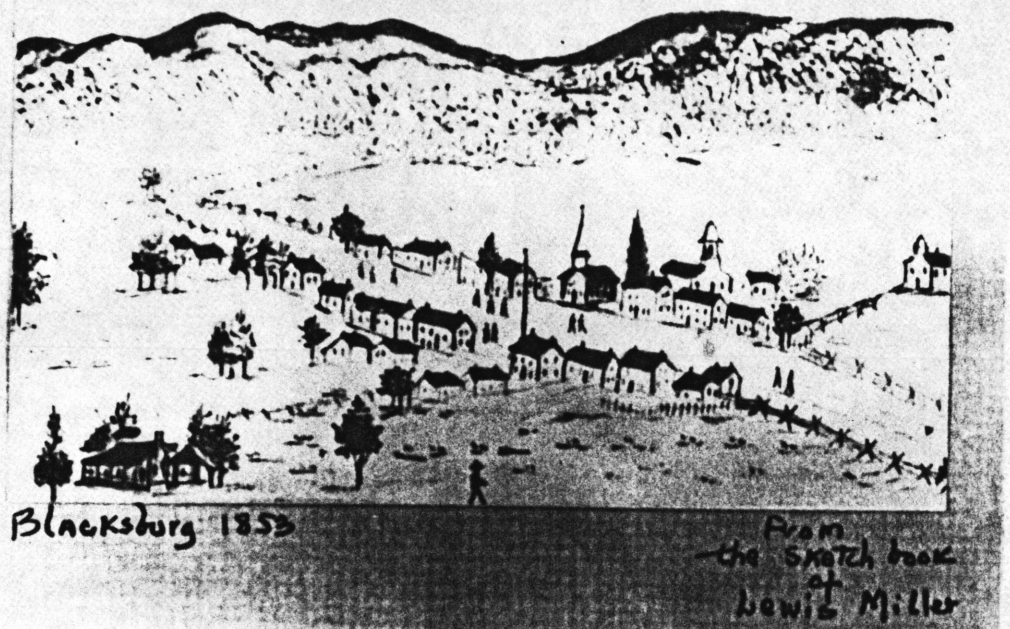
Other members of the congregation included: John Francis Preston, who was the son of Gov. James Patton Preston and grandson of Col. William Preston (original owner of Smithfield Plantation), he also served in the Mexican and Civil Wars; and the Black family, for whom Blacksburg is named. Many faculty members of the Va. Agricultural & Mechanical College (later VPI & SU) were congregation members, such as W. B. Conway, who wrote a brief history of Blacksburg.

The bricks were made and laid by Jake Deyerle in 1847. According to the Session Minutes of the church: "August 18, 1847 - The brickwork of the new Presbyterian church in Blacksburg was on this day completed..." The church was completed about a year later at a cost of $1500. "August 20, 1848 - The new Presbyterian church in the town of Blacksburg, was on this day dedicated to the service of God..."[12]

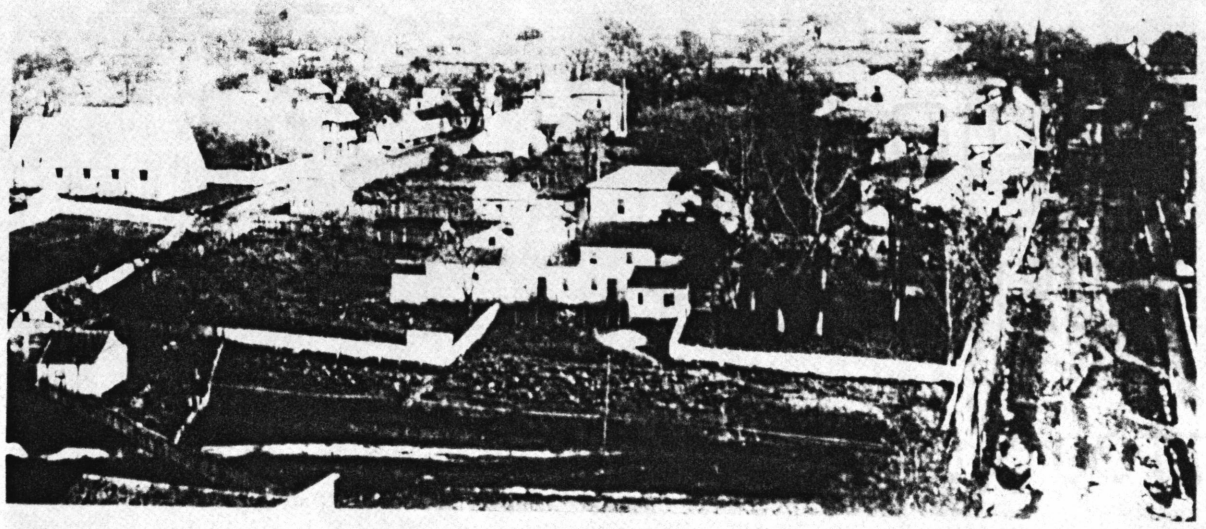
The building served the church for many years with very few changes. Shortly after 1900 the building began to show deterioration. Because of this and the fact that the congregation had outgrown the building, in 1904 the Presbyterians decided to build a new church and sell the old one.

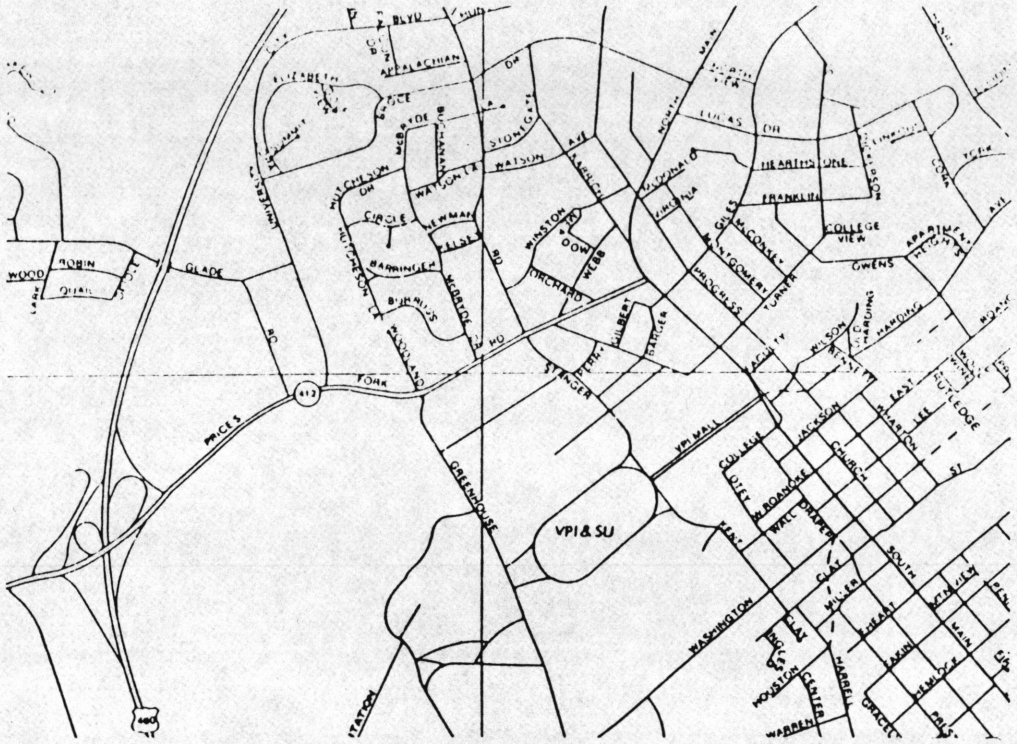
This old church was dismantled of its steeple and large windows when it became an Odd Fellows Hall. The Trustees of the Blacksburg Presbyterian Church sold to the Blacksburg Lodge of the Independent Order of Odd Fellows, No. 20,

for the recorded sum of a $600 deposit and $100 a month for four years, "...all that certain lot or parcel of land lying and being in the town of Blacksburg, Va. fronting on Main Street, and adjoining the property of M. S. Grissom on two sides, Lee Street on the south, and Main Street on the west, and being the church property now occupied by the said Presbyterian congregations." This transaction took place on July 4, 1904, but was not recorded until April 14, 1905. (Deed Book 53, pg. 447). The church has since served as a coffee house in the 1960's, a used car dealership, an outdoor clothing store, and a restaurant and night club. The property is now owned by Michael and Linda Ruth Schwab by deed recorded November 10, 1977. (Deed Book 391, pg. 629) According to Ellison Smyth, "The building still stands as a testimony to its rugged Presbyterian ancestry, at the corner of Main and Lee Streets, the oldest building on Main Street."

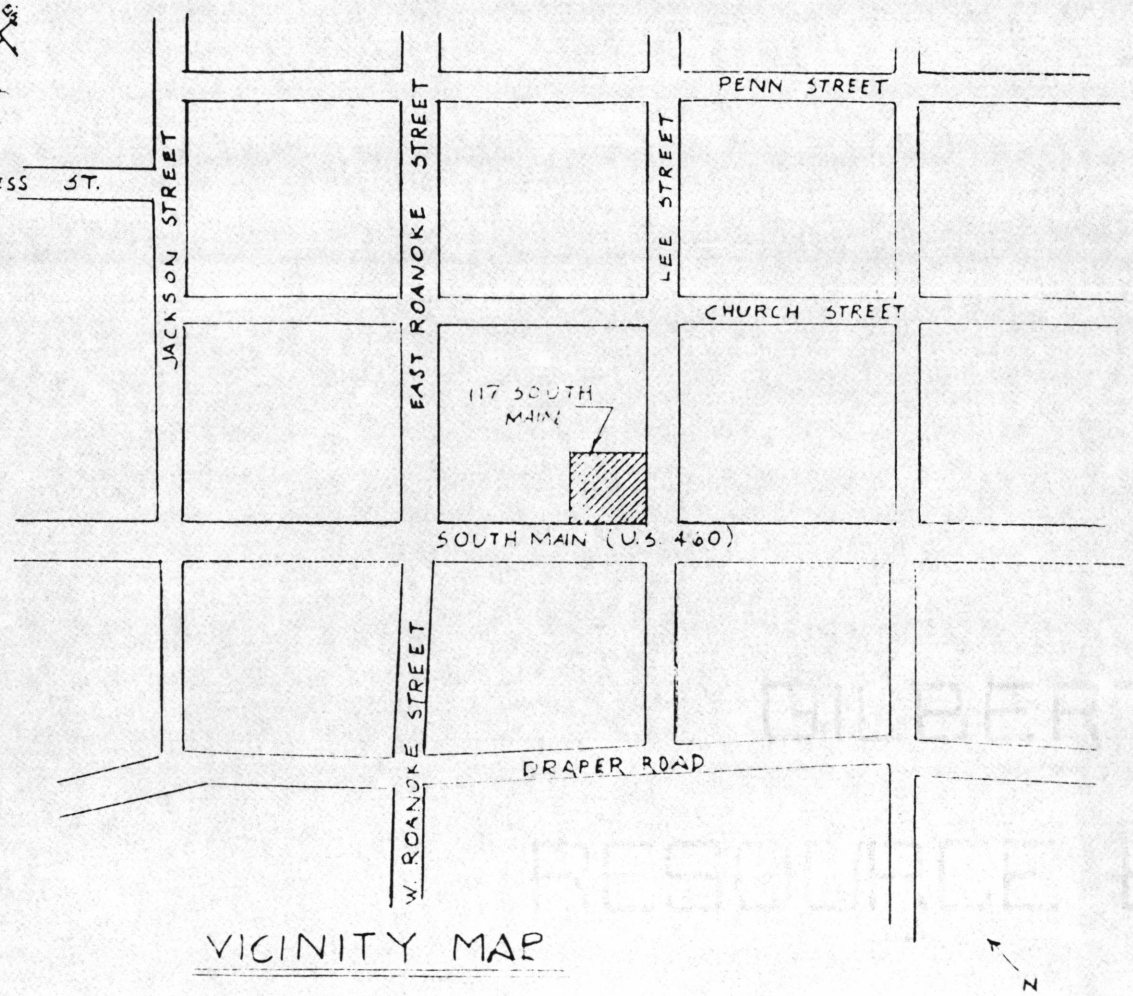


Blacksburg 1900

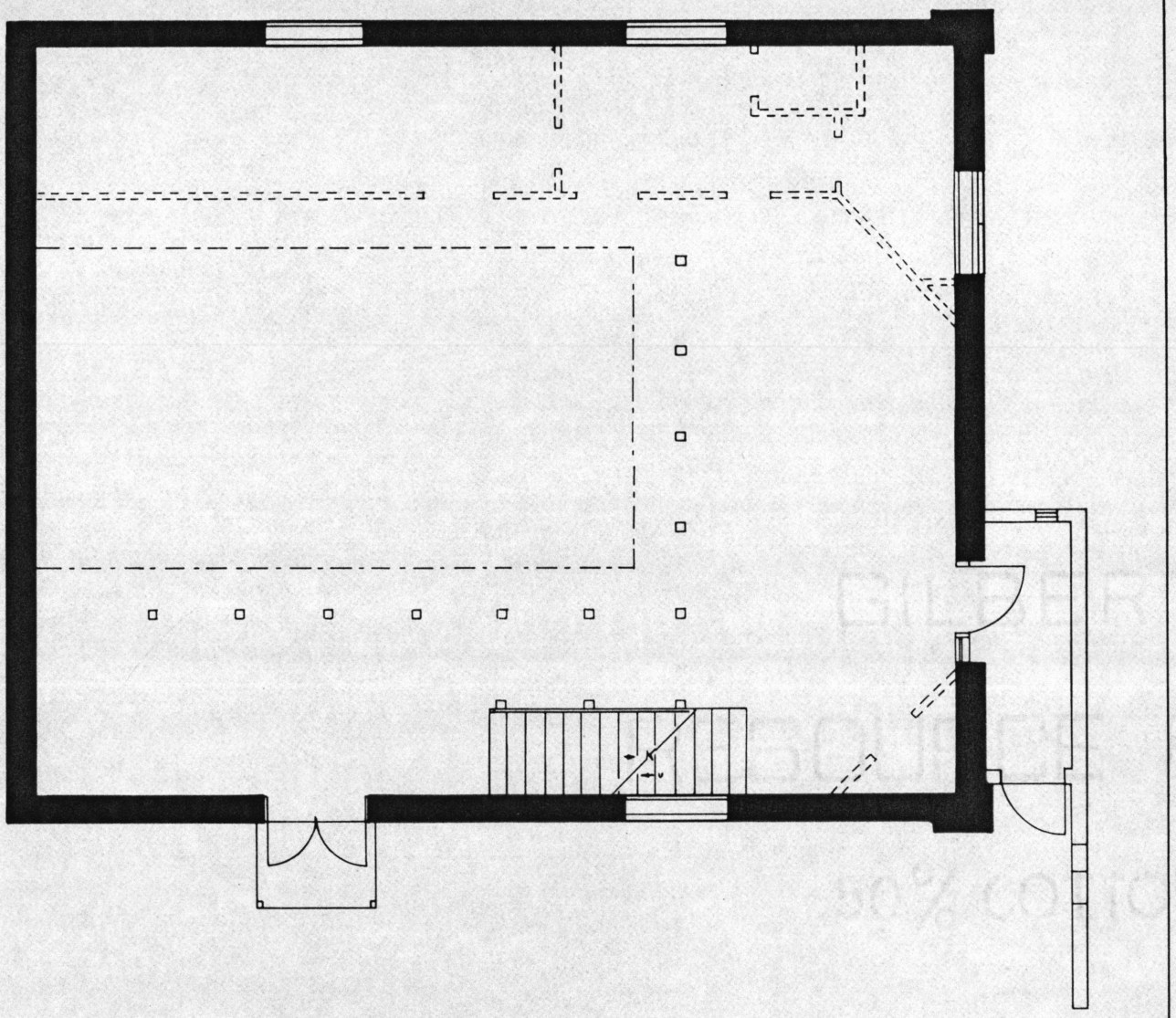




Blacksburg



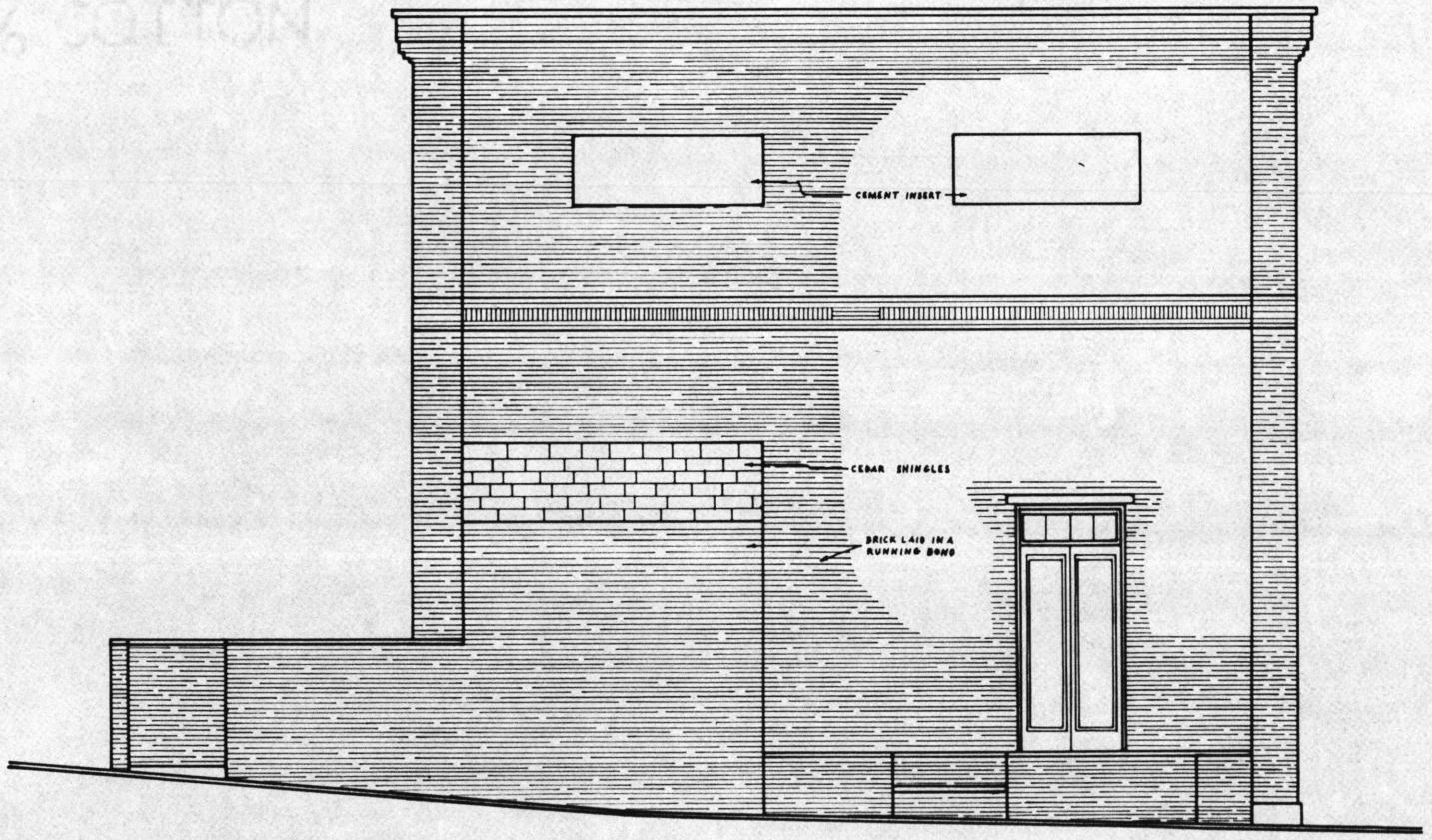
VICINITY MAP



EXISTING FLOOR PLAN

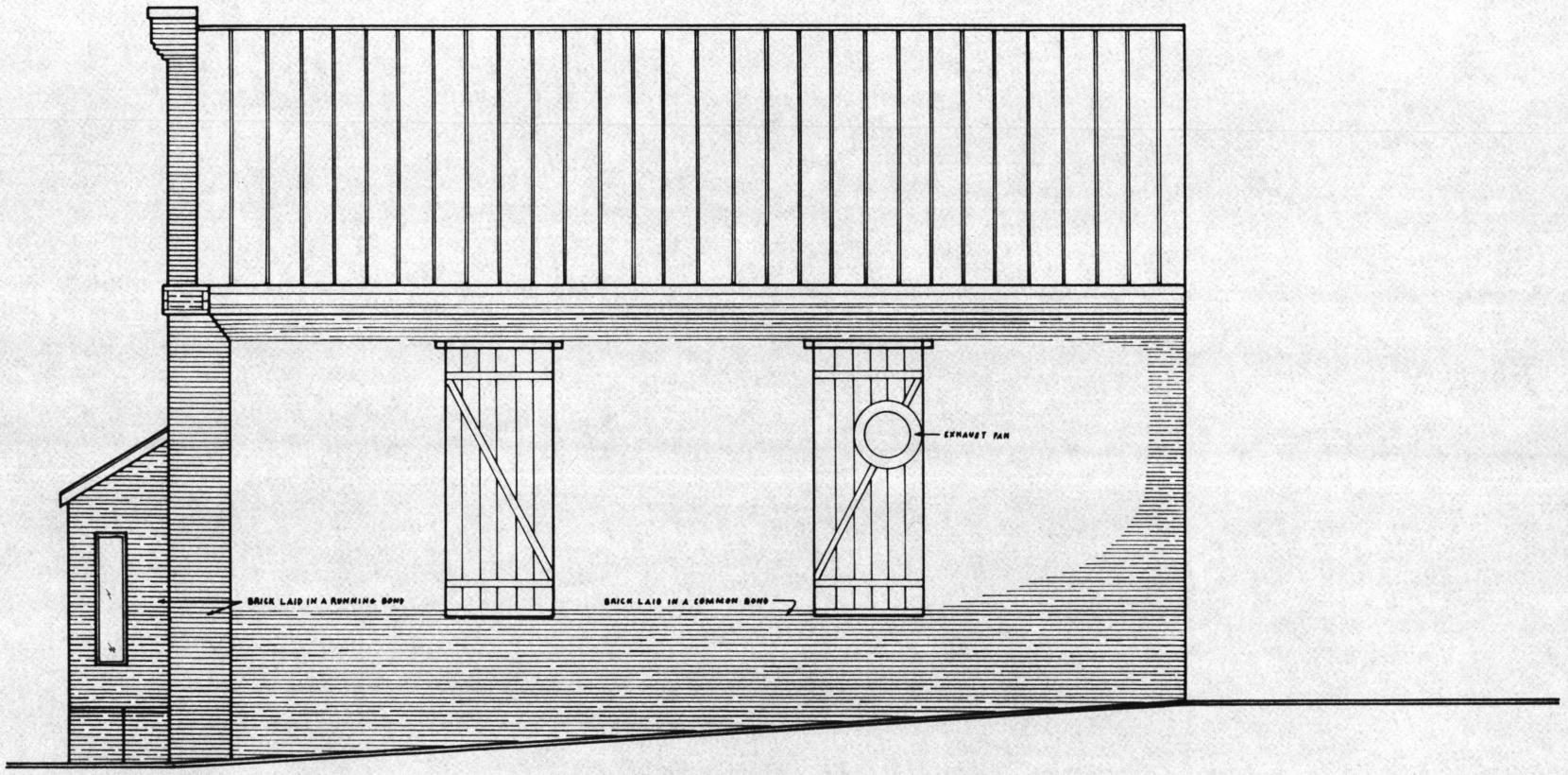
SCALE: 0 5 10 ft.

N



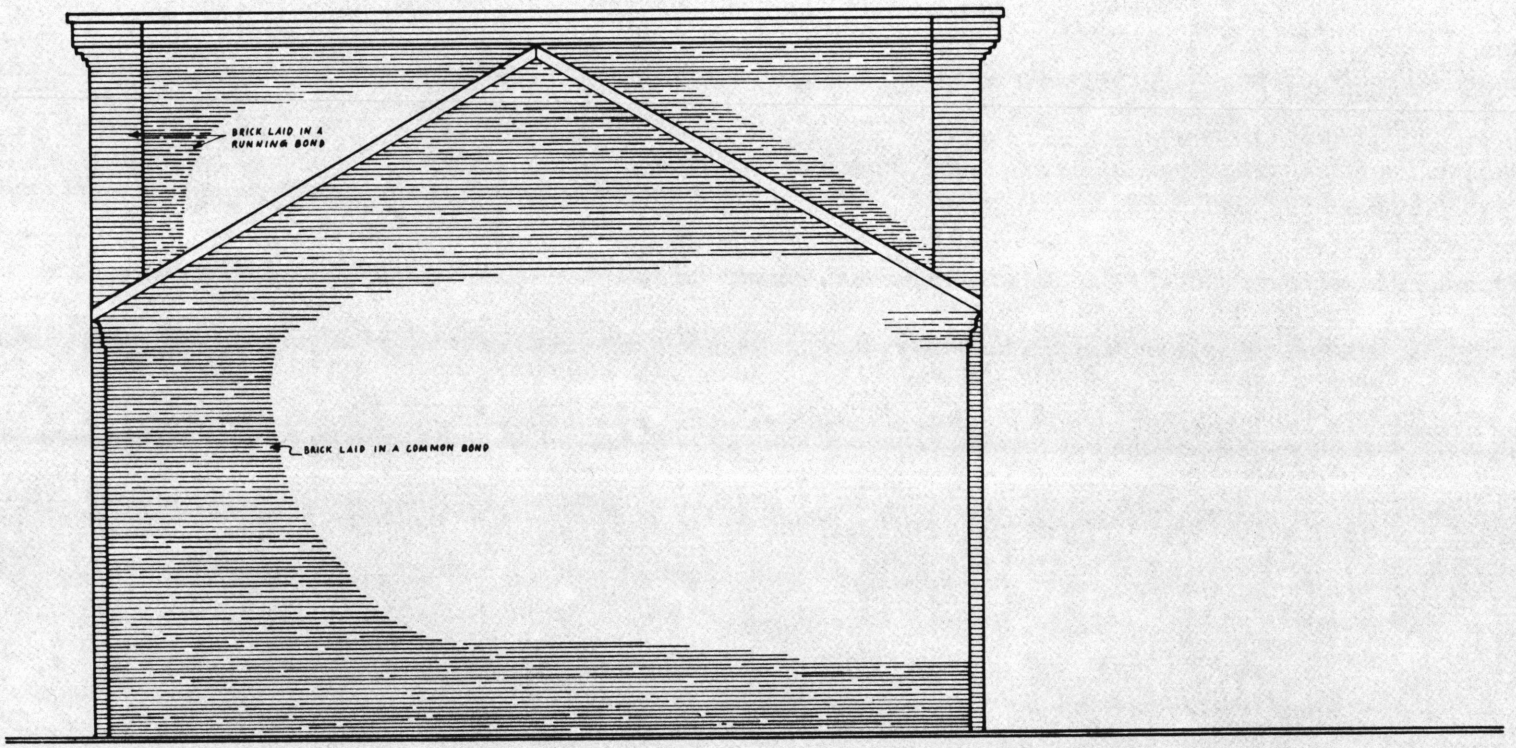
WEST ELEVATION

SCALE: 0 5 10ft.



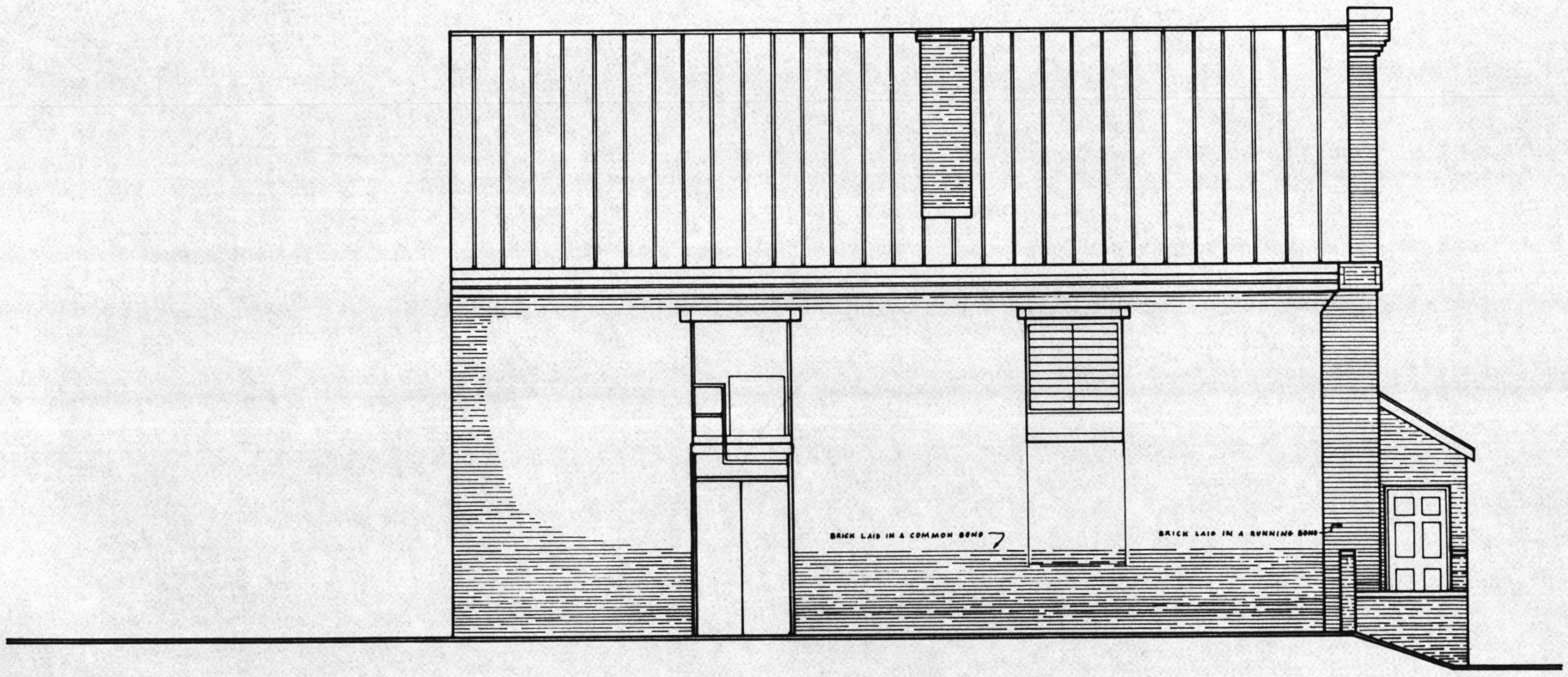
SOUTH ELEVATION

SCALE: 0 5 10 ft.



EAST ELEVATION

SCALE: 0 5 10ft.



NORTH ELEVATION

SCALE: 0 5 10 ft.

B. Description of 117 South Main Street

Originally built as the Blacksburg Presbyterian Church in 1847, 117 South Main Street is a symmetrical, rectangular structure which measures 45 feet by 37 feet. The building is two-stories in height (one main floor and a gallery), and is built in the Greek Revival style.

Indications of the Greek Revival style include bold simple moldings on the exterior and interior, heavy cornices with unadorned friezes, and horizontal transoms above the entrances. This style, which came about in the 1820's, was fostered by handbooks. "It is conceivable that without books such as Asher Benjamin's The American Builder's Companion and The Practical House Carpenter the Greek Revival style would not have gained such widespread acceptance."[13]

Two doors are placed symmetrically on the west (Main Street) facade. Both the north and south facade contain two large windows. The windows were originally 4' x 9' and each window had three sashes, with twelve panes per sash.[14] The windows facing Lee Street (south) are set five feet above ground level. Their counterparts on the opposing (west) wall are placed three feet above same. Lintels are made of American Chestnut. The windows are presently boarded up.

A brief mention of the building's construction can be found in the 1847 Minutes of Montgomery Presbytery, "The house is 36' x 44', of bricks and is roofed and floored and contract made for pulpit and pews." Further details on the structure were provided in 1953 by one of Colonel Thomas; descendants, Nellie M. Robinson:

> Originally, the church had a tall steeple, and large windows, with a shingled roof. Between the two doors was a high pulpit, flanked on each side by white painted screen effect, lined with red damask. The carpet was red, and an old fashioned, low back sofa served as a seat in the pulpit. A marble topped mahogany table and two carved walnut chairs were in front of the pulpit. The galleries were used by slaves, and two were members of the church. The pews faced the doors...

Seating capacity in the church was approximately 150. Its two doors were appropriate to a use then common but no longer current: separate entrances for men and women. Some years after the original construction, "...the pulpit was

moved to the back and made low, the walls a kalsomined blue, so that its attractiveness was gone." An elderly Presbyterian explained that the pulpit was moved and lowered because late comers had been so embarrassed at having to face the congregation that they desired alterations in order to be less conspicuous when tardy.[15]

The building is constructed of handmade brick laid in a common bond with fifth course headers. The cornices on the north and south walls consists of three rows of brick corbelling having a unique curve on each row, (see photo). The front (west) facade, added in 1904, is laid in a running bond and has an unusual cornice of stepped brick, (see photo).

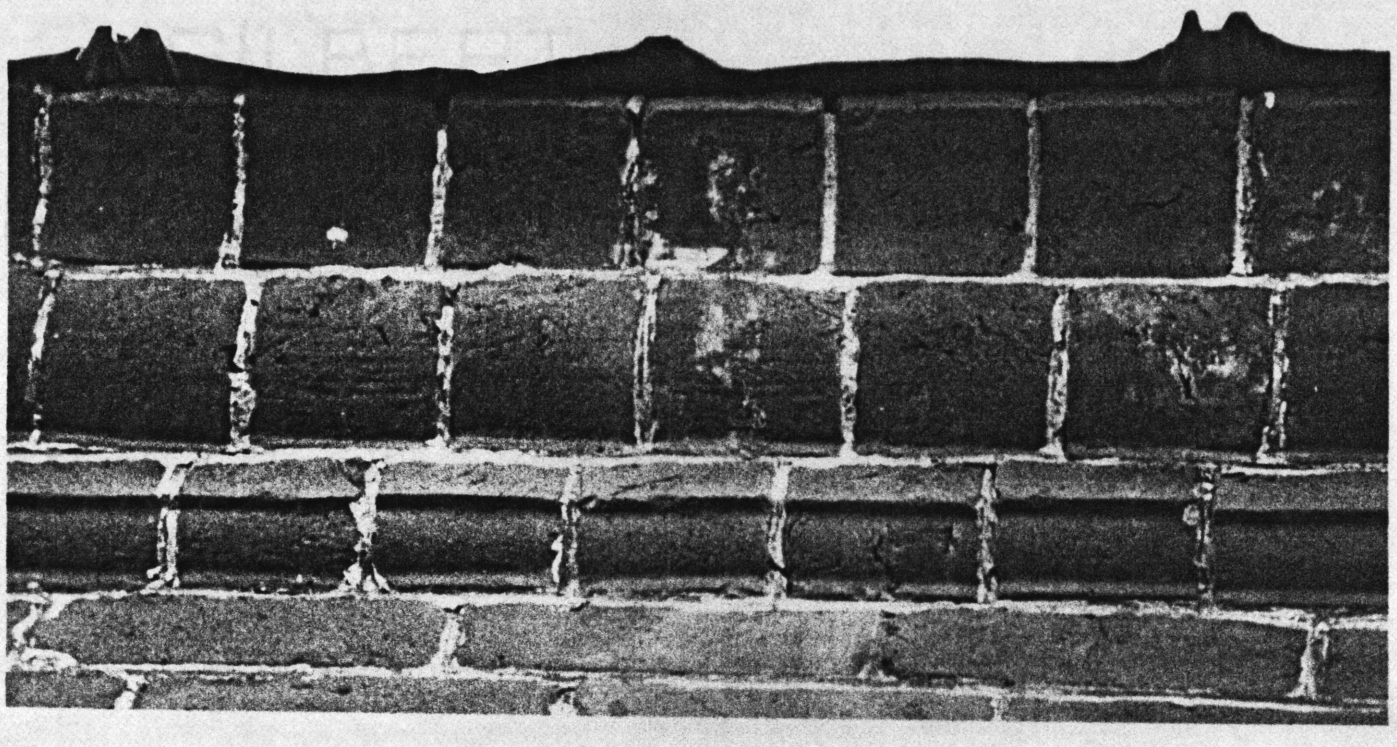
Based on a conversation with Ellison Smyth, Minister Emeritus of Blacksburg Presbyterian Church, the builder/mason was Jake Deyerle. The labor has been attributed to the slaves of Col. William Thomas, who donated the land. Two other buildings in the area have similar curved cornice brickwork. Built around the same time period, they are the Broce House, off Tom's Creek Road, and the Keister-West House on Giles Road.

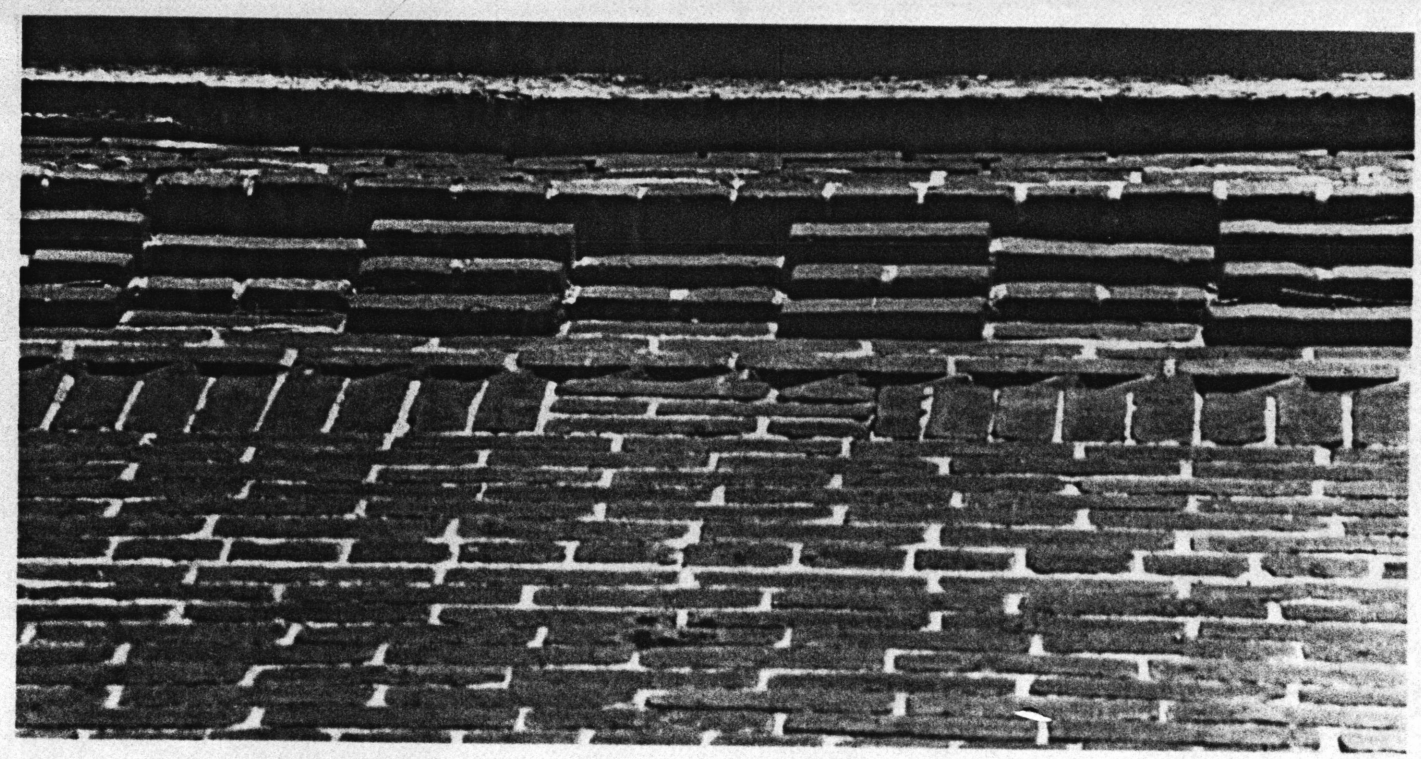
Significant alterations include the removal of the steeple in 1904. Also, a vestibule was added to one of the entrances in 1980, which contains no real architectural significance, yet does not try to emulate the older brickwork. A kitchen space and closet were added by 1905.

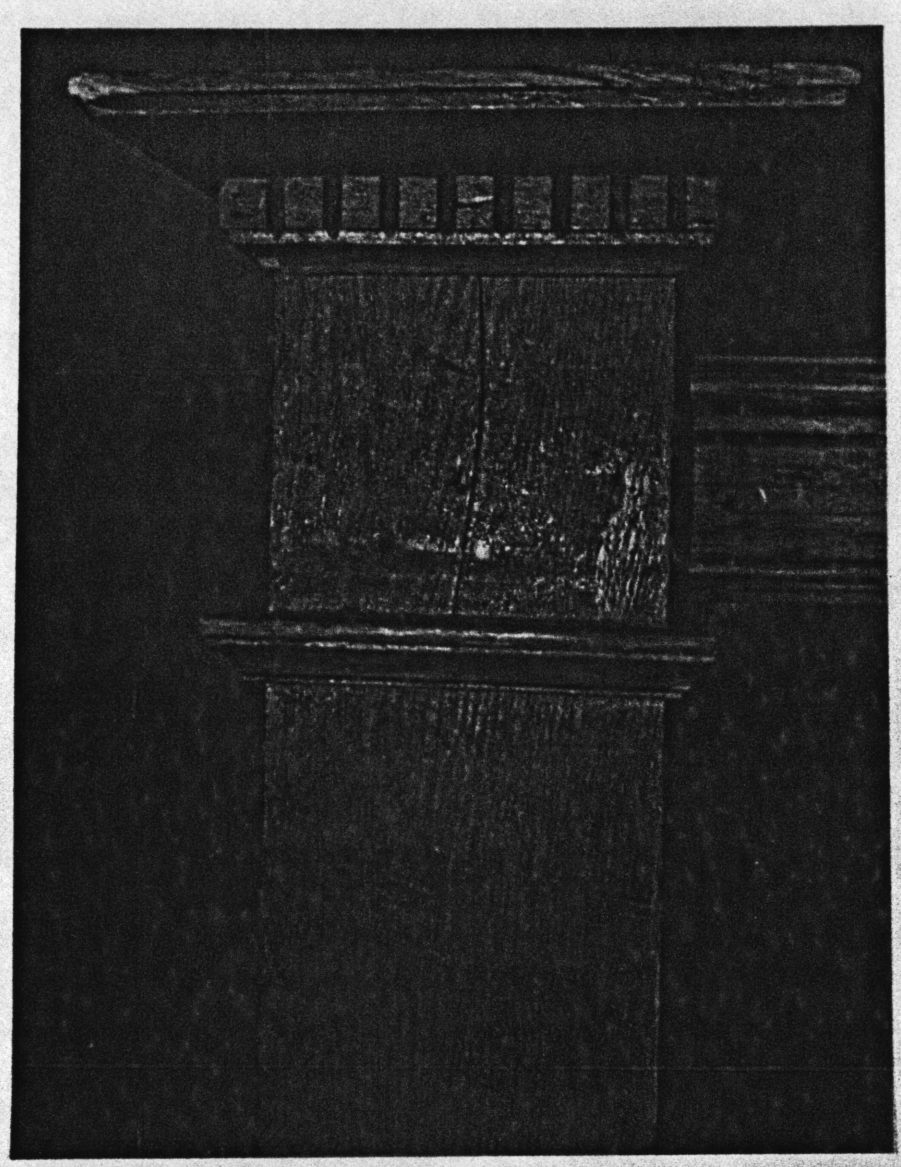
The truss system supporting the pitched roof is made of hand-hewn chestnut beams measuring 8" x 8", which are notched and held together with black walnut pegs. Originally the roof was shingled, but it is now clad with galvanized tin. The pitch of the roof is seven over twelve.

In 1970 the gallery was renovated. American chestnut was utilized to strengthen and repair the existing, but structurally unsafe, gallery. Particularly interesting is the retention of many of the gallery's features, such as corner posts (see photo). The carving illustrates the level of expertise available in Southwest Virginia in the late nineteenth century. It is not elaborate, but exhibits some degree of skill on the craftsman's part.

This skill evident in workmanship is part of the "intangible content" of the building -- part of the unqualifiable value of age and character. According to David Pye, "Free workmanship has unique aesthetic qualities for which there can be no substitute."[16]





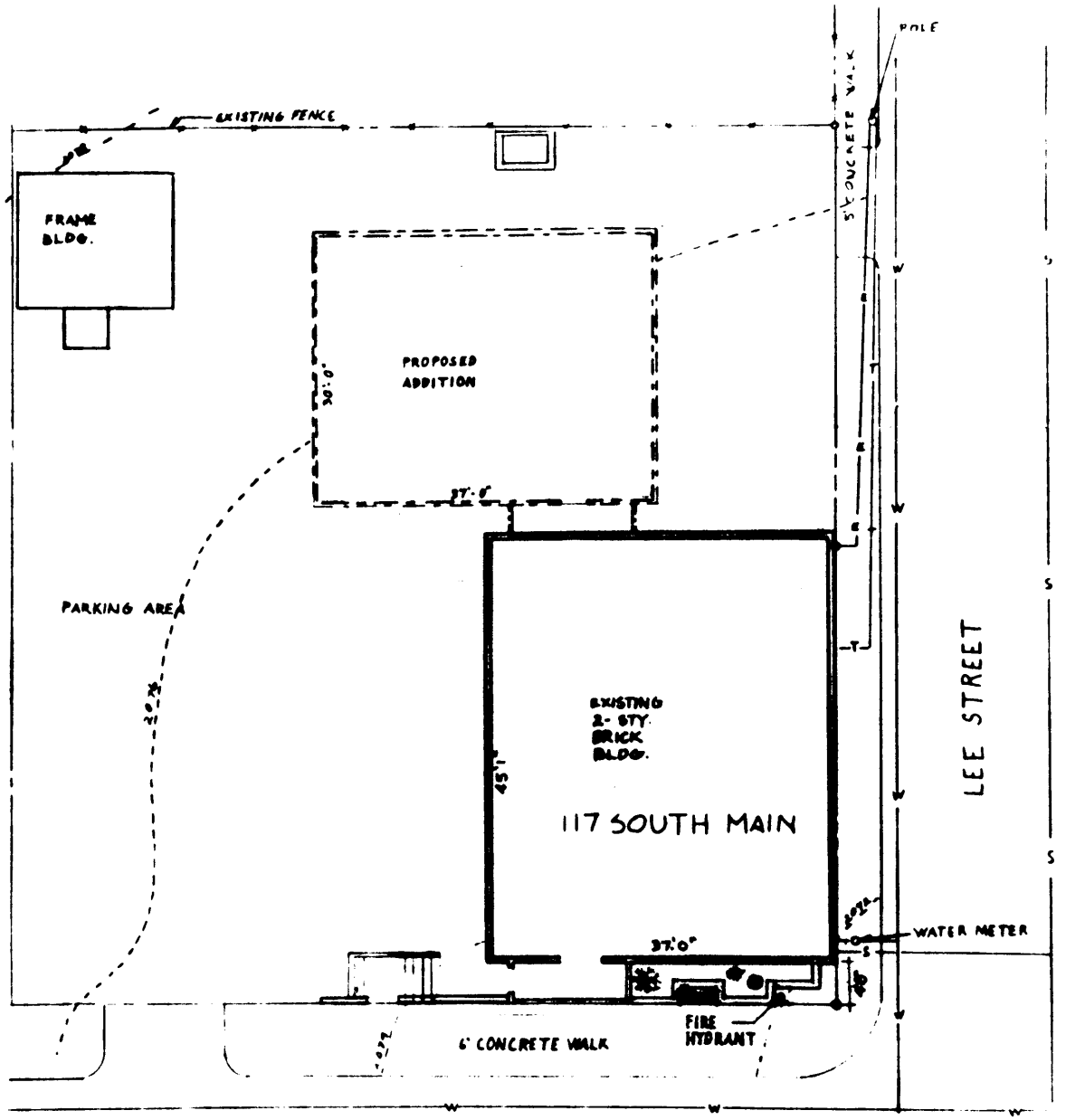


C. Criteria for the Adaptive Reuse of "117" in Light of its Historic Construction and the "Standards"

Design of the rehabilitation project described in this thesis is based on the historic character of the building. Also considered are an appreciation for the conservation ethic, a respect for the handmade object, an awareness of our historic past, and a realization that the building is a real entity which needs to be transformed to present day use in a sensitive manner.

The vehicle for the demonstration of certified rehabilitation is 117 South Main Street. The design effort concentrates on the hypothetical purchasing of the existing building and the acquiring of National Register certification; finding a new use for and rehabilitating the existing building, and compatibly adding an addition. The process is done keeping the Standards for Rehabilitation in mind, so that a Historic Preservation Certification application can be submitted.

The site on which the building sets is approximately one-quarter of an acre in size. It is bordered on the west by Main Street, on the south by Lee Street, on the east by the property of the church of God, and adjoining the property of M. S. Grissom on the north. (The deed is located in the Montgomery County Courthouse in Christiansburg, Virginia.) The lot is zoned as part of the central business district, (C-1). "The central business district is intended to encourage the physical concentration of a broad range of individual commercial establishments which together may constitute an area of general commercial activity."

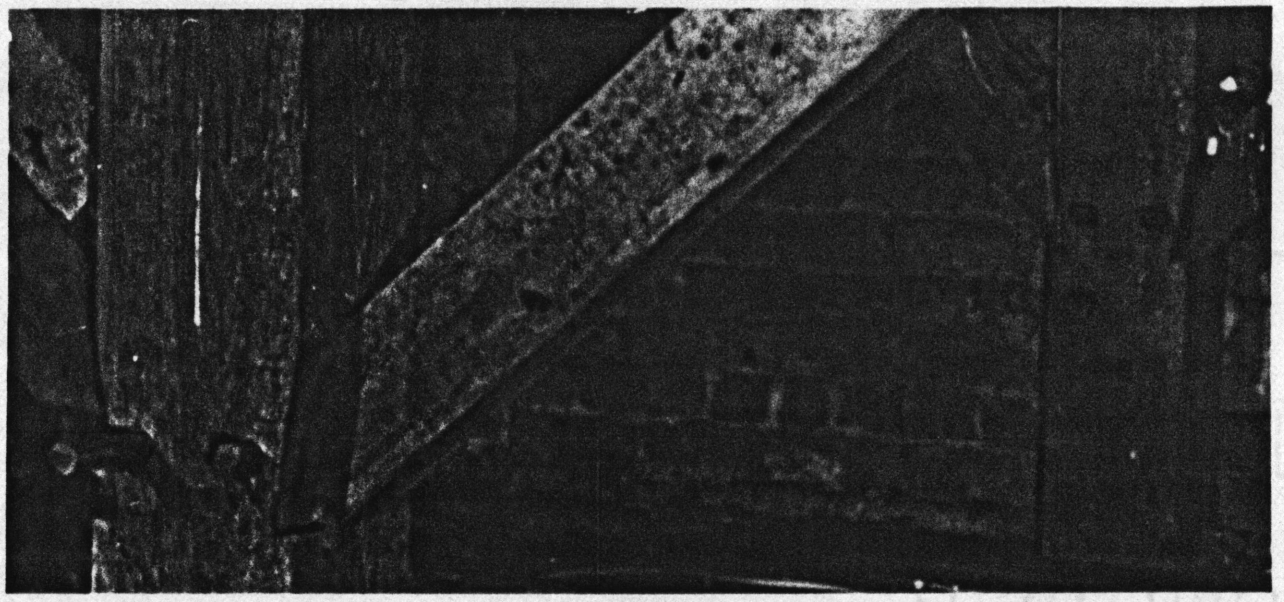


EXISTING SITE PLAN

Scale: 1" = 10'

The result of the craftsmanship of the building becomes apparent upon closer inspection -- the detailed curves of the handmade brick in the cornices and the intricacy of the brickwork in the parapet wall. According to David Pye, it is "...at these close ranges that the environment impinges on us the most. It is for this reason that the art of workmanship is so evidently important." The interior also contains serveral examples of skilled craftsmanship, such as, the corner posts of the gallery rail and the chestnut truss system supporting the roof.

This thought of articulate, handmade craftsmanship, influences the new function for the building. The new use hypothetically selected for 117 South Main Street is that of a wood-toy shop. The toys, games and handmade items will be constructed on the premises. Not only will craftsmen of the area have an outlet for their energy and wares, but the retail section of the shop will provide fun and economic gain for the community. There also will be system for a mail-order business by which the toys and other items may be purchased.



In order to meet the requirements of the new woodshop function, the original building will go through an overhaul of mechanical systems. The new systems will be integrated as discreetly as possible by experienced contractors. The front vestibule will be removed and glass panels (the same size as the original doors) will be inserted into the front doors for retail reasons. The windows will be opened to original size, as historically documented. The partion walls of the kitchen will be removed and new bathroom space added. Specifics of the individual rehabilitation efforts will be listed by item on Part II of the Historic Preservation Application (see Appendix).

Given the fact that the existing building has limited square footage (2400 sq. ft.), need was found for an addition. The addition design demonstrates compatibility while altering the original building as little as possible. The clarity, balance, rational proportions, and measured rhythms of the Greek Revival style are transferred to the addition; yet it is distinctly different from the old building. The new floor plan is proportional to the old, the window placement is symmetrical, and roof slope and material are maintained.

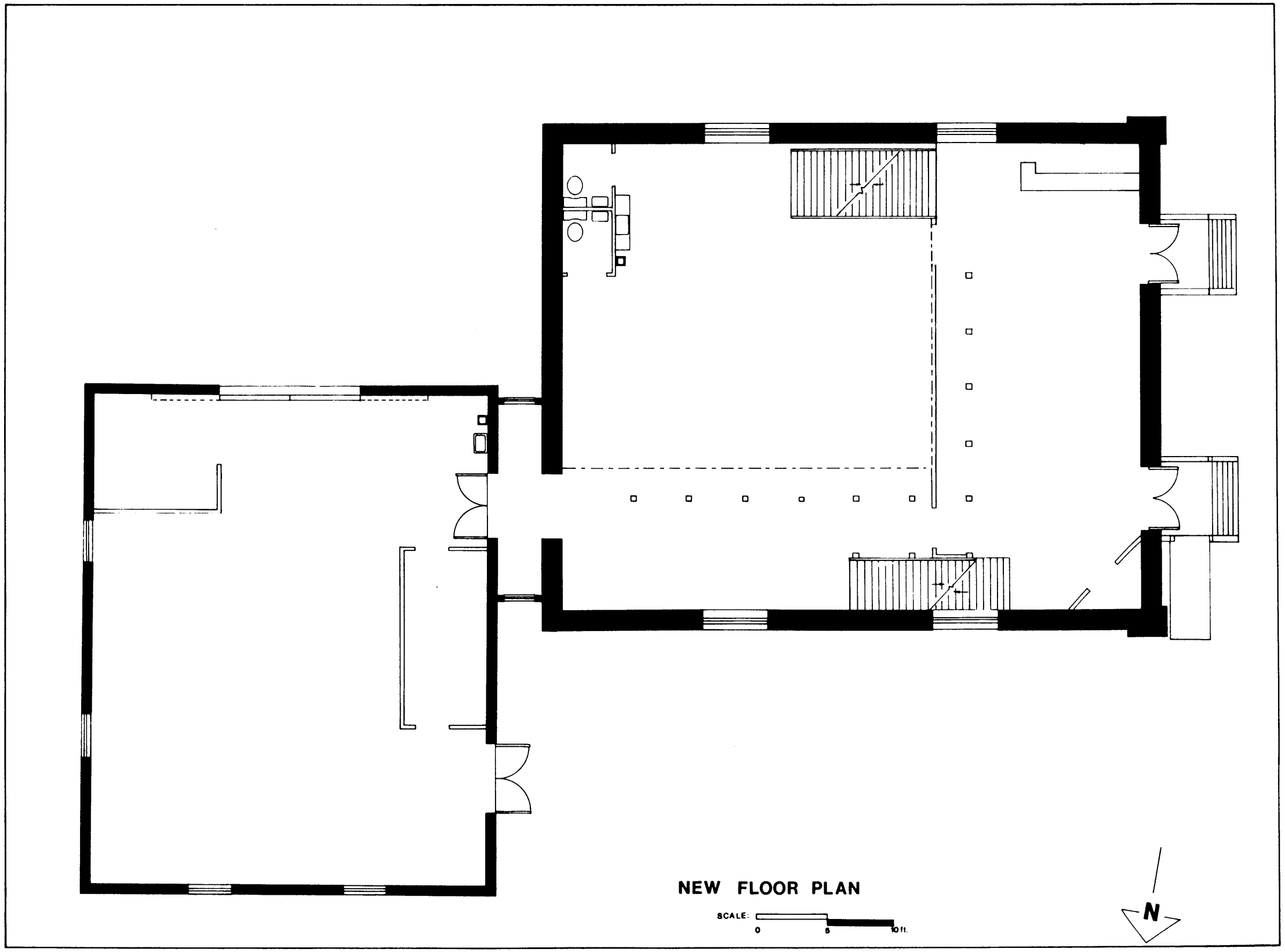
The new work aims at enhancing and clarifying the original design concept. The form for the addition develops from the idea of emulating the heavy, load bearing, masonry construction. Also, the desire to avoid placing any load bearing capacity on the existing wall. The connection, metal frame and glass construction, is dependent, yet independent.

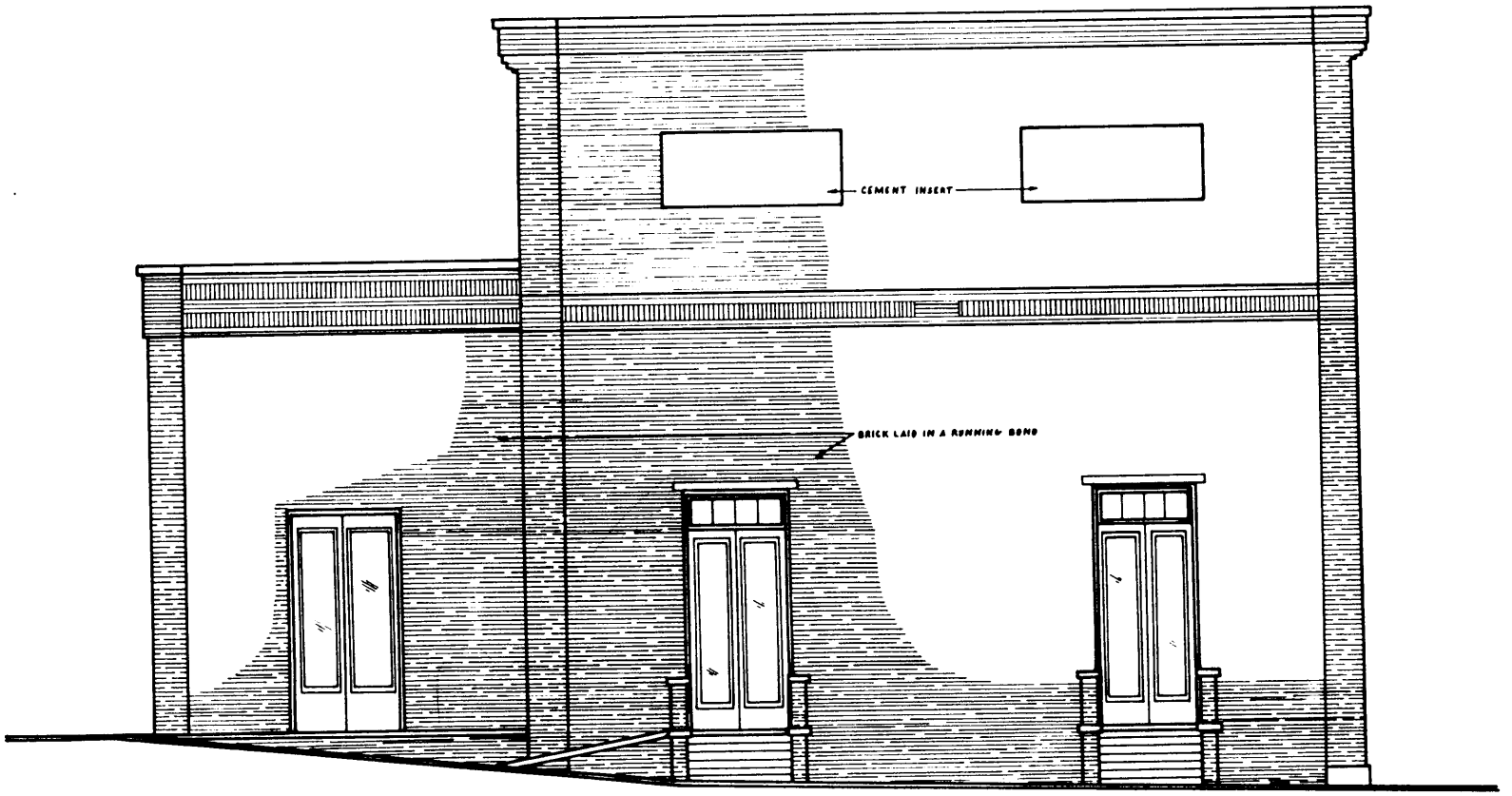
The connection attaches to the back (east) wall in which enough bricks are removed to construct a 4' x 8' doorway. "Needle bracing" is placed in the permeation to support the load of the wall as the bricks are removed.[19] The doorway framed, the bricks are replaced to meet the doorjamb.

Organization for the adaptive reuse follows the flow of taking a piece of raw wood, creating a toy (or object) safely, and selling that object in the retail world. The addition serves as the machine shop, while the existing building serves as office space and studio, retail, and assembling space.

The proportions for the floor plan of the new building are the same as the old, except the orientation has been rotated ninety degrees. The brick pattern is a running bond. Bricks are of a rough surface, yet are slightly darker in color to those of the original building. A parapet wall is also placed on the addition not to emulate the existing one, but to draw a connection.

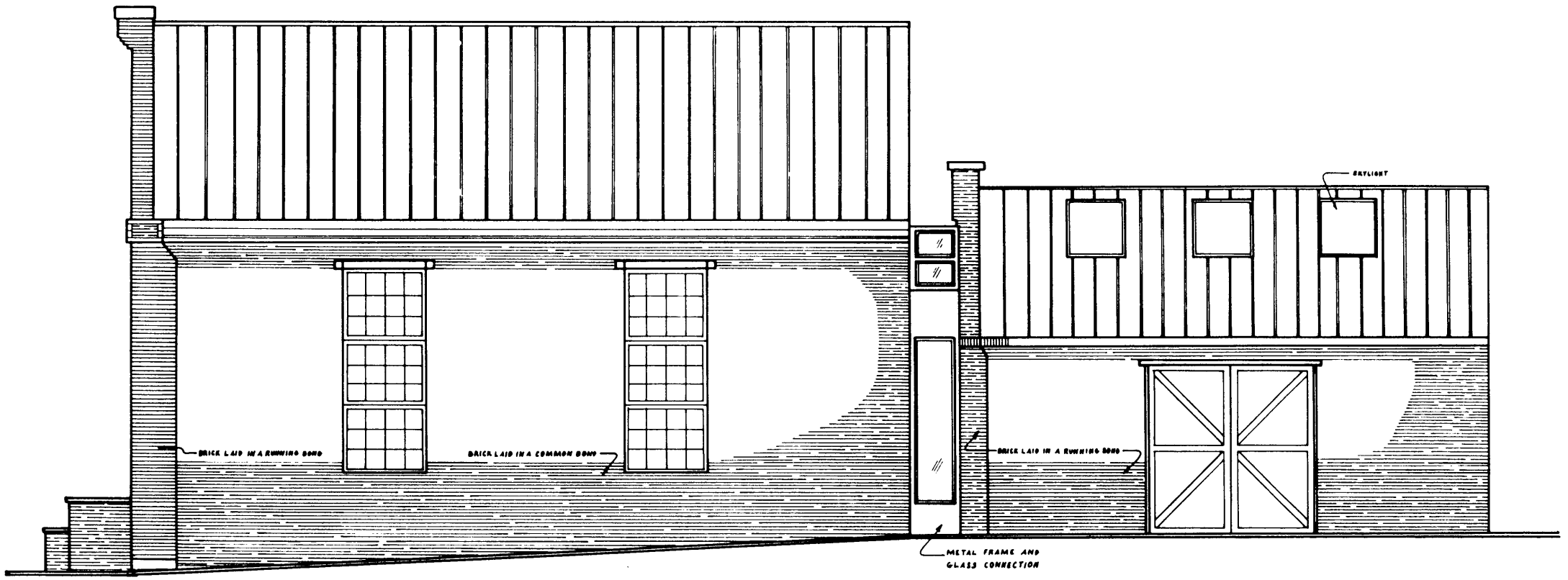
The new building's situation on the site and with the old building provides a space for unloading raw materials and equipment on the south (Lee St.) side (a garage door is provided in the new south wall). It's position also creates a small courtyard on the north side which invites activities such as "puppet shows on Saturdays," according to Gene Egger, Prof. of Architecture. Parking spaces are provided along the north side of the property.


NEW FLOOR PLAN
SCALE:
0
5
10 ft.
N



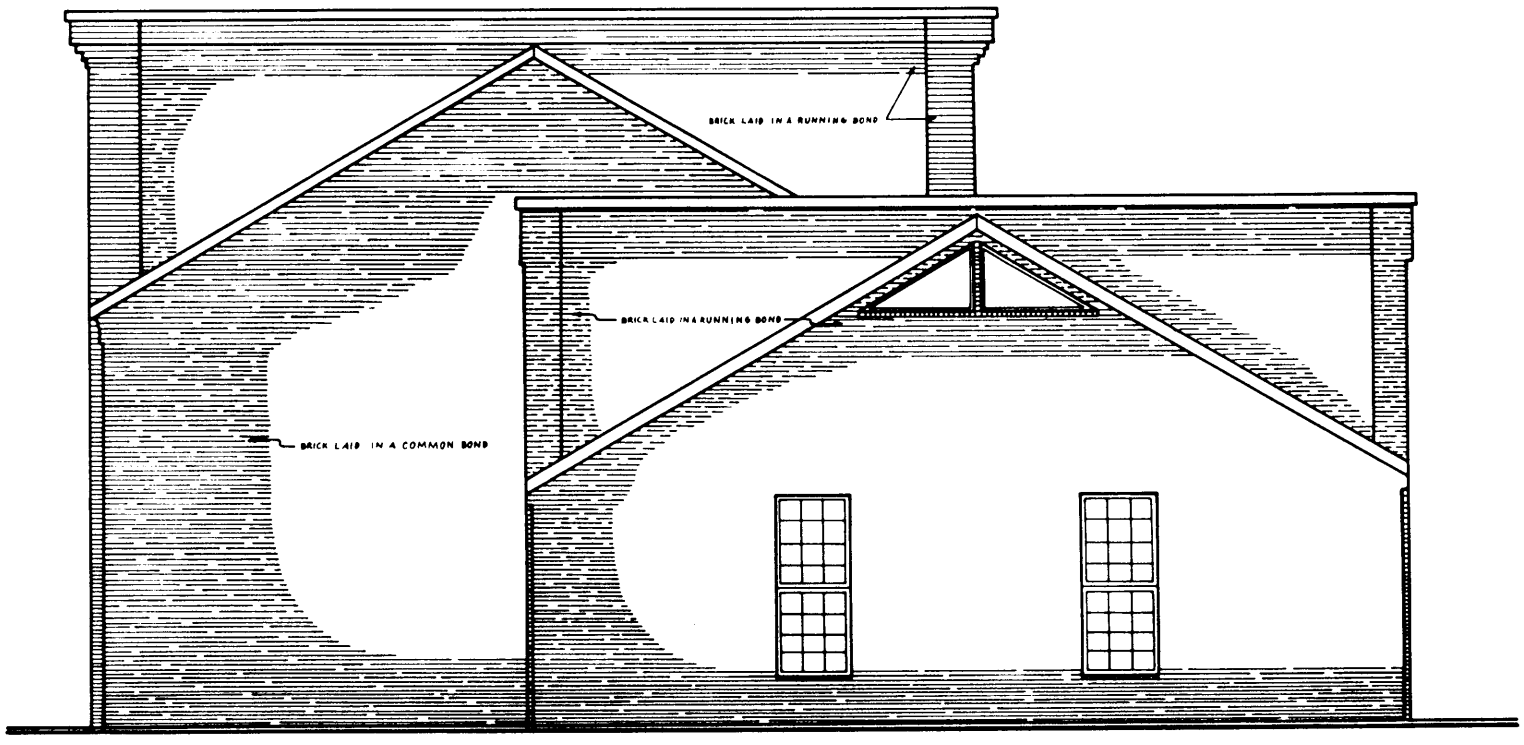
WEST ELEVATION

SCALE: 0 5 10 ft.



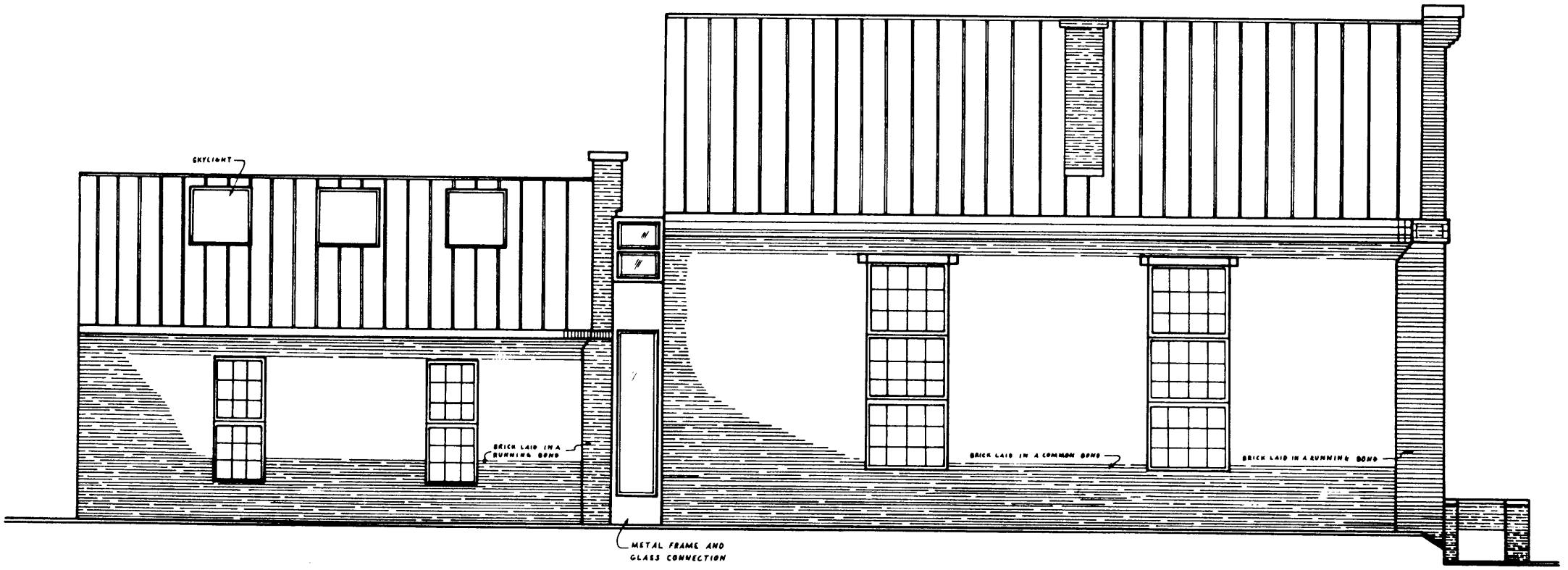
SOUTH ELEVATION

SCALE: 0 5 10 ft.



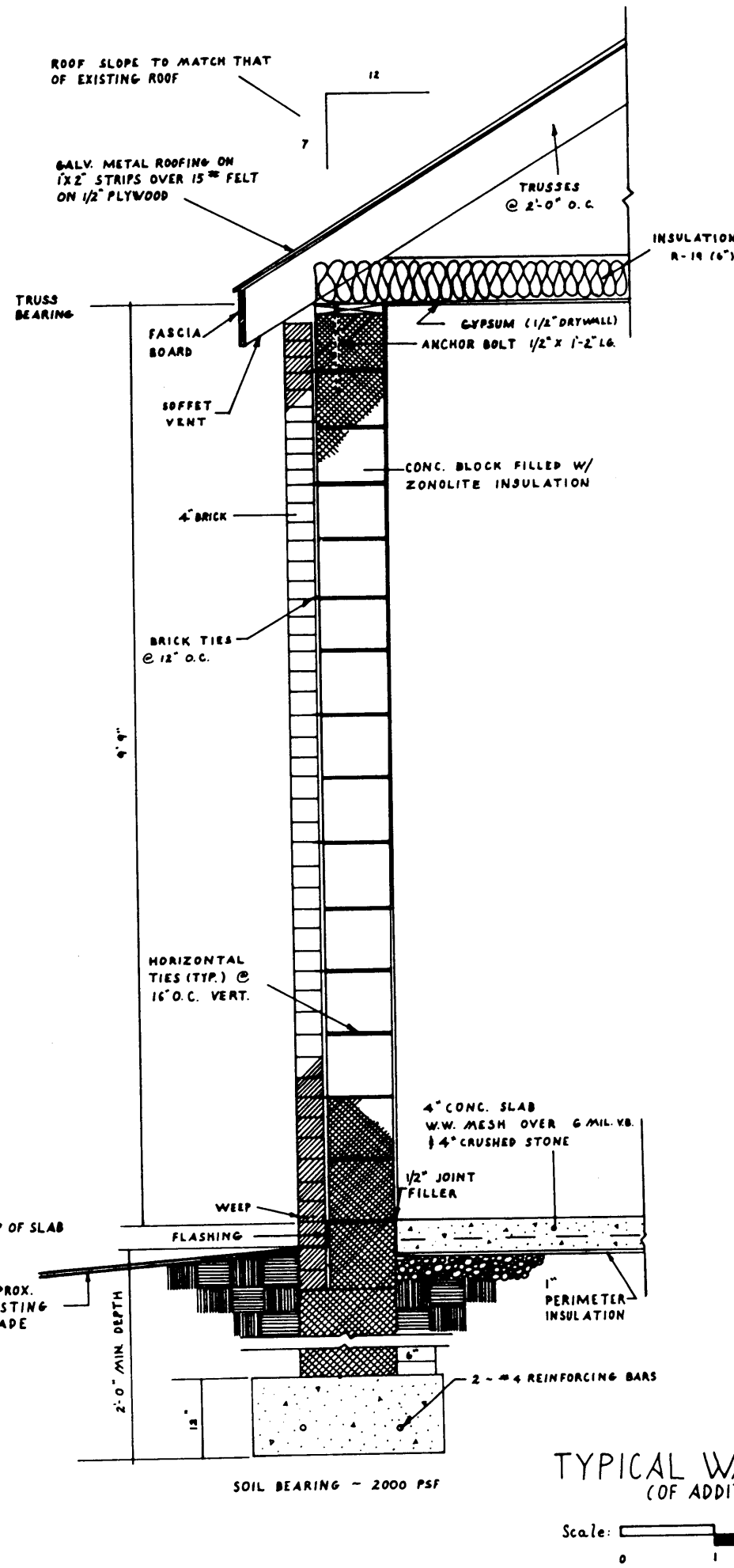
EAST ELEVATION

SCALE: 0 5 10ft.



NORTH ELEVATION

SCALE: 0 5 10 ft.



TYPICAL WALL SECTION
(OF ADDITION)

Scale: 0 1 2ft.

D. How Each Standard of Rehabilitation Affects the Adaptive Reuse

In light of the "Standards of Rehabilitation," the design work considered was a culmination of the necessities of function in conjunction with these "Standards". These "Standards" did aid in design decisions, such as in the manner of connection of the new addition; yet sometimes they served more as restrictions, such as not being able to add skylights to the original building. Following is a listing of each "Standard" and its affect on the rehabilitation work:

1. Compatible use with minimum alteration

   Use as a woods shop reflects the idea of handmade craftsmanship. The new use does require an addition; however, it does not require major alterations to the building or site. Walls added in 1904 were removed, windows opened, gallery remaining, stairs of front stoop replaced, and bathrooms added in new space.

2. Avoid alteration of significant architectural features.

   Distinguishing original qualities or character of the building will not be destroyed. All older brickwork and wood features (such as gallery posts and attic trusses) will be retained. In each case, some repair work will be done such as repainting when necessary and bracing of the gallery and replacement of some of the balusters.

3. Buildings are recognized as products of their own time.

   The front vestibule added in 1980 will be removed, as it has no historical significance. Because of its application over the left door (of the west facade), it could be removed without damaging the integrity of the original building. Although the addition might be considered an alteration, it (by inserting the metal frame and glass connection between the old and new) does not seek to create an older appearance. The addition uses the historical basis of the original building and the Greek Revival Style, such as proportion of floor plan, dimension of

windows and their spacing, brick pattern, and texture and cornices; yet it is distinctly different in color of brick, style of brickwork incornices, actual size of windows, and axis on which the floor plan is situated.

4. Changes taken place with time may have significance in their own right.

The building has undergone several changes in the course of its history. These include the moving of the gallery from the east side to the west, the adding of the parpet wall on the west facade and the addition of a kitchen space by adding non-load bearing partion walls in 1904, and the adding of the vestibule in 1980. Since the gallery was moved early in the church's history and it contains craftsmanship worth saving, it will be retained and repaired. Being the parapet wall is strong in the building's character and integrity it will also be retained and repaired. The partion walls of the kitchen will, however, be removed being they are non-load bearing, not structurally sound and divide the original space.

5. Distinctive stylistic features should be treated with sensitivity.

Distinctive stylistic features include the brickwork, especially the cornice bricks, the parapet wall, the chestnut, hand-hewn trusses, and the gallery corner posts. Each of these items will be retained.

6. Deteriorated arcxhiectural features shall be repaired rather than replaced.

If they are in need of repair, such as the mortar in the brickwork, it will be done by replacing only what is damaged and by using materials which match the original as closely as possible, such as hand-raking damaged mortar joints and using mortar which is also rough in texture and slightly orange in color. The windows will be placed in the original window spaces and the 3 sash, twelve pane configuration of the new windows has been historically documented. They will be double-glazed for energy conservation.

7. Surface cleaning should be as gentle as possible.

   The surface cleaning of the brick will be done with water (from a low pressure hose) and a bristle brush.

8. Efforts should be made to preserve archeological features.

   The site contains no archeological resources.

9. Additions must be compatible in scale, color, and material.

   Beings there is need for more space, the addition will be added via the back (east) wall. A 4' x 8' doorway will be placed in the existing building. An addition connection will be added which will be secured by poured in place bolts in the new slab. The metal frame will be connected to the old (and new) brick with 1/2" - 1 ft. bolts. The addition will be as compatible as possible. The size and scale of the addition are proportional to the original building. The material, brick, will be similar in bond and texture, yet will be slightly darker in color to emphasize that it was never part of the original. The parapet wall on the addition emulates the character of its counterpart on the original building, yet is meant to be a connecting feature, not a copy.

10. If additions were removed the integrity of the original building must be kept.

    If the addition were to be removed the essential form and integrity of the original structure would be unimpaired because of the manner of securing the connection and the fact that very little of the original building would be altered by the addition. (The doorway made in the rear wall could be filled in and also the holes for the bolts.)

FIVE ASSESSMENT OF THE INVESTMENT TAX CREDIT

The theory for gaining the 25% investment tax credit has been explained and will now be hypothetically applied to 117 South Main Street:

Value of building (tax assessment)	$ 32,000
Value of land (tax assessment)	$ 40,000
Addition cost (based on cost per sq. ft.)	$ 83,000
Rehabilitation costs (based on estimating)	$ 45,000
	$200,000

Going on the assumption the building gained National Register Certification (p. 81) and the proposed rehabilitation work was approved, completed, and inspected (See Historic Preservation Application, p. 85), the building is then eligible for the 25% ITC.

The 25% investment tax credit can only be taken on the actual amount spent on rehabilitation work to the certified historic structure (this includes both labor and supplies, however this does not include the cost of the addition). A comparison is made between the 18-year straight-line depreciation (with which the ITC may be taken) and the Accelerated Cost Recovery System (ACRS) in the 15-year property class (in which the ITC cannot be taken). When the 18-year straight-line depreciation is used one-half the credit amount (of the 25% rehabilitation cost) must be subtracted from the adjusted basis (which is actual cost minus depreciation).

Hypothetical Effects of the Investment
Tax Credit of 25% on 117 South Main,
Using Present Value of Cash Flow Criteria

Initial Investment	Year Having Cash Flows	Amount of Cash Flows	12% Factor	Present Value of Cash Flows
Property	now	(40,000)	1.00	(40,000)
Building	now	(32,000)	1.00	(32,000)
Addition	now	(83,000)	1.00	(83,000)
Rehabilitation Costs	now	(45,000)	1.00	(45,000)
Investment Tax Credit (25% x 45,000)	1	(11,250)	.829	10,045.13

Present Value of Tax Savings Comparison

	18 year Straight-line Depreciation	Accelerated Cost Recovery System 15-Year Property Class
1	3868.78	3571.60
2	3454.13	6377.60
3	3084.11	5124.96
4	2753.51	4067.20
5	2458.45	3177.44
6	2195.01	2836.96
7	1959.74	2171.04
8	1750.40	1938.72
9	1562.42	1729.44
10	1395.17	1545.60
11	1245.69	1380.00
12	1112.24	1232.16
13	993.14	1100.16
14	886.49	982.08
15	791.65	876.96
16	706.72	-0-
17	630.89	-0-
18	563.29	-0-
	$30,525.72	$38,111.92

The annual cash flow represents tax saving dollars.
Cash flows are adjusted by:
(1) A 12% annual rate of return is used based on Moody's Investment Value Survey. NYSE - Tandy 1715.
(2) And a corporate tax rate of 40%.

Straight Line Depreciation Over 18 Years

1 Year(s) of Cash Flow	2 Depreciation Deduction	3 Tax Shield Income Tax Savings at 40%	4 Required Rate of Return 12%	of	5 Present Value Tax Savings
1	10832.08	4332.83	.8929		3868.78
2	"	"	.7972		3454.13
3	"	"	.7118		3084.11
4	"	"	.6355		2753.51
5	"	"	.5674		2458.45
6	"	"	.5066		2195.01
7	"	"	.4523		1959.74
8	"	"	.4039		1750.04
9	"	"	.3606		1562.42
10	"	"	.3220		1395.17
11	"	"	.2875		1245.69
12	"	"	.2567		1112.24
13	"	"	.2292		993.14
14	"	"	.2046		886.49
15	"	"	.1827		791.65
16	"	"	.1631		706.72
17	"	"	.1456		630.89
18	"	"	.1300		563.29
					$29,130.55

Col. 2: Use Adjusted Basis of Building

2000,000 - (.5) 10045.13 = 194977.44 Total Unadjusted Depreciation

194977.44/18 yr life = 10,832.08 Annual Depreciation

Depreciation: An allowance made for decrease of loss in value due to age. In effect, depreciation deductions shield revenues from taxation and thereby lower the amount of taxes due.

Accelerated Cost Recovery System
(15 year property class)

Taxable Year	ACRS 15 Year Property Class	Depreciation Deduction	40%	12%	Present Value of After Tax Savings
1	5%	10,000	4000	.8929	3571.60
2	10	20,000	8000	.7972	6377.60
3	9	18,000	7200	.7118	5124.96
4	8	16,000	6400	.6355	4067.20
5	7	14,000	5600	.5674	3177.44
6	7	14,000	5600	.5066	2836.96
7	6	12,000	4800	.4523	2171.04
8	6	12,000	4800	.4039	1938.72
9	6	12,000	4800	.3606	1729.44
10	6	12,000	4800	.3220	1545.60
11	6	12,000	4800	.2875	1380.00
12	6	12,000	4800	.2567	1232.16
13	6	12,000	4800	.2292	1100.16
14	6	12,000	4800	.2046	982.08
15	6	12,000	4800	.1827	876.96
				Annual Tax Savings Over Years	38,111.92

SIX TESTING AND OBSERVATION OF DAYLIGHT

Another major concern in the design and adaptive reuse was testing daylight. The emphasis entails bringing daylighting into the interior spaces, in conjunction with the "Standards" and historic character of the building. Lighting satisfies biological needs, minimizes visual noise, and provides orientation and guidance information. According to William M. C. Lam, lighting consultant, "Clear synthesis of related elements of architectural systems facilitates the comprehension, establishes a complete background of visual relationships which can be modulated in a meaningful way to provide subtle but extremely valuable orientation and guidance information."

Achieving more daylighting in the existing building was not a hard task to accomplish, considering its present state in which it receives no daylighting. The windows are completely boarded and/or bricked up. The windows being opened to the size of the originals admitted more light. This alternative not only provided more fresh air and ventilation, but also provided a visual link to the outside world. It also enhanced the appearance of the building, by making it look more true to it's original style.

Scale model testing with different alternatives is used, along with visual observation under a variety of conditions to discover which design alternative might best meet not only quantity target levels, but also bring quality light into the interior spaces. Benjamin H. Evans, noted daylighting authority, has concluded: "...there is the model simulation process which provides the simplest, most versatile, and most reliable technique for studying the daylighting of a building while still in the design stage." Scale models also help because, "The perception of space is affected by the nature of the light through which it is seen and the nature of the surfaces off of which the light is reflected." A model aids the architect in comparing design alternatives, visual observation, and finding illumination levels. Illumination level recommendations specify only the quantity of light to be supplied. How this light is supplied affects how a space is perceived or how an object is seen. Contrast between the object viewed and its immediate surroundings is required for its form, shape, and texture to be seen.

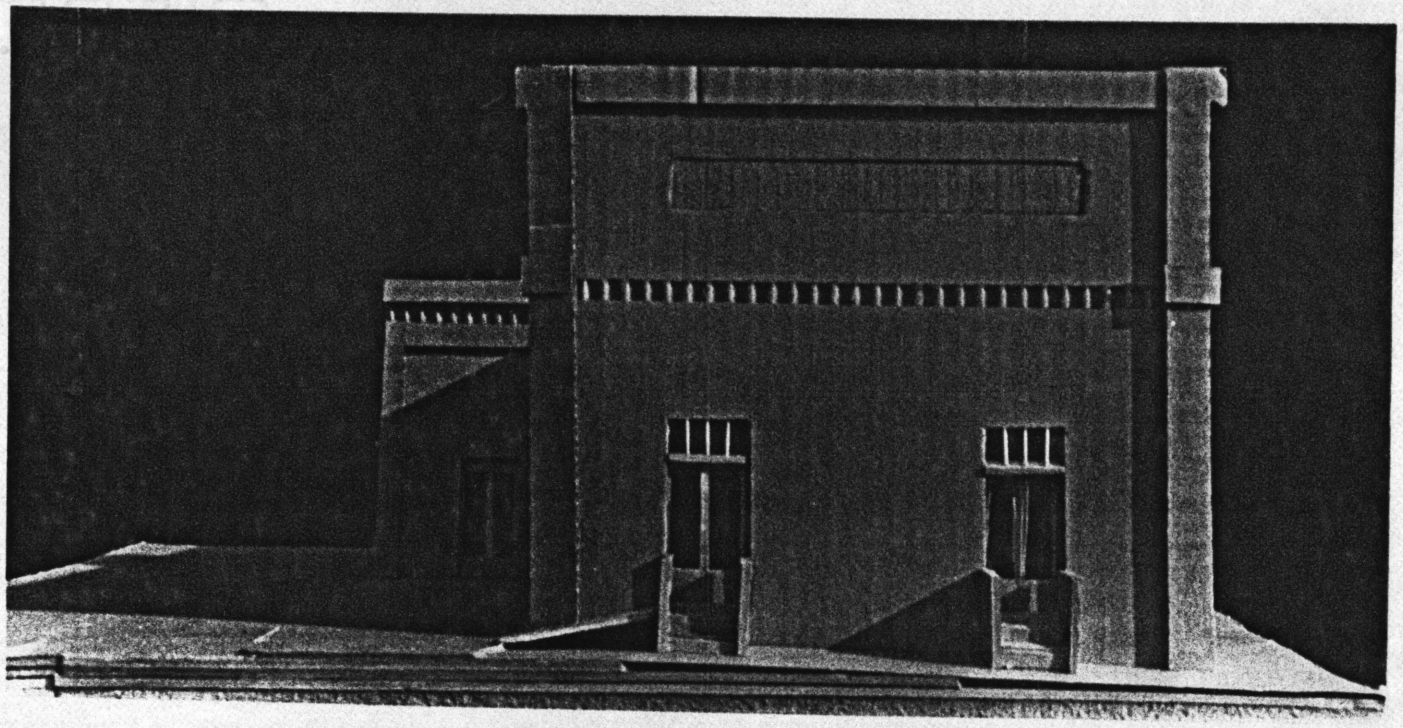
A scale model of 117 was constructed of materials which have the same reflectance factors as their real counterparts. The materials were measured with a reflectance meter.

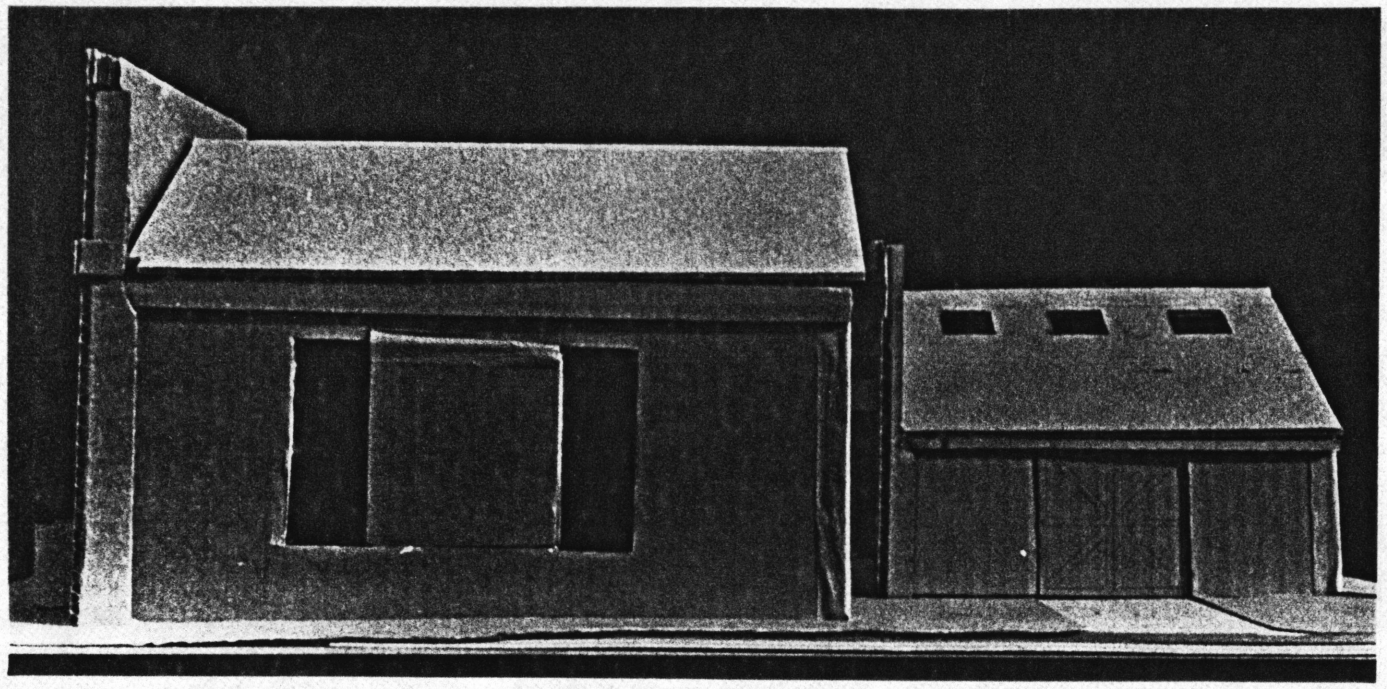
Reflectance Factors

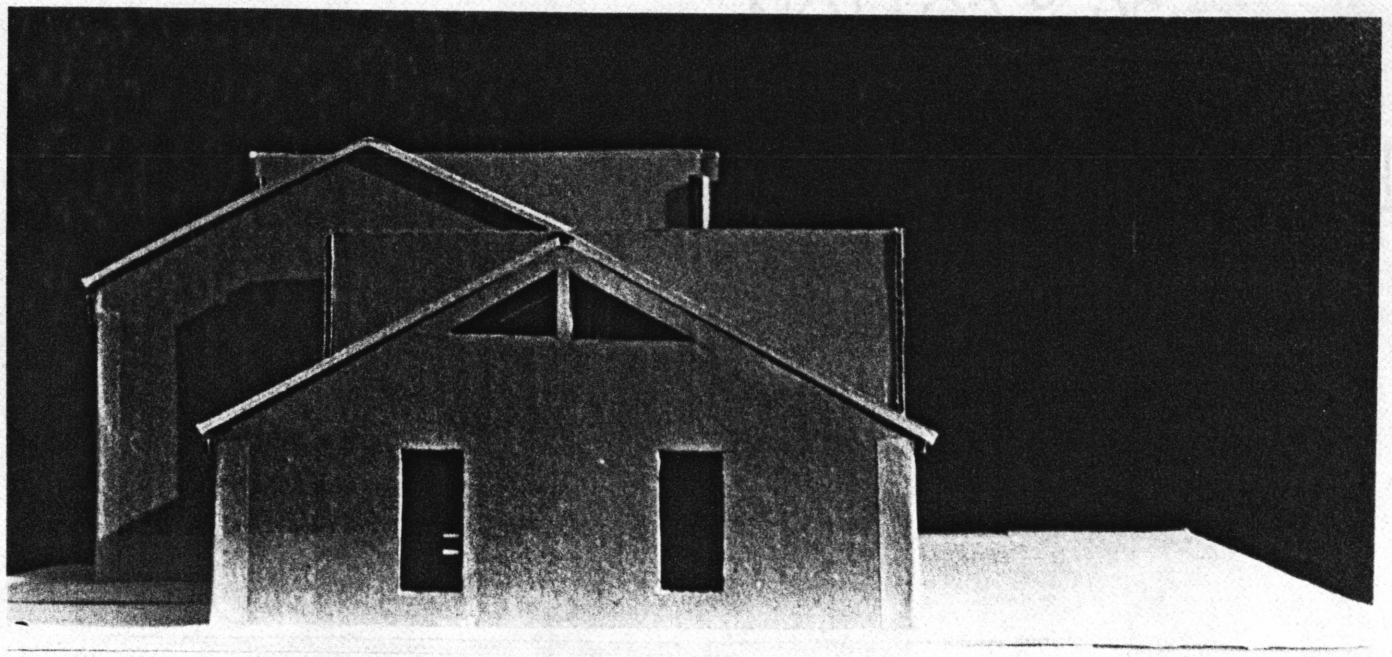
1.	Concrete & gravel mixture	30%
2.	Brick of existing building	21%
3.	Wood	34%
4.	Cardboard	24%
5.	Wood	34%
6.	Chipboard	30%

Scale models are important because, "Models have a special advantage of being far more easily intelligible to the layman than plans or drawings; but they also help the architect himself by bringing together all factors."[21]

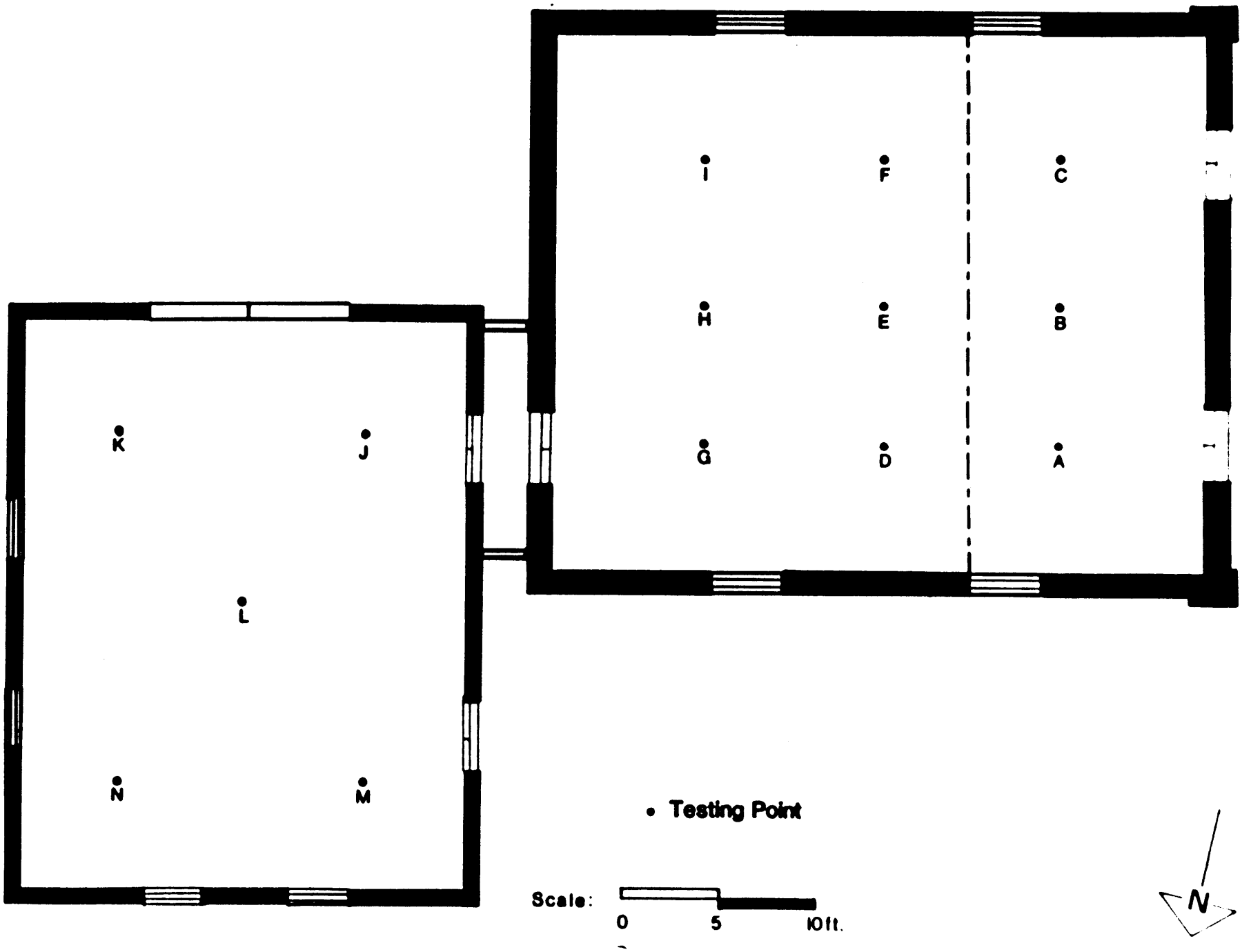
The model was tested by measuring footcandle levels with a J-16 Digital Photometer. Several different model alternatives were tested and observed in a variety of conditions -- under bright sky, cloudy sky, and under the simulated overcast sky of the "daylighting dome" at Virginia Polytechnic Institute and State University. Specific testing points were established in the model and reference measurements were taken throughout testing.







TESTING LOCATIONS



Daylight Model Testing Results

Sky Cond.	Dome	Overcast 11:30 10/27	Clear Sky 3:00 11/26	Dome	Overcast 2:00 10/27	Clear Sky 3:00 10/28
Alternative Position	No Skylights in Existing Roof Add. Roof Pitched with Skylights			No Skylights in Either Roof		
A	61	47	86	61	47	86
B	35	36	79	35	36	85
C	62	50	86	62	50	86
D	43	45	85	43	45	85
E	35	48	79	35	48	79
F	41	42	85	41	42	85
G	53	46	85	53	46	79
H	35	42	79	35	42	79
I	53	42	85	53	42	85
J	52	47	78	8	20	15
K	70	86	84	36	39	60
L	78	93	84	12	35	30
M	70	84	83	18	39	44
N	75	87	78	37	42	82
EV/EH	68/122	500/880	780/1270	68/122	500/880	870/1220

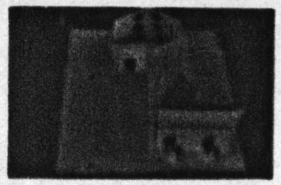
Daylight Model Testing Results

Sky Cond.	Dome	Overcast 11:30 10/12	Clear Sky 4:00 10/11	Dome	Overcast 11:00 10/17	Clear Sky 4:00 10/14
Alternative Position	No Skylights in Existing Roof/Saw Tooth Addition			Skylights in Existing Roof/Saw Tooth Addition		
A	55	51	77	59	47	87
B	37	35	45	45	36	86
C	55	66	157	55	50	87
D	45	45	65	66	45	80
E	36	48	62	70	48	79
F	46	60	123	65	62	85
G	60	40	91	71	56	88
H	34	30	55	57	52	87
I	65	54	153	73	56	81
J	50	63	60	49	30	74
K	66	88	75	61	45	85
L	65	77	86	65	53	96
M	59	70	78	59	54	86
N	51	75	92	50	52	97
EV/EH	64/107	800/1180	820/1080	64/107.3	790/940	870/1250

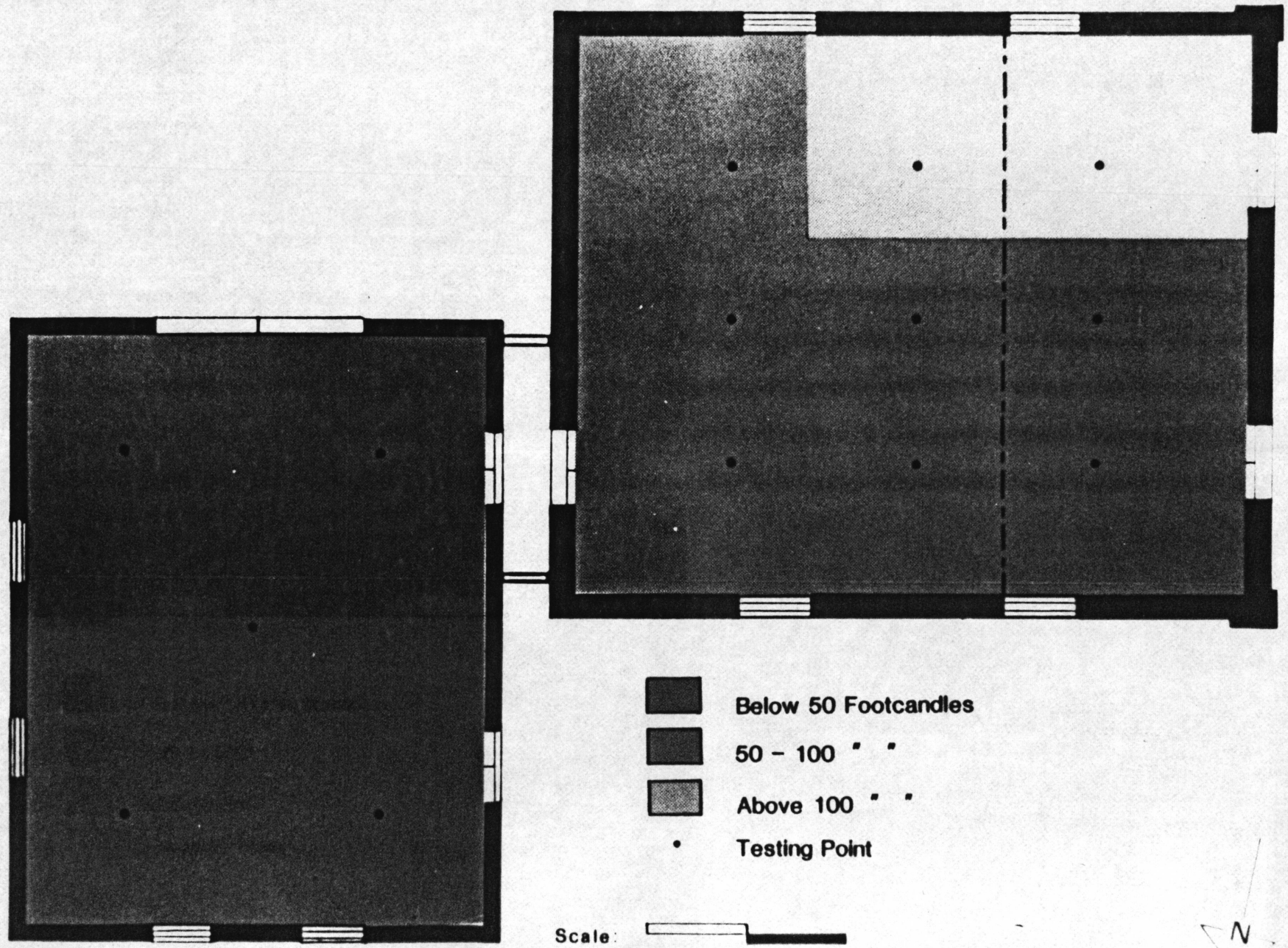
These footcandle levels and visual observations were used to establish which areas received certain categories of light levels. These categories were based on task level recommendations of the Illuminating Engineering Society (IES). Woodworking -- sizing, planning, rough sanding -- 20-30-50 footcandles; fine bench and machine work, fine sanding and finishing and retail -- 50-75-100 footcandles.[22]

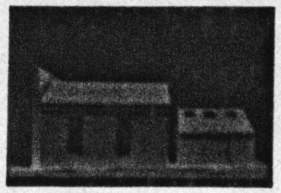
Although bringing daylight to both the new and the old interior spaces was an important consideration, the "Standards" and the style of the original building dictated the forms through which daylight could enter. In the original building, which now receives no daylight, the design effort was limited to opening the windows to their original size to stay within the Standards. Windows replace the original door panels to bring in more light and provide visual access to the retail section. Skylights were considered (and tested) for the original building, yet this proved to be against the "Standards".

Daylight was brought into the addition by means of windows which were proportional in size and placement to the original windows (in the north and east facades). The other facades were taken up with doorways (with glass panels) and a garage door (placed in the south facade for necessity). Skylights were placed in the roof, again symmetrically to keep compatible with the style of the original building (balanced proportions of the Greek Revival Style). These were allowable in the new addition because they did not alter the appearance of the original building.

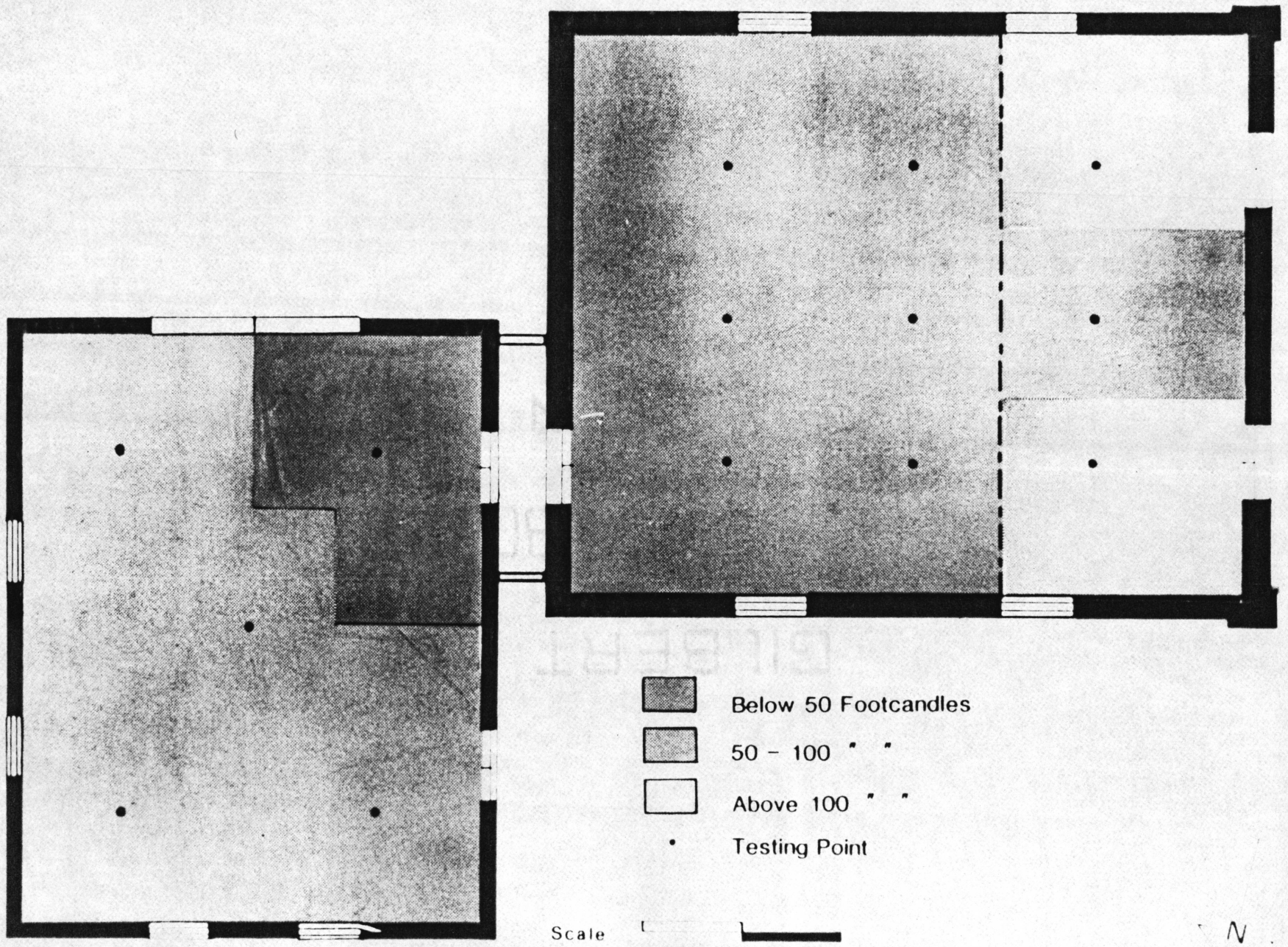


Clear Sky - Addition with Pitched Roof
No Skylights in Existing Roof

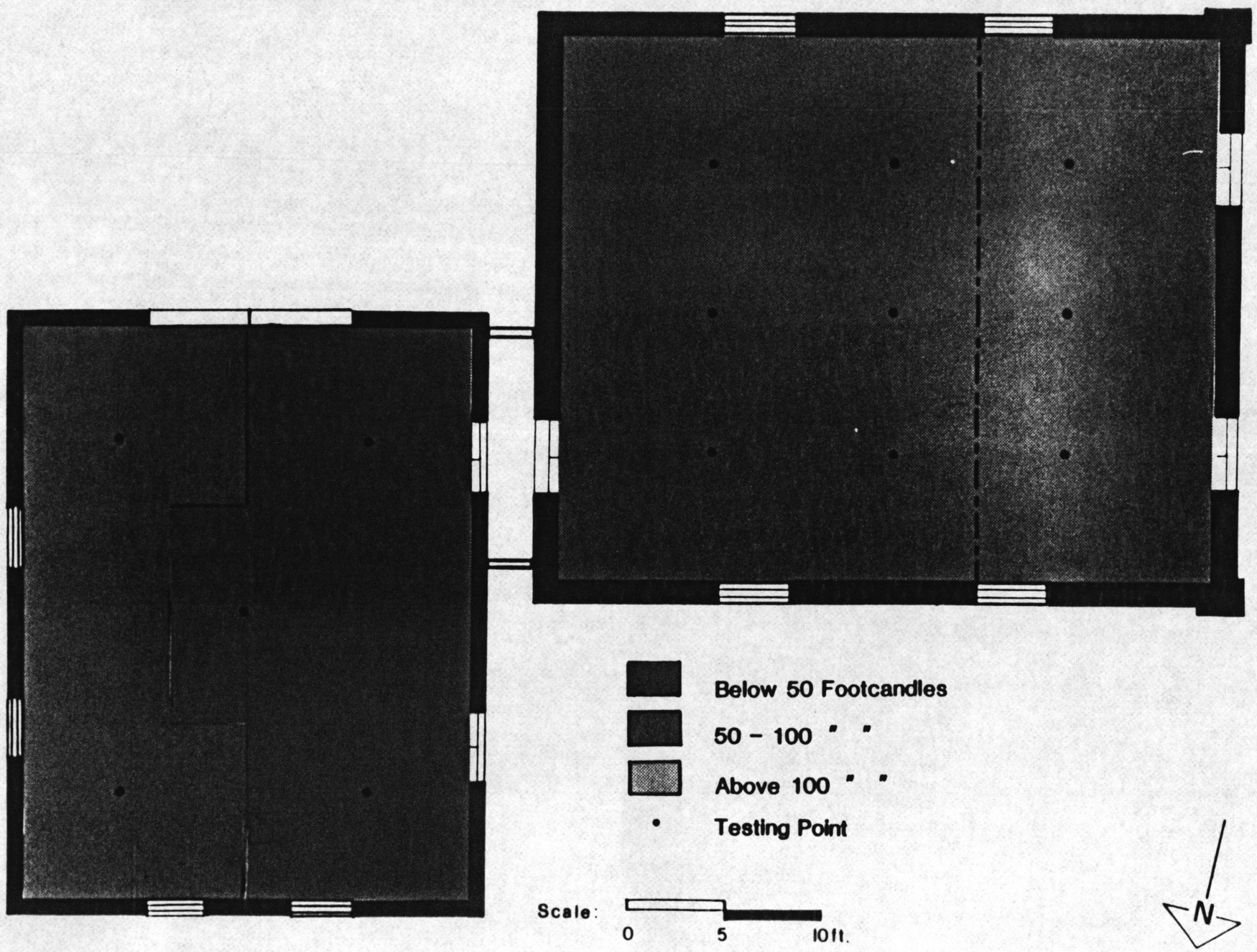




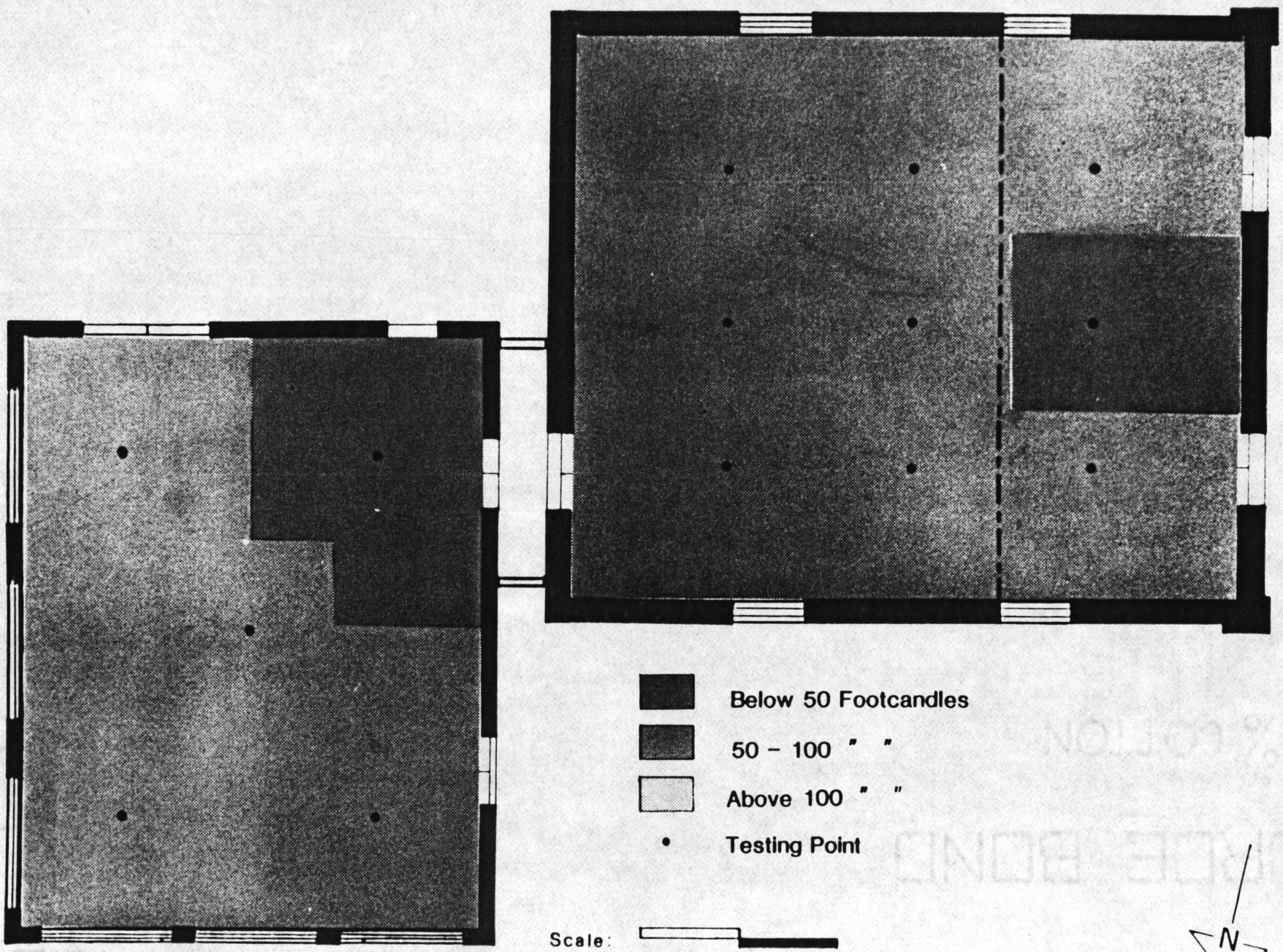
Overcast - Addition with Pitched Roof
No Skylights in Existing Roof

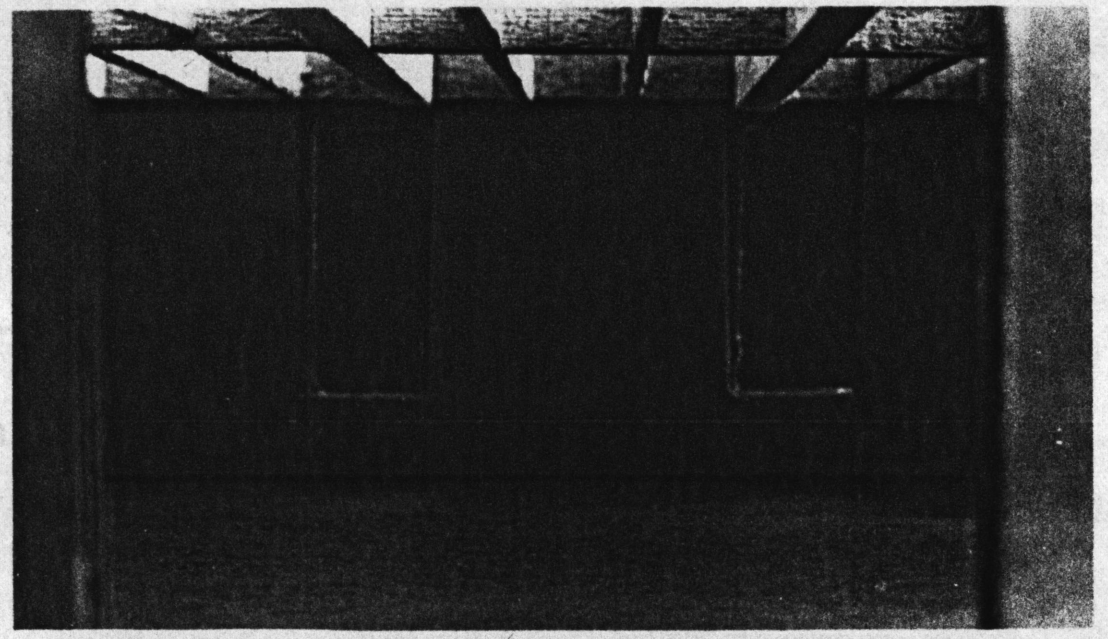


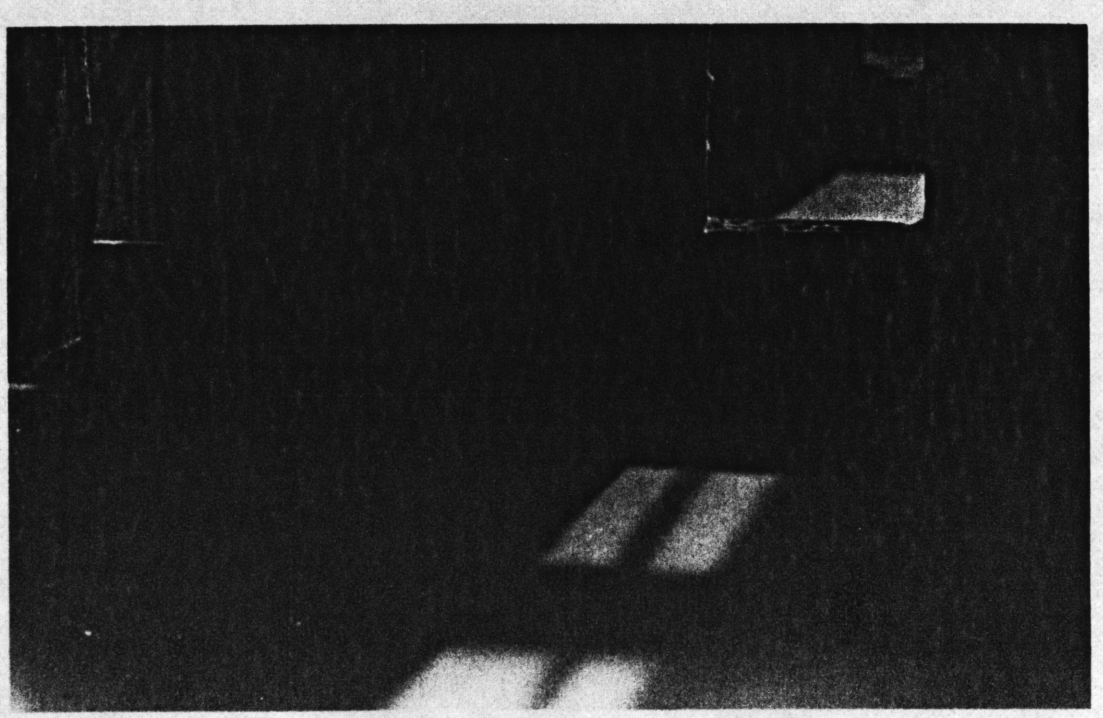
Clear Sky - Addition with No Skylights in Pitched Roof
No Skylights in Existing Roof

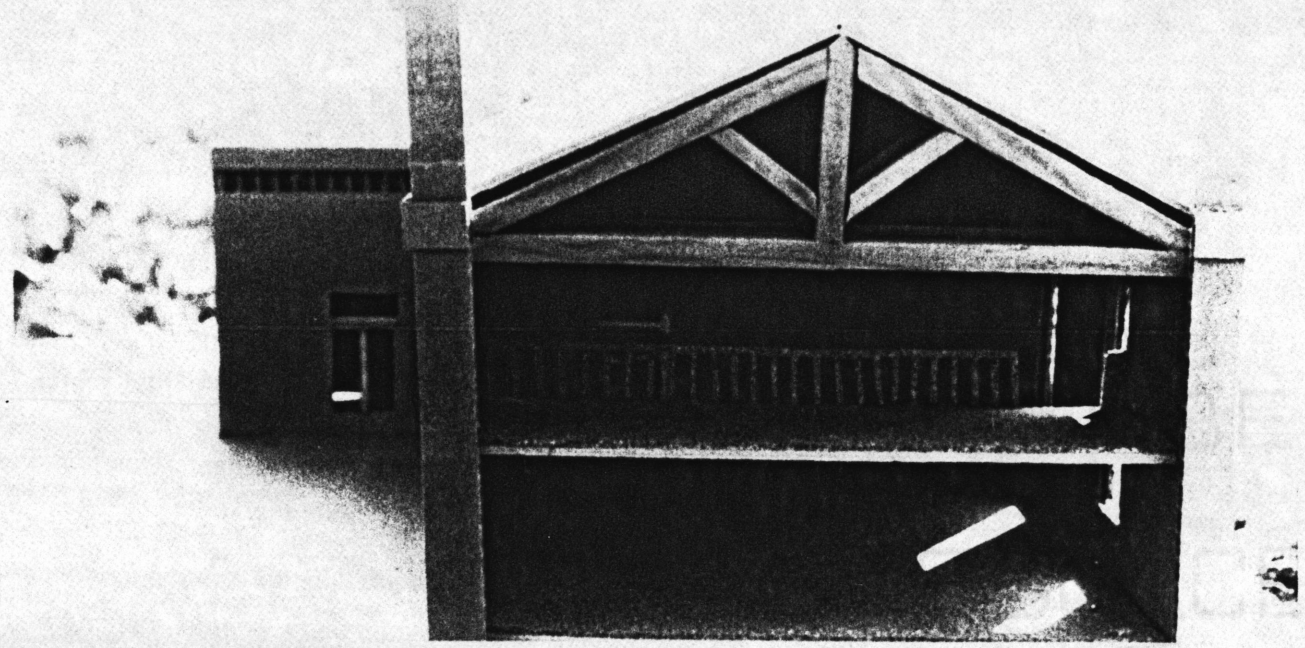


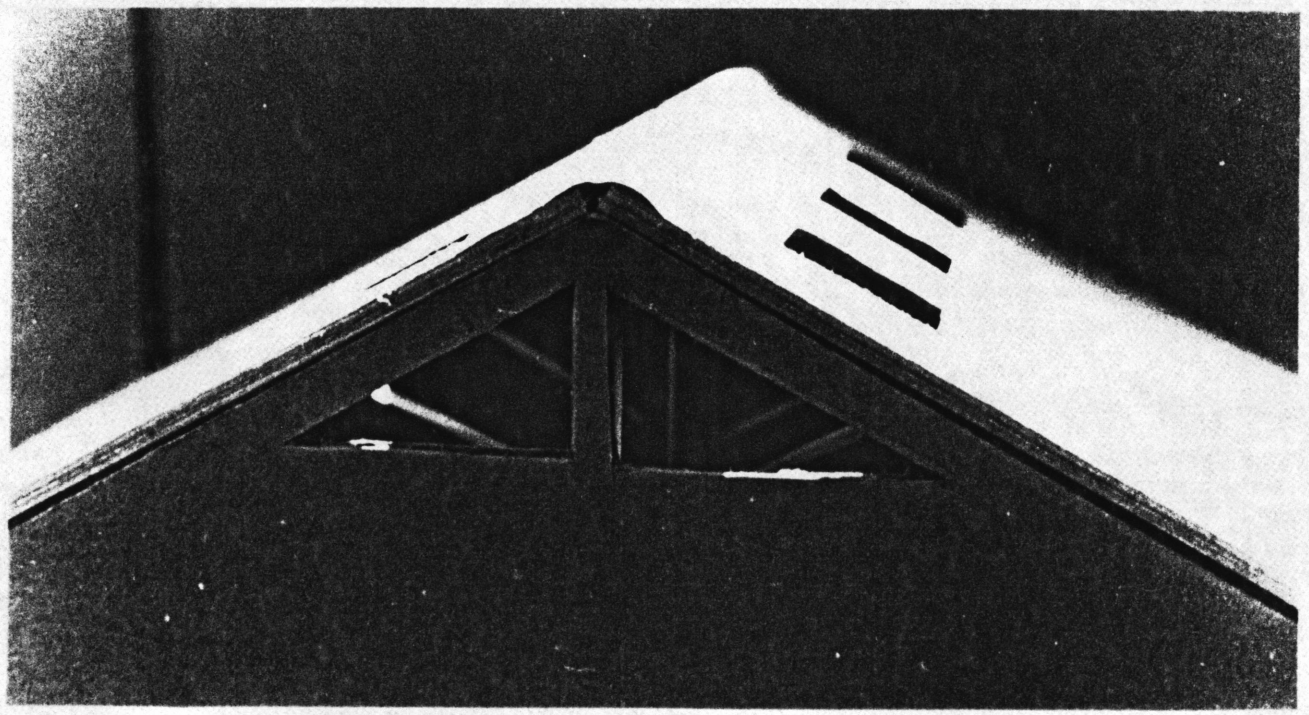
Overcast - Skylights in Existing Roof
Addition with Sawtooth Roof







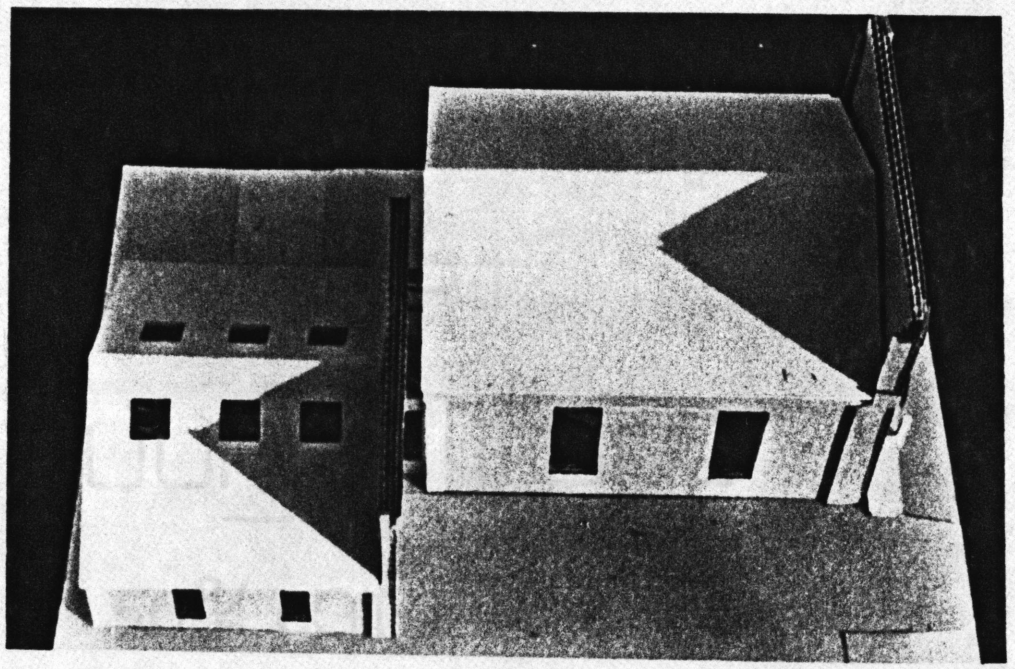


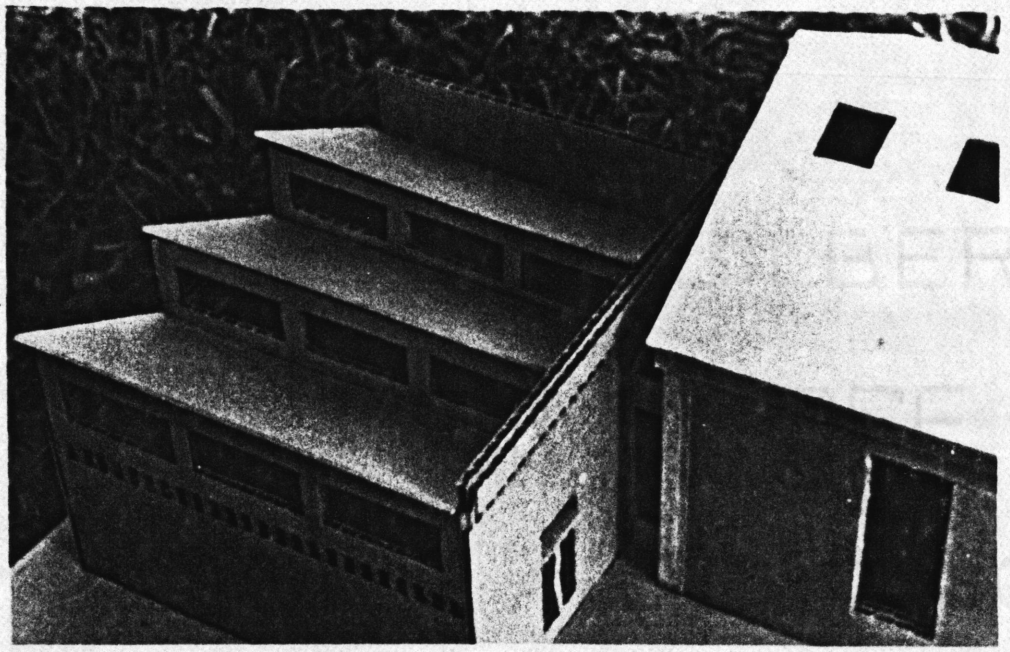


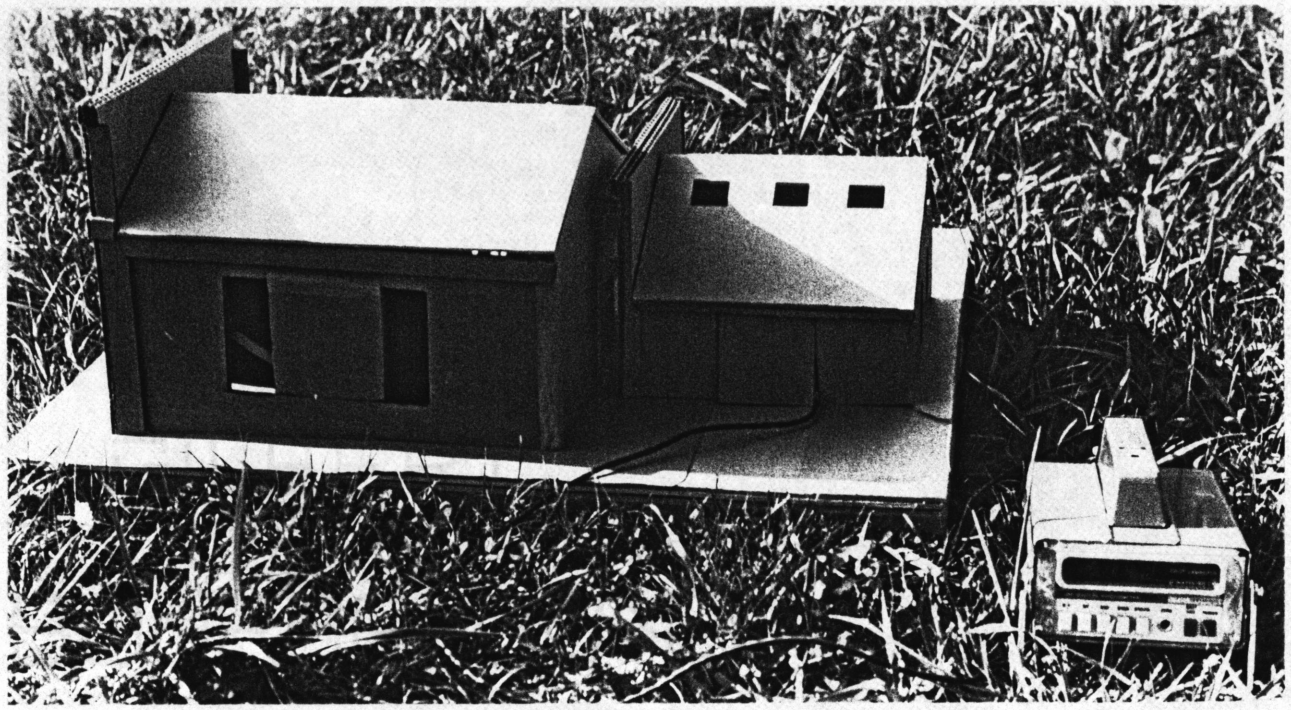
The model was tested with skylights in the existing roof. This alternative, with the truss system exposed, did provide more light; yet, upon speaking with the Virginia Historic Landmarks Commission it was discovered that this alternative might cause denial of certification.

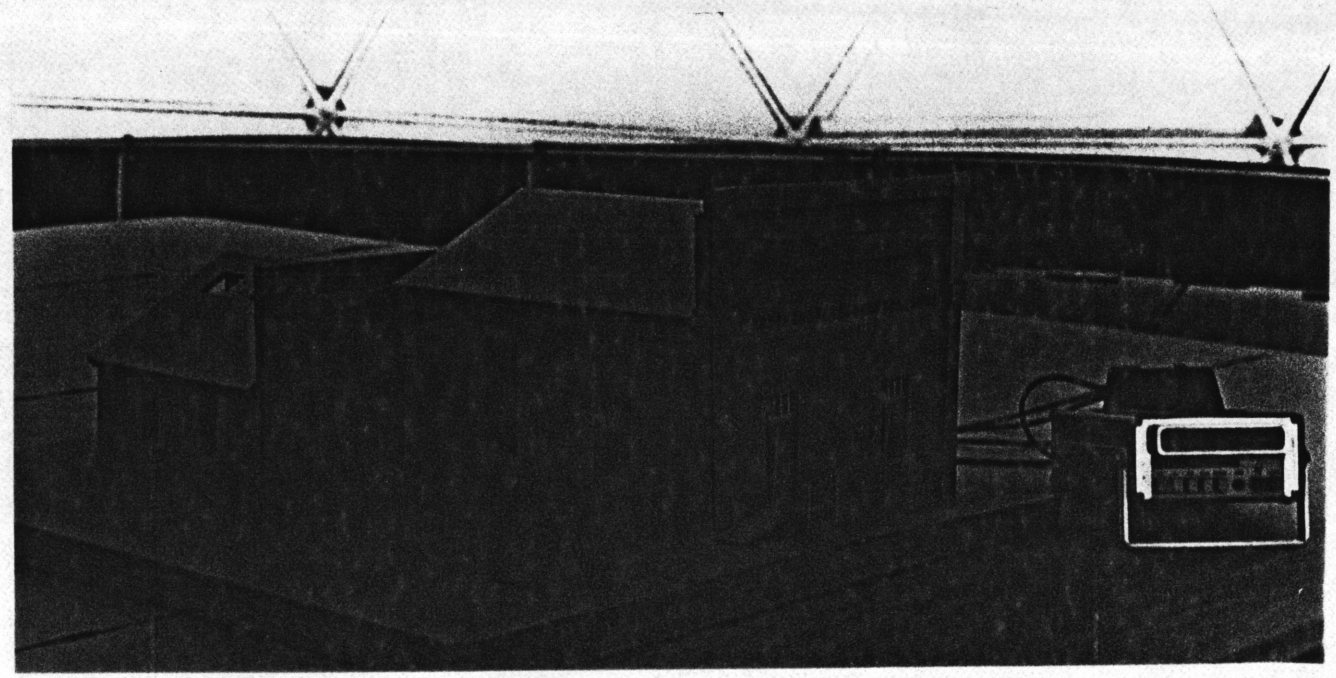
Several addition alternatives were tested. One alternative had a sawtooth roof configuration, one had a pitched roof, and another had a pitched roof with skylights. Upon considering testing results, visual observations, and keeping the "Standards" in mind, the latter alternative was selected.

Although many more possibilities were conceivably possible, three were tested to give comparison results. The forms of the three additions were derived from historic basis (proportion of scale and floor plan), the Standards (as summarized in Chapter 4) and the design to bring in more daylight.









SEVEN CONCLUSION

In reviewing the rehabilitation project it was found that the U. S. Secretary of the Interior's "Standards for Rehabilitation" and the process of "certified rehabilitation" did contribute to the design effort not only in aiding design, but also in reducing taxes the client owes, and instigating the decision to retain quality craftsmanship.

Design decisions effected by the "Standards for Rehabilitation" include: window replacement -- reinstating the original window size and configuration as historically documented, retention of quality craftsmanship and features -- reinforcing the gallery as it exists, repair of existing brickwork, and discreetly adding features for present-day use -- HVAC and lighting. The "Standards" also helped in the conception and implementation of a compatible addition to a historic building. Specific decisions aided included: scale-proportional and simpatic to the original building, material-brick, slightly darker in color than the original building, yet having the same texture (roofing being similar in color and material).

Also effected by the "Standards" and program of "certified rehabilitation" was the selection of the new building function. The wood-toy shop not only meets zoning requirements, but also reflects the idea of handmade articles. The functional requirements are met through use of the addition, site planning, and retail portion by altering the original building as little as possible.

The design produced in this project for the addition to the existing building meets the Secretary of the Interior's "Standards for Rehabilitation" according to a conversation with Diane Pierce, of the Virginia Historic Landmarks Commission, on September 27, 1984. Ms. Pierce stated, "The addition was contemporary, yet complimentary." Meeting the "Standards" was confirmed by H. Ward Jandl, preservation consultant with the Technical Preservation Service, National Park Service, Department of the Interior (see letter in appendix). He stated, "contemporary use was established, while still retaining the historic character of the building."

The case study explored in this thesis shows that by following the "certified rehabilitation" procedure the owners of 117 could be entitled to a 25% investment tax credit. The 25% investment tax credit, in this case $10,145.13, can be a

direct reduction of any personal income taxes owed. (If the owner does not owe as much as the tax credit, the credit may be carried forward and applied to his next year's tax bill.)

When comparing the tax analysis of the two depreciation methods: the 18-year straight-line depreciation vs. the ACRS, the greater tax saving was found under the ACRS. However, when considering the combined effects of depreciation tax savings and the 25% ITC, using the 18-year straight-line depreciation in conjunction with the 25% ITC provides greater overall savings by reducing taxes paid; thus, by paying less taxes the client (owner) saves money.

"Certified rehabilitation" makes available to the architect guidelines to help recognize and encourage retention of good craftsmanship. The "Standards" state, "Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity." By listing these features on the required forms (see appendix) and in photographs and observation, the procedure aids the architect in recognizing the building's historic character and features. In this case some features noted included curved handmade bricks in the cornices, intricate brick-laying in the parapet wall, hand-hewn oak trusses and the late-Victorian gallery. Also, the documentation uncovered the historic value of 117 South Main Street as the oldest existing building on Main Street, in Blacksburg, Virginia.

By following the "Standards of Rehabilitation", these qualities of craftsmanship are retained. The "Certified Rehabilitation" program generates thought and knowledge through the application of practice in service of a client, and creates an increased awareness by architects as a result of the experience in developing both innovative and established approaches and methods in the application of theory.

APPENDICES

I. Preliminary Information Request (Virginia Historic Landmarks Commission)

II. Letter from Richard Cote, VHLC

III. National Register of Historic Places Nomination Form

IV. Historic Preservation Application:
    Part I - Significance
    Part II - Rehabilitation Work
    Request for Completed Work Certification

V. Letter from H. Ward Jandl, NPS, Dept. of the Interior

APPENDIX I.

COMMONWEALTH of VIRGINIA

Virginia Historic Landmarks Commission

221 GOVERNOR STREET
RICHMOND, VIRGINIA 23219
TELEPHONE: (804) 786-3143

PRELIMINARY INFORMATION REQUEST

The following constitutes an application for preliminary consideration for the nomination potential of a property to the Virginia Landmarks Register and National Register of Historic Places. This does not mean that a property is being nominated to the registers at this time. Rather, it is being evaluated to determine if it qualified for such listings. As completed by the applicant, the form will be copied and sent to members of the State Review Board for its consideration. Applicants will be notified of the board's actions in writing shortly after the meeting.

Please TYPE and use 8½" x 11" paper if additional space is needed.

All submitted materials become the property of the Virginia Historic Landmarks Commission and cannot be returned.

1. **HISTORIC NAME OF PROPERTY** (If historic name is not known, use family name)

   The Old Blacksburg Presbyterian Church

2. **LOCATION**

   A. Street (or Route): 117 South Main Street

   B. County (or Independent City): Blacksburg, VA 24060

3. **LEGAL OWNER OF PROPERTY**
   (Multiple owners must be listed with addresses)

   NAME: _____ TELEPHONE: _____

   ADDRESS: _____

   CITY/STATE: _____ ZIP CODE: _____

   SIGNATURE: _____ E: _____

4. **GENERAL DATA**

   A. Date or Dates of Building(s): 1847

   B. Outbuildings: Yes X No ____ (Small wooden building- no significance)

   C. Approximate Acreage: .25

   D. Architect or Carpenter/Mason (if known):

   E. Use: Presently a restaurant- South Main Cafe

5. **GENERAL ARCHITECTURAL DESCRIPTION**

   (Number of stories, unusual architectural features, additions, remodelings, and any features not apparent in photographs)

   Originally built as the Blacksburg Presbyterian Church in 1847, 117 South Main Street is a symmetrical, rectangular structure which measures 45 feet by 37 feet. The building is two-stories in height (one main floor and a gallery), and is built in the Greek Revival style. Two doors are placed symmetrically in the west facade. The building is constructed of handmade brick laid in a common bond with fifth course headers. The cornices on the north and south walls consist of three rows of brick corbelling having a unique curve on each row. The front (west) facade, added in 1904, is laid in a running bond and has an unusual cornice of stepped brick (see photograph). Originally the church had a steeple which was removed in 1904, when it became the meeting hall for the Independent Order of Odd Fellows. A vestibule added to one of the entrances (cont. pg. 4)

6. **HISTORY**

   Briefly note any significant events, personages and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list any additional sources of information. Only material contained on the form will be forwarded to the Review Board members.

   On August 18 1847, a brick structure was begun on a lot of [illegible] by and one quarter yards and donated by [illegible] This building was officially designated as the Blacksburg Presbyterian Church on August 20 1848. Prominent members of [illegible] who served as last [illegible] served in the Va. [illegible] of Delegates; [illegible], who [illegible] he a[illegible] and Civil Wars; and the [illegible] for [illegible] Many faculty members of the Va. Agricultural & Mechanical Co[illegible] such as, [illegible]. (Continued on page 4)

   Are there any known manuscripts or family papers, drawings, or old photographs that could be made available to the VHLC staff? Yes X No ____

7. **PHOTOGRAPHS**

Two interior and two exterior photographs, black and white, must be provided. Photographs of other buildings on the property would also be helpful. The inclusion of photographs is essential to the completion of this application. Without photographs, the application cannot be considered.

8. **MAP**

Please include a map showing the location of the property. A sketch map is acceptable, but please note street and route numbers. Any outbuildings on the property should also be noted. Please include a "north" arrow.

9. **APPLICANT INFORMATION**

NAME: _____ TELEPHONE: (_____

ADDRESS: _____

CITY/STATE: _____ ZIP CODE: _____

SIGNATURE: DATE:

Preliminary Information Request- Continuation Sheet

5. General Architectural Description (cont.)

in 1980 contains no real architectural significance, yet does not try to emulate the older brickwork. (It could be removed without hurting the integrity of the building.)

The truss system supporting the pitched roof is made of hand-hewn chestnut beams measuring 9" x 8", which are notched and held together with wooden pegs. A kitchen and closet space were added by 1905. In 1970 the gallery was renovated. American chestnut was again utilized to strengthen and repair the existing, but structurally unsafe, gallery. Particularly interesting is the retention of many of the existing gallery's features, such as the corner posts. The carving illustrates the level of expertise available in southwest Virginia in the late nineteenth century. It is not elaborate, but exibits some degree of skill on the craftsman's part.

6. History (cont.)

In 1904 the building became the meeting place for the Independent Order of Odd Fellows. Members of this fraternal organization included: [illegible] the Blacksburg chapter of the I.O.O.F. was active in community affairs and most of its members were political or business leaders in the town or affiliated with VPI.

In 1964 the Odd Fellows sold the building. It has since taken on several functions such as a coffeehouse, clothing store, and its present use as a restaurant. According to an article in the News Messenger Bicentennial Edition, July 1,1976, the Old Blacksburg Presbyterian Church is the oldest existing building on Main Street. 117 South Main Street, in Blacksburg, Va., is a testimony of the people and craftsmen, reflective of the past. Additional information sources include Minutes of the Montgomery Presbytery, Session Minute Book of the Blacksburg Presbyterian Church, and "Historic Preservation Sites," Plannining Commission, Town of Blacksburg, 1979.

APPENDIX II.

COMMONWEALTH of VIRGINIA

Virginia Historic Landmarks Commission

221 GOVERNOR STREET
RICHMOND, VIRGINIA 23219
TELEPHONE (804) 786-3143

October 9, 1984

Ms. Mary L. Phillips

RE: OLD BLACKSBURG PRESBYTERIAN CHURCH, Blacksburg

Dear Ms. Phillips:

I have received the preliminary information application for The Old Blacksburg Presbyterian Church, Blacksburg. The application is complete and will be presented to the State Review Board at a future meeting in either November or December. The exact date has not yet been determined. You will be notified in writing of the board's decision shortly thereafter.

Sincerely,

Richard C. Cote
Architectural Historian

RCC/cac

APPENDIX III.

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Old Blacksburg Presbyterian Church

and or common "117"

2. Location

street & number 117 South Main St. ___ not for publication

city, town Blacksburg ___ vicinity of

state Va. code 51 county Montgomery code 121

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	✓ occupied	___ agriculture	___ museum
✓ building(s)	✓ private	___ unoccupied	✓ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	✓ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Cuircut Court, Montgomery Co. Courthouse

street & number 1 East Main St.

city, town Christiansburg state Va.

6. Representation in Existing Surveys

title "Old Presbyterian Church" has this property been determined eligible? ___ yes ✓ no

date August 13, 1958 ___ federal ___ state ✓ county ___ local

depository for survey records Va. Historic Landmarks Comm., File No. 150-2

city, town Richmond state Va.

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	✓ original site
___ good	___ ruins	✓ altered	___ moved date
✓ fair	___ unexposed		

Describe the present and original (if known) physical appearance

Originally built as the Blacksburg Presbyterian Church in 1847, 117 South Main Street is a symmetrical, rectangular structure which measures 45 feet by 37 feet. The building is two-stories in height (one main floor and a gallery), and is built in the Greek Revival style. Two doors are placed symmetrically in the west facade. The building is constructed of handmade brick laid in a common bond with fifth course headers. The cornices on the north and south walls consist of three rows of brick corbelling having a unique curve on each row. The front (west) facade, added in 1904, is laid in a running bond and has an unusual cornice of stepped brick (see photograph). Originally the church had a steeple which was removed in 1904, when it became the meeting hall for the Independent Order of Odd Fellows. A vestibule added to one of the entrances in 1980 contains no real architectural significance, yet does not try to emulate the older brickwork. (It could be removed without hurting the integrity of the building.)

The truss system supporting the pitched roof is made of hand-hewn chestnut beams measuring 8" x 8", which are notched and held together with wooden pegs. A kitchen and closet space were added by 1905. In 1970 the gallery was renovated. American chestnut was again utilized to strengthen and repair the existing, but structurally unsafe, gallery. Particularly interesting is the retention of many of the existing gallery's features, such as the corner posts. The carving illustrates the level of expertise available in southwest Virginia in the late nineteenth century. It is not elaborate, but exibits some degree of skill on the craftsman's part.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	✓ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	✓ architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
✓ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1847 Builder/Architect Jake Deyerle

Statement of Significance (in one paragraph)

On August 18, 1847, a brick structure was begun on a lot of land measuring thirty and one quarter yards and donated by Col. William Thomas. This building was officially designated as the Blacksburg Presbyterian Church on August 20, 1848. Prominent members of the congregation included:

ne also served in the Mexican and Civil Wars; and the faculty members of the congregation members, such as, history of Blacksburg.

In 1904 the building became the meeting place for the Independent Order of Odd Fellows. Members of the [illegible] chapter of the I.O.O.F. was active in community affairs and most of its members were political or business leaders in the town or affiliated with VPI.

In 1964 the Odd Fellows sold the building. It has since taken on several functions such as a coffeehouse, clothing store, and its present use as a restaurant. According to an article in the News Messenger Bicentennial Edition, July 1,1976, the Old Blacksburg Presbyterian Church is the oldest existing building on Main Street. 117 South Main Street, in Blacksburg, Va., is a testimony of the people and craftsmen, reflective of the past. Additional information sources include Minutes of the Montgomery Presbytery, Session Minute Book of the Blacksburg Presbyterian Church, and"Historic Preservation Sites," Plannining Commission, Town of Blacksburg,1979.

9. Major Bibliographical References

Planning Commission, Town of Blacksburg, "Historic Preservation Sites," 1979.
Session Minutes Book of Blacksburg Presbyterian Church, Blacksburg,Va.

10. Geographical Data

Acreage of nominated property .24
Quadrangle name Blacksburg Quadrangle scale 1:24000
UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	17	515,2	4,13,0	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification
Bounded on the west by South Main St., on the south by Lee St., on the north by the property of [illegible], and bounded on the east by the property of the Church of God(Deed Book 391, p. 629).

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title
organization VPI&SU date Nov. 11, 1984
street & number telephone
city or town state

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature
title date

For NPS use only
I hereby certify that this property is included in the National Register
date
Keeper of the National Register
Attest: date
Chief of Registration

APPENDIX IV.

Form 10-168
Rev. 3 84

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Expires 8/31/86

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

NPS Office Use Only
Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Old Blacksburg Presbyterian Church
   Address of property: 117 South Main Street
   City Blacksburg County Montgomery State Va. Zip Code 24060
   Name of historic district: _____
   ☐ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:
   ☐ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
   ☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☐ certification that the building does not contribute to the significance of the above-named district.
   ☒ preliminary determination for individual listing in the National Register.
   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized request contact:
   Name _____ Title _____
   Street _____ City _____
   State ___ Zip ___ Telephone Number (during day): _____

4. Owner:
   Name _____
   Street _____ City _____
   State _____ Zip _____ Telephone Number (during day): _____
   I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.
   Owner's Signature _____
   Social Security Number or Taxpayer Identification Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application – Part 1" for the above-named property and hereby determines that the property:

☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____ National Park Service Office _____

Old Blacksburg Preby.Church
Property Name
117 South Main Street

HISTORIC PRESERVATION CERTIFICATION APPLICATION– PART 1

NPS Office Use Only
Project Number:

Owner Name/Social Security or Taxpayer ID number

5. Description of physical appearance:

Originally built as the Blacksburg Presbyterian Church in 1847, 117 South Main Street is a symmetrical, rectangular structure which measures 45 feet by 37 feet. The building is two-stories in height (one main floor and a gallery), and is built in the Greek Revival style. Two doors are placed symmetrically in the west facade. The building is constructed of handmade brick laid in a common bond with fifth course headers. The cornices on the north and south walls consist of three rows of brick corbelling having a unique curve on each row. The front (west) facade, added in 1904, is laid in a running bond and has an unusual cornice of stepped brick (see photograph). Originally the church had a steeple which was removed in 1904, when it became the meeting hall for the Independent Order of Odd Fellows. A vestibule added to one of the entrances in 1980 contains no real architectual significance, yet does not try to emulate the older brickwork. (It could be removed without hurting the integrity of the building). The truss system supporting the pitched roof is made of hand-hewn chestnut beams measuring 8"x 8",

Date of Construction: 1847 Source of Date: Va. Historic Landmark Commission
Date(s) of Alteration(s): 1904, 1980
Has building been moved? ☐ yes ☒ no. If so, when? _____

6. Statement of significance:

On August 18, 1847, a brick structure was begun on a lot [illegible] ing thirty and one quarter yards and donated by [illegible] is building was officially designated as the Blacksburg Presbyterian Church on August 20, 1848. Prominent members [illegible] congregation [illegible]. Many faculty members of the Va. Agricultural & Mechanical College (later VPI & SU) were congregation members, such as,
Blacksburg. In 1904 the [illegible] became the meeting place for the Independent Order of Odd Fellows. Members of this fraternal organization included:

[illegible] was active in community affairs and most of its members were political or business leaders in the town or affiliated with VPI. In 1964 the Odd Fellows sold the building. It has since taken on several functions such as a coffeehouse, clothing store, and its present use as a restaurant. According to an article in the News Messenger Bicentennial Edition, July 1, 1976, the Old Blacksburg Presbyterian Church is the oldest existing building on Main Steet. 117 South

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☐ yes ☐ no

Form 10-168b
Rev. 3/84

OMB Approved
No. 1024-0009
Expires 8/31/86

CONTINUATION SHEET

Old Blacksburg Presb. Church
Property Name

Historic Preservation
Certification Application

NPS Office Use Only
Project Number:

117 s.Main St., Blacksburg, Va.
Property Address

Owner Name/Social Security ... Taxpayer ID Number

This sheet: ☐ continues Part 1 ☒ continues Part 2 ☐ amends Project. NPS Project Number

5. Description of physical appearance (cont.):

which are notched and held together with wooden pegs. A kitchen and closet space were added by 1905. In 1970 the gallery was renovated. American chestnut was again utilized to strenghten and repair the existing, but structurally unsafe, gallery. Particularly interesting is the retention of many of the existing gallery's features, such as the corner posts. The carving illustrates the level of expertise available in southwest Virginia in the late nineteenth century. It is not elaborate, but it exibits some degree of skill on the craftsman's part.

6. Statement of significance (cont.):

Main Street, in Blacksburg, Virginia, is a testimony of the people and craftsmen, reflective of the past. Additional information sources include Minutes of the Montgomery Presbytery, Session Minute Book of the Blacksburg Presbyterian Church, and "Historic Preservation Sites," Planning Commission, Town of Blacksburg, 1979.

Owner's Signature

NPS Office Use Only

☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date | National Park Service Authorized Signature | National Park Service Office

Form 10-168a
Rev. 3/84

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Expires 8/31/86

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Office Use Only
Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service.

1. Name of property: Old Blacksburg Presbyterian Church
Address of property: Street 117 South Main St.
City Blacksburg County Montgomery State Va. Zip Code 24060
If located in a Registered Historic District, specify:
If listed individually in the National Register of Historic Places, give date of listing:
Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☐ yes ☒ no
If yes, date Part 1 submitted: Date of certification: NPS Project Number:

2. Data on building:
Date of construction: 1847 Number of housing units before rehabilitation: 0
Use before rehabilitation: Restaurant Floor area before rehabilitation: 2400 sq. ft.
Type of construction: Masonry

3. Data on rehabilitation project:
Project starting date (est.): March, 1985 Project completion date (est.): June, 1985
Estimated cost of rehabilitation: $40,000 Proposed use: Handmade Toy Store
Number of housing units after project completion: 0 Floor area after rehabilitation: 3500 sq. ft.
Has the property received Federal or State financial assistance? ☐ yes ☒ no
If yes, specify source by program title:

4. Authorized project contact:
Name Title
Street City
State Zip Telephone Number (during day):

5. Owner:
Name
Street City
State Zip Telephone Number (during day):

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am the owner of the property described above.

Owner's Signature
Social Security Number or Taxpayer Identification Number

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application – Part 2" for the above-named property and has determined:

☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation."
☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
☐ that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date | National Park Service Authorized Signature | National Park Service Office

HISTORIC PRESERVATION CERTIFICATION APPLICATION— PART 2

NPS Office Use Only
Project Number:

Old Blacksburg Presb. Church
Property Name
117 s. Main St.,Blacksburg, Va.
Property Address

Owner's Social Security or Taxpayer ID Number

6. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK—Includes site work, new construction, alterations, etc. Complete blocks below.

NUMBER 1
Architectural feature: Mortar
Approximate date of feature: ca. 1847,1904

Describe existing feature and its condition: Certain joints, especially around foundation, have become cracked and deteriorated

Describe work and impact on existing feature: Replacing deteriorated mortar by carefully hand raking and filling them with mortar similar in color & texture (lime, clay-slightly orange and coarse) and width.

Photo no. [illegible] Drawing no. _____

NUMBER 2
Architectural feature: Brickwork
Approximate date of feature: ca. 1847,1904

Describe existing feature and its condition: Certain bricks, especially in the cornice and foundation, are broken or excessively worn.

Describe work and impact on existing feature: Replace bricks which are very deteriorated with new bricks having the same color, texture, and size (custom made).

Photo no. [illegible] Drawing no. [illegible]

NUMBER 3
Architectural feature: Roofing Material
Approximate date of feature: ca. 1904

Describe existing feature and its condition: Existing roofing material on the hipped roof is rusting; also leakage.

Describe work and impact on existing feature: Replace tin roofing material with new tin which will be similar in color, and joint distance; insure no leakage.

Photo no. [illegible] Drawing no. [illegible]

NUMBER 4
Architectural feature: Windows
Approximate date of feature: ca. 1847

Describe existing feature and its condition: Original window space (4'x 9' - two on both north and south facade).

Describe work and impact on existing feature: Remove wood and brick filling original window openning (also door), retain 1 lintels. Replace with custom made, 3 sash, 12 pain windows (double-glazed),historically documented from church minutes.

Photo no. [illegible] Drawing no. [illegible]

HISTORIC PRESERVATION CERTIFICATION APPLICATION— PART 2

NPS Office Use Only
Project Number:

~~Old Blacksburg Presb. Church~~
Property Name
117 S. Main St. Blacksburg, Va.
Property Address

Owner's Social Security or Taxpayer ID Number

NUMBER 5
Architectural feature: Addition
Approximate date of feature: ca. 1985

Describe existing feature and its condition: Addition willbbe added by metal frame and glass connection on the east (rear) wall. The adition will be compatible in scale, same texture, but slightly darker brickwork. A doorway will be inserted thru the existing wall.

Describe work and impact on existing feature: Needle bracing will be used to support the load of the wall when inserting doorjamb in existing wall. Bolts will be used to attach metal frame to existing brick. (No load bearing capacity).

Photo no. 21-29 Drawing no. 3, 4

NUMBER 6
Architectural feature: Vestibule
Approximate date of feature: ca. 1980

Describe existing feature and its condition: A brick vestibule was added to the left left entrance on the west facade in 1980, It contains no real architecural significance.

Describe work and impact on existing feature: The vestible could be removed with out hurting the integrity of the original building. Front stairs would be added with handicap ramp on left.

Photo no. 3 Drawing no. 1

NUMBER 7
Architectural feature: Partitioned Walls
Approximate date of feature: ca. 1905

Describe existing feature and its condition: Partition walls were added to form a kitchen . They use constructed of wood & plaster and have no load-bearing capacity.

Describe work and impact on existing feature: The partition would be removed with care not to disturb existing plaster work as little as possible. Wood floors would be restored to resemble the original.

Photo no. 20 Drawing no. 6

NUMBER 8
Architectural feature: HVAC
Approximate date of feature: ca. unknown

Describe existing feature and its condition: Presently two natural gas cornices are hung from the ceiling in the Northeast and Southwest corners.

Describe work and impact on existing feature: Two new natural gas furnaces (85,000 BTV/HR) located from the same spots, using the same vents (One could also convert to LP gas).

Photo no. 19 Drawing no. _____

Old Blacksburg Presb. Church
Property Name
117 south Main St., Blacksburg, Va.

HISTORIC PRESERVATION CERTIFICATION APPLICATION— PART 2

NPS Office Use Only
Project Number:

Owner Name/Social Security or Taxpayer ID Number

NUMBER 9
Architectural feature Gallery
Approximate date of feature ca. unknown/1970
Describe existing feature and its condition:
The gallery located on the west side of the building is sound, but deteriorated and missing some balusters.
Photo no. 13-15 Drawing no. 5
Describe work and impact on existing feature:
Replace baluster columns with similar in size and kind (chestnut).

NUMBER 10
Architectural feature Doors
Approximate date of feature ca. unknown/1920
Describe existing feature and its condition:
The right door has been covered over on the inside. It has two wooded doors which open in the center and have panels set in them. It also has a transom above the four foot doorway.
Photo no. 14 Drawing no. 7
Describe work and impact on existing feature:
The doorways would be made similar to each other (in respect to the original). The panel inserts would be replaced with glass for retail purposes.

NUMBER 11
Architectural feature _____
Approximate date of feature _____
Describe existing feature and its condition:
Photo no. 8-10 Drawing no. _____
Describe work and impact on existing feature:

NUMBER 12
Architectural feature _____
Approximate date of feature _____
Describe existing feature and its condition:
Photo no. _____ Drawing no. _____
Describe work and impact on existing feature:

Continuation sheets attached: ☐ yes ☑ no

Form 10-168c
Rev 3/84

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Expires 8/31/86

HISTORIC PRESERVATION CERTIFICATION APPLICATION
REQUEST FOR CERTIFICATION OF COMPLETED WORK

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Use typewriter or print clearly in black ink.

1. Name of property: Old Blacksburg Presbyterian Church
Address of property: Street 117 South Main St.
City Blacksburg County Montgomery State Va. Zip Code 24060
Is property a certified historic structure? ☑ yes ☐ no If yes, date of certification by NPS: _____
or date of listing in the National Register: _____

2. Data on rehabilitation project:
National Park Service assigned rehabilitation project number: _____
Rehabilitation work on this property was completed and the building placed in service as of June 27,1985 (date)
Estimated costs attributed solely to the rehabilitation of the historic structure: $ $40,000
Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: $ $83,000

3. Owner: (space on reverse for additional owners)
Name ___ _____ _____
Street ___ _____ City ___ _____
State ___ ___ Zip ___ _____ Telephone Number (during da ___

I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I am the owner of the property described above.

Signature _____ Date _____
Social Security or Taxpayer Identification Number: ___ _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 2" for the above-listed "certified historic structure" and has determined:

☐ that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code of 1954 should be addressed to the appropriate local Internal Revenue Service office.

☐ that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____ National Park Service Authorized Signature _____ National Park Service Office _____

APPENDIX V.

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

F78(424)

DEC 6 1984

Ms. Mary Phillips

Dear Ms. Phillips:

On November 30, 1984, you met with me to discuss a rehabilitation proposal for the Old Blacksburg Presbyterian Church. From the photographs and drawings you showed me, the work appears to be consistent with the Secretary of the Interior's "Standards for Rehabilitation." Naturally until such time as the building is placed on the National Register and/or an historic preservation certification application is submitted to the National Park Service, I am unable to provide you with a more definitive determination.

I appreciate your taking the time to come to Washington to share your project with me and wish you the best of luck on your school project.

Sincerely,

H. Ward Jandl
Chief, Technical Preservation
Services Branch

FOOTNOTES

[1]National Park Service, "Tax Incentives for Historic Buildings," p. 6.

[2]Ray Garrison, Managerial Accounting (Plano, Texas: Business Publications, Inc., 1982), p. 623.

[3]Patricia Poore (Ed.), Old House Journal New Compendium (New York: Doubleday Co., 1983), p. 50.

[4]James Marston Fitch, American Building: Historical Forces that Shaped It (Boston: Houghton Mifflin Co., 1966), p. 87.

[5]D. Jenkins, "Letters", Historic Preservation, Feb. 1984, Vol. 36, p. 97.

[6]Orin Bullock, The Restoration Manual (New York: Van Nostrand Reinhold, 1978), p. 6.

[7]National Park Service, op. cit., p. 5.

[8]National Park Service, Ibid., p. 7.

[9]John Harvey, Conservation of Buildings (London: J. Baker, 1972), p. 14.

[10]Ellison Smyth, A History of Blacksburg Presbyterian Church (Blacksburg, Va.:1982), p. 11.

[11]Nellie Robinson, History of Blacksburg Presbyterian Church (Blacksburg, Va.:1953), p. 3.

[12]Ibid., p. 5.

[13]John Poppelier (Ed.), What Style Is It? (Washington, D.C.: Preservation Press, 1983), p. 36.

[14]Smyth, op. cit., p. 6.

[15]Smyth, op. cit., p. 7.

[16]David Pye, The Nature and Art of Workmanship, (New York: Cambridge Univ. Press, 1968), p. 73.

[17]Blacksburg Code, Town of Blacksburg, 1982, p. 3.

[18]Conversation with Richard Hinkson (Plumbing/HVAC Contractor), September 14, 1984.

[19]Michael Litchfield, Renovation: A Complete Guide (New York: John Wiley, 1982), p. 157.

[20]Conversation with Prof. W. Butke & Prof. G. Eggor, VPI&SU, October 11, 1984.

[21]John Harvey, op. cit., p. 18.

[22]John Kaufman (Ed.), Illuminating Engineering Society Lighting Handbook, 1981 Application Volume (New York: IES OF N. America, 1981), p. 2-5.

[23]Ray Garrison, op. cit., p. 623.

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Deed Books 53 p. 447, 391 p. 629. Montgomery County, VA.

Evans, Benjamin H., Daylight in Architecture, McGraw-Hill, New York, 1981.

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IES Lighting Handbook, Illuminating Engineering Society, N.Y., 1981.

Jenkins, D., "Letters," Historic Preservation, Vol. 36, Feb. 1984.

Lam, W.M.C., Perception and Lighting as Formgivers, McGraw-Hill, New York, 1977.

Litchfield, Michael, Renovation: A Complete Guide, John Wiley & Sons, Inc., New York, 1982.

National Park Service, "Tax Incentives for Historic Buildings," 1984.

National Trust for Historic Preservation, Old and New Architecture: Design Relationship, Preservation Press, Washington, D.C., 1981.

National Trust for Historic Preservation, "Summary of Preservation Tax Incentives in the Economic Recovery Tax Act of 1981," 1981.

Pereira, Percival, ed., Dodge Construction Systems Costs, McGraw-Hill, New York, 1981 (1984).

Poore, Patricia, ed., Old House Journal New Compendium, Doubleday & Co., New York, 1983.

Poppelier, John, ed., What Style Is It? Preservation Press, Washington, D.C., 1983.

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Smyth, Ellison A., A History of Blacksburg Presbyterian Church, Blacksburg, VA, 1982.

Technical Preservation Service, NPS, Dept. of the Interior, Respectful Rehabilitation, Preservation Press, Washington, D.C., 1982.

Town of Blacksburg, Blacksburg Zoning Code, 1982.

U.S. Department of the Interior, The Secretary of the Interior's Standards for Historic Preservation Projects, U.S. Government Printing Office, Washington, D.C., 1981.

Villecco, Marguerite, "Strategies of Daylight Design," AIA Journal, Vol. 68, No. 11 (Sept. 1979), Washington, D.C.

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CERTIFIED REHABILITATION:
A TOOL FOR THE ARCHITECT

by

MARY L. PHILLIPS

ABSTRACT

This thesis deliniates how the process of "certified rehabilitation" can be applied by the architect to acquire tax savings and quality control on the rehabilitation of a historic building. Theory and principle are applied to a specific case. To strengthen the architect's and the planner's awareness of governmental guidelines, approaches are suggested to benefit the client and improve the potential for "adaptive reuse" with emphasis on lighting. This thesis shows, by example, how economics and building methods can enhance Historic Preservation.