



Historic Preservation Tax Incentives Program

Technical Preservation Services
National Park Service

Conditions

The National Park Service conditional approval states that a proposed rehabilitation will meet the Secretary the Interior’s “Standards for Rehabilitation” if specified conditions are met, meaning that the project does not meet the Standards unless the conditions are met. If the applicant does not meet the conditions, the project will not meet the Standards, and final certification will be denied. Conditions should not be imposed unless failure to meet them would result in denial of certification of rehabilitation.

Conditions should specify a certain outcome or a certain result such as, “The historic character of the façade must be preserved . . .” or “The masonry must not be damaged . . .” If several factors are required to achieve this outcome, they should be grouped together in one condition, not cited as individual conditions. For example, “The historic character of the facade must be preserved. The porch must not be removed, and the second floor windows must not be infilled with brick.”

Conditions should not be used to require the submission of information needed to make a certification decision; if sufficient information is lacking, the application is incomplete and should be placed on hold pending receipt of the necessary information.

Conditions – work items necessary to bring a project into conformance with the Standards – and concerns or recommendations – work items that would improve a project but that are not required for certification – must be distinguished clearly in certification decisions.

Conditions should not be placed on Requests for Certification of Completed Work. Because Part 3s are completed projects, they must be evaluated as to whether they meet or fail to meet the Standards. If additional, remedial work could bring a project into conformance with the Standards, NPS will place the project on hold, inform the applicant that the project does not meet the Standards as completed, outline the remedial work that would be needed to bring the project into conformance with the Standards, and request the applicant to notify NPS of their willingness to undertake the work. If an applicant wishes to do the work, the project remains on hold until the applicant submits photographs documenting completion of the work. If an applicant does not wish to do the remedial work, NPS issues a denial of certification of rehabilitation.

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