

**DRAFT
PROGRAMMATIC AGREEMENT
BETWEEN
THE FEDERAL AVIATION ADMINISTRATION AND
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER,
REGARDING IMPLEMENTATION OF THE QUIETER HOME
PROGRAM AND QUIETER NON-RESIDENTIAL PROGRAM
FOR SAN DIEGO INTERNATIONAL AIRPORT,
SAN DIEGO, CALIFORNIA**

WHEREAS, San Diego County Regional Airport Authority (SDCRAA) is the state and federally certified operator of San Diego International Airport, (SDIA), which is the City of San Diego's (City) only commercial service airport; and

WHEREAS, SDCRAA administers community sound insulation programs including the "Quieter Home Program" (QHP) and the "Quieter Non-Residential Program" (QNRP) for eligible properties in the noise impacted communities surrounding the Airport in recognition of its proprietary and governmental obligations under the CALIFORNIA NOISE STANDARDS (21 CAL.CODE REGS. § 5000 *et. seq.*), herein incorporated by reference; and

WHEREAS, the Federal Aviation Administration (FAA) on September 2, 2022, accepted an update to SDCRAA's Title 14 Code of Federal Regulations (CFR) Part 150 Noise Compatibility Noise Exposure Map (NEM), confirming the area of potential eligibility of QHP and QNRP for Airport Improvement Program grant funds; and

WHEREAS, the FAA has formerly determined during its initial National Historic Preservation Act (NHPA) Section 106 (Section 106) compliance for the SDIA Part 150 that QHP and QNRP may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places ("historic properties"/NRHP) and has consulted with the Advisory Council on Historic Preservation (ACHP) and the California State Historic Preservation Officer (SHPO), pursuant to Title 36 CFR § 800.14(b)(3).

WHEREAS, the FAA, ACHP, SHPO, and SDCRAA, formerly executed a Programmatic Agreement (Agreement) for QHP on July 19, 2011 (expired July 19, 2021), which outlined that reasonable efforts would be made to avoid adverse effects to properties listed or eligible for listing in the NRHP within the Area of Potential Effect (APE), pursuant to Title 36 CFR Section 800.5(b); and

WHEREAS, the ACHP was invited on March 11, 2024, to continue participation as a Signatory Agency on this updated Agreement but declined to participate on November 18, 2024; and

WHEREAS, the FAA and SHPO, by implementing the terms of this Agreement, are providing evidence of compliance with Title 36 CFR § 800.1 *et. seq.* implementing Sections 106 and 110(f) of the NHPA (16 U.S.C. § 470) for this undertaking; and

WHEREAS, SDCRAA and the City, a Certified Local Government (CLG), acting through its Historical Resources Board (HRB), participated in the consultation pursuant to Title 36 CFR Sections 800.2(c)(3) and (4), and are included as Invited Signatories to this Agreement pursuant to Title 36 CFR Sections 800.14(b)(3) and 800.6(c)(2)(i); and

WHEREAS, it is the purpose of this Agreement to define the terms, conditions, and procedures under which the Signatory parties will implement QHP and QNRP consistent with the FAA's Section 106 responsibilities; and

NOW, THEREFORE, the FAA, SHPO, SDCRAA, and the City, agree that QHP and QNRP shall be administered in accordance with the following stipulations to satisfy the FAA's Section 106 responsibilities for applicable individual undertakings of QHP and QNRP.

STIPULATIONS

The FAA, in cooperation with SDCRAA and the City, shall ensure that the following measures are carried out:

I. APPLICABILITY OF AGREEMENT

This Agreement is limited to properties which are enrolled in QHP and QNRP. It is further limited to defining the terms, conditions, and procedures for conducting the sound insulation treatments, in connection with QHP and QNRP for those eligible structures within the eligibility area, as defined below in Section II, which are subject to Section 106 compliance.

SDCRAA's obligations under this Agreement are subject to and conditioned upon SDCRAA's receipt of federal grant funds for the federal share of QHP and QNRP and funding by SDCRAA's Board in its budget.

The sound insulation treatments for these structures that are included in or eligible for inclusion in the NRHP are to be consistent with the HRB approved "Historic Treatment Guidelines," included as Appendix 1 of this Agreement.

Consistent with the adopted QHP and QNRP provisions, only those rooms that are habitable are eligible for sound insulation treatments. Non-habitable structures or non-habitable areas within a structure are not eligible for sound insulation treatments.

II. QUIETER HOME AND NON-RESIDENTIAL ELIGIBILITY AREA/AREA OF POTENTIAL EFFECT (APE)

QHP and QNRP eligibility area is defined as the area within the 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour within the SDIA Part 150 NEM. This area is synonymous with the APE for the purposes of this Agreement. Properties eligible for sound insulation treatment by SDCRAA include existing single-family residences, multi-family, and other noise sensitive, non-compatible non-residential structures consistent with Part 150 guidelines (such as schools and places of worship) located within the APE. Eligibility for federal financial assistance is limited to properties located within the 65 dB CNEL contour as identified on the FAA accepted noise exposure map.

III. IDENTIFICATION OF HISTORIC PROPERTIES WITHIN THE QUIETER HOME AND NON-RESIDENTIAL ELIGIBILITY AREA/AREA OF POTENTIAL EFFECT (APE)

1. SDCRAA, in consultation with the City, shall conduct a preliminary review of all available information, pertaining to historic properties, including National Register of Historic Places and California Register of Historical Resources listings; California Historical Resources Information System; built environmental records on file at the South Coastal Information Center; locally adopted inventories, surveys, and registers of historic and potentially historic structures maintained by the City, in order to be consistent with *National Register Bulletin #24-Guidelines For Local Surveys. A Basis For Preservation Planning and National Register Bulletin #15-How to Apply the National Register Criteria for Evaluation*, herein incorporated by reference, so that any eligible historic properties within the APE may be identified for sound insulation treatments in connection with QHP and QNRP.
2. SDCRAA, in consultation with the City, acting through the HRB, shall conduct historical research and documentation in connection with QHP and QNRP to identify those eligible properties within the APE, that either individually, or as contributing structures to a historic district, that may be eligible for listing in the NRHP. For purposes of this agreement, the “HRB” shall mean City Staff assigned to the Historical Resources Board, unless determined by such City Staff to mean the Historical Resources Board itself or a Board-approved subcommittee. In making this determination, SDCRAA, in consultation with the City, acting through the HRB, shall only apply the National Register Criteria (Title 36 CFR § 60.4) to each such identified property. The historical research and documentation shall be conducted in consultation with the HRB and shall be consistent with the *National Register Bulletin #15-How to Apply the National Register Criteria for Evaluation, and the Secretary of the Interior’s Standards and Guidelines for the Identification, Evaluation and Registration of Historic Properties*, herein incorporated by reference.
3. SDCRAA shall provide historical research and documentation for each eligible property within the APE to the HRB for review in order to establish a determination

and concurrence of National Register eligibility before the sound insulation treatment project assessment and design work begins on the subject property. If the HRB has not commented within forty-five (45) days of receipt of historical research and documentation for each eligible property within the APE, SDCRAA determination of National Register eligibility shall be deemed acceptable to the HRB.

4. If SDCRAA, in consultation with the City, determines that an eligible property within the APE does not meet the National Register Criteria, that structure shall not be considered a historic property for purposes of this Agreement. These structures require no further review under this Agreement and the sound insulation treatment of these structures is not required to comply with the terms, conditions, and procedures stipulated to in this Agreement.
5. Eligible individual structures that meet the National Register Criteria or eligible structures contributing to a historic district that meet the National Register Criteria, shall be considered historic properties for purposes of this Agreement. SDCRAA shall comply with the terms, conditions, and procedures stipulated in this Agreement with respect to the sound insulation treatments of these historic properties only.
6. SDCRAA shall provide California Department of Parks and Recreation (DPR) 523A and 523B forms for identified historic properties to the HRB. A non- historic summary shall be provided to HRB for identified non-historic properties. If the HRB has not commented within forty-five (45) days of receipt of the DPR forms and/or the non-historic summary, the DPR forms and non-historic summary, shall be deemed acceptable to the HRB. Under these circumstances, SDCRAA may proceed with the proposed treatment plan package.
7. If a dispute arises between SDCRAA and the City, acting through the HRB, regarding the National Register eligibility of a property subject to this Agreement, SDCRAA and the City, acting through the HRB, shall consult for no more than sixty (60) days to resolve the dispute. If the dispute is not resolved within this time frame, SDCRAA shall submit all documentation pertinent to the dispute to the FAA. Thereupon, the FAA shall determine if any National Register Criteria are met and shall consult with the SHPO on that determination in accordance with Title 36 CFR §800.4(c)(2). Within thirty (30) days following receipt of all pertinent documentation, the SHPO shall formally agree or disagree with the FAA's determination. FAA and SHPO agreement on the determination shall dispose of the dispute. If the SHPO does not formally agree or disagree with the FAA's determination within the thirty (30)-day time frame, the FAA's determination shall dispose of the dispute. If the FAA and the SHPO do not agree, the FAA shall obtain a determination of National Register Eligibility from the Keeper of the National Register in accordance with Title 36 CFR §800.4(c). The Keeper's determination shall dispose of the dispute.

IV. TERMS, CONDITIONS, AND PROCEDURES REGARDING THE TREATMENT OF HISTORIC PROPERTIES

1. No additional review of any historic property is required under this Agreement if acoustical treatment work will be limited to work on interior spaces and such acoustical treatment work will not be visible from the public right-of-way unless the interior space in question has been designated by the HRB to be a contributing element to the historical resource's NRHP eligibility.
2. SDCRAA shall prepare a proposed treatment package, including project scope, architectural specifications, and plans for historic properties covered by this Agreement. This treatment package shall be prepared to be consistent with the recommended approaches for rehabilitation set forth in the *Secretary of the Interior's Standards for the Treatment of Historical Properties and the Guidelines for Rehabilitating Historic Buildings*, and the California State Historic Building Code standards, both herein incorporated by reference. Specific guidelines for the sound insulation treatments of eligible historic properties within the APE are outlined in the HRB-approved "Historic Treatment Guidelines."
3. In the event that a proposed treatment is inconsistent with the HRB approved "Historic Treatment Guidelines," SDCRAA will bring the request to the attention of the HRB. SDCRAA and HRB shall consult with the property owner in an effort to reach an agreement on a treatment package deemed by SDCRAA and the HRB to be consistent with the terms of this agreement. If such an agreement cannot be reached, SDCRAA shall submit all documentation pertinent to the dispute to the FAA. The FAA will assess the Part 150 and funding eligibility of the requested treatment package and provide its determination for the consideration of the SDCRAA, HRB and the property owner. Once tentatively accepted, if the proposed treatment plan remains inconsistent with the HRB approved treatment guidelines, the FAA shall initiate separate Section 106 consultation on the proposed undertaking for subject property pursuant to Title 36 CFR 800.
4. SDCRAA shall provide the proposed treatment package for each historic property to the City, in its role as a CLG, through the HRB, for review and concurrence before the sound insulation treatment project begins on the subject property. If the HRB has not commented within forty-five (45) days of receipt of a proposed treatment package, the proposed treatment package shall be deemed acceptable to the HRB and shall be considered to not adversely affect the historic property. Under these circumstances, SDCRAA may proceed with the sound insulation treatment as outlined in the proposed treatment package without further review pursuant to this Agreement.
5. If the HRB objects within forty-five (45) days to SDCRAA's proposed treatment package or if the standards specified in Paragraph IV.1 or IV.2 of this Agreement cannot be achieved, SDCRAA and the City shall consult, for no more than sixty (60) days, to resolve the objection or to develop a treatment package that avoids, minimizes,

or mitigates any adverse effects. If the dispute or adverse effect is not resolved within this time frame, SDCRAA shall submit all documentation pertinent to the objection or adverse effect to the FAA. Thereupon, the FAA shall determine if the treatment package meets the standards specified in Paragraph IV.1. and IV.2. of this Agreement and shall consult with the SHPO to determine effect in accordance with Title 36 CFR §800.5(a). Within thirty (30) days following receipt from FAA of a determination of effect and all pertinent documentation, the SHPO shall formally concur or object with the FAA's determination. FAA and SHPO agreement on a determination of no adverse effect shall dispose of the objection. If the SHPO does not formally agree or disagree with the FAA's determination within the thirty (30) day time frame, the FAA's determination shall dispose of the objection. If the FAA and SHPO do not agree, the FAA shall comply with the provisions of Title 36 CFR §800.5(c)(2). If adverse effects cannot be avoided, the FAA shall notify the ACHP of the adverse effect finding pursuant to Title 36 CFR §800.6(a)(1) and §800.11(e). The FAA shall proceed in accordance with Title 36 CFR §800.6 to resolve the adverse effect.

V. PROFESSIONAL STANDARDS

SDCRAA shall ensure that all historical research, historical documentation, and determinations of National Register eligibility which are to be carried out pursuant to this Agreement, are in fact, carried out by, or under the direct supervision of, a person or persons selected by SDCRAA and meeting, at a minimum, the qualifications for historians and/or architectural historians as defined by *The Secretary of the Interior's Professional Qualifications Standards*, herein incorporated by reference.

VI. PROJECT MANAGEMENT, RECORDS, AND ACCESS TO WORK IN PROGRESS

1. SDCRAA shall ensure that photographs taken upon completion of the sound insulation treatment construction for each historic property, and copies of all survey and National Register eligibility documentation for historic properties covered by this Agreement, including Department of Parks & Recreation (DPR) Forms, are provided to the HRB and the SHPO in the annual reporting described in Section VII. The SDCRAA shall retain QHP and QNRP documentation, including work scope, forms, and photographs, as part of the permanent project records.
2. SDCRAA shall ensure that all historical research, historical documentation, and determinations of National Register eligibility, carried out pursuant to this Agreement are provided to the HRB and, upon request, to other interested parties.
3. SHPO may monitor activities carried out pursuant to this Agreement. SDCRAA will cooperate with the HRB and SHPO in carrying out their monitoring and review responsibilities.

VII. ANNUAL REPORTING

SDCRAA shall provide an annual report to all parties that at a minimum includes:

1. The number of survey reports reviewed in the past year;
2. The number of permits submitted to the City to treat historic properties for sound attenuation;
3. Survey and National Register eligibility documentation, to include DPR forms and photographs of each historic property treated; and
4. The anticipated number of survey reports and permits to treat historic properties for the next year.

VIII. DISPUTE RESOLUTION

Should any Signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, the FAA shall consult with such parties to attempt to resolve the objection. If the FAA determines that such objection cannot be resolved, the FAA shall forward all documentation relevant to the dispute, including the FAA's proposed resolution to the ACHP. The FAA shall grant the ACHP within thirty (30) calendar days from the time of receipt of adequate documentation. Prior to reaching a final decision on the dispute, the FAA shall prepare a written response that takes into account any timely opinion or comments regarding the dispute from the ACHP or Signatories and provide them with a copy of this written response. The FAA will then proceed according to its final decision.

If the ACHP does not provide its comments regarding the dispute within the thirty (30)-day time period, the FAA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the FAA shall prepare a written response that takes into account any timely comments regarding the dispute from the Signatories and provide them and the ACHP with a copy of such written response.

The responsibilities of the FAA to carry out all actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

IX. PUBLIC OBJECTIONS

At any time during implementation of the terms of this Agreement, should a member of the public raise an objection pertaining to the implementation of the Agreement, the FAA shall immediately notify the other Signatories and Invited Signatories in writing of the objection and take the objection into account. The FAA shall consult with the objecting party and, if the objecting party so requests, with any or all the other signatories, for no more than thirty (30) days. Within fourteen (14) days following closure of this consultation period, the FAA will render a decision regarding the objection and notify all parties of its decision in writing. In

reaching its final decision, the FAA will take all comments from the parties regarding the objection into account. The FAA's decision shall dispose of the dispute.

X. AMENDMENTS

If any Signatory or Invited Signatory believes that this Agreement should be amended, that Signatory or Invited Signatory shall immediately consult with the Signatories and Invited Signatories for no more than thirty (30) days to consider amendments to this Agreement. The Signatories and Invited Signatories may agree to a longer consultation period if there is consensus amongst the Signatories and Invited Signatories. This Agreement may be amended only upon the written concurrence of the Signatories and Invited Signatories. Amendments shall be executed in accordance with Title 36 CFR §800.6(c).

XI. TERMINATION

1. Any Signatory or Invited Signatory may terminate this Agreement at any time. The Signatory or Invited Signatory proposing termination shall notify the other Signatories and Invited Signatories to this Agreement in writing, explaining the reasons for proposing termination. Prior to termination, the Signatories and Invited Signatories shall consult for not more than thirty (30) days to consider alternatives that would avoid termination. The Signatories and Invited Signatories may agree to a longer consultation period if there is consensus amongst the Signatories and Invited Signatories. Should such consultation fail, the Signatory proposing termination may terminate this Agreement by so notifying the other Signatories and Invited Signatories to this Agreement in writing.
2. If this Agreement is terminated, and the FAA determines that QHP and QNRP will proceed, FAA shall comply with Title 36 CFR § 800.14(b)(2)(v).

XII. DURATION OF THE PROGRAMMATIC AGREEMENT

1. This Agreement shall become effective on the date of the final signature and will continue in force for a period of five (5) years.
2. At least one year prior to the end of the five (5) year period the Signatories shall consult to determine whether the Agreement remains satisfactory. If there is agreement, the FAA shall revise and update the Agreement as needed through development of an amendment that adds, removes, or revises the stipulations of the Agreement, and consult with all Signatories and any parties that may become an additional Signatory. The amended Agreement shall be signed and executed by all Signatories prior to the expiration of the five (5) year period.
3. If an extension of time is warranted, all Signatories shall agree in writing until such time as the Agreement may be revised and updated.

XIII. LEGAL RESPONSIBILITIES

Nothing in this Agreement shall relieve any of the parties hereto of any of the responsibilities otherwise required by law.

XIV. FINAL AGREEMENT

This Agreement constitutes the final Agreement between the parties and supersedes all prior oral or written negotiations, discussions, communications, promises, covenants, understandings, or representations between the FAA, the SHPO, SDCRAA, and the City regarding the subject of this Agreement.

XV. EFFECTIVE DATE

This Agreement shall take effect on the date that it has been fully executed by the FAA and the SHPO.

XVI. PRINCIPAL STAFF CONTACT

In order to facilitate their joint and cooperative efforts in implementing this Agreement, the parties have agreed to designate a single staff contact for each party. All routing communications regarding this Agreement shall occur between those persons. The principal staff contact for each party is as follows:

For FAA: Cathryn Cason
Manager, Los Angeles Airports District Office
Federal Aviation Administration
777 South Aviation Boulevard, Suite 150 Loading Dock
El Segundo, CA 90245
(424) 405-7336

For SHPO: Tristan Tozer
State Historian II
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 894-5499

For SDCRAA: Tavia Doyle
Program Manager, Planning, Noise & Environment
San Diego County Regional Airport Authority
P.O. Box 82776
San Diego, CA 92138-2776
(619) 400-2306

For City:

Suzanne Segur
Senior Planner
Historical Resources Board
City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101
(619) 236-6139

Any party may change its principal staff contact by delivery of a written notice to the other parties specifying the new staff contact.

XVII. EXECUTION OF AGREEMENT

So that each of the parties to this Agreement may have an executed original of this Agreement in its files, this Agreement may be executed in counterparts, all of which shall constitute a single Agreement. The parties agree that this Agreement may be executed and delivered by electronic signatures and that an electronic signature shall be treated as an original.

EXECUTION of this Agreement by the FAA and the California SHPO, and implementation of its terms, provides evidence that the FAA has afforded the ACHP an opportunity to participate in this Agreement but it declined to do so, that the FAA has taken into account the potential effects of QHP and QNRP on historic properties and developed measures to ensure resolution of adverse effects, and that the FAA has satisfied its responsibilities under Section 106 of the NHPA and applicable implementing regulations for all aspects of the SDIA Part 150 implemented by SDCRAA's QHP and QNRP.

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QUIETER NON-RESIDENTIAL PROGRAM FOR SAN DIEGO
INTERNATIONAL AIRPORT, SAN DIEGO, CALIFORNIA

FEDERAL AVIATION ADMINISTRATION

By: Faviola Garcia
Title: Acting Director, Airports Division, Western-Pacific Region

Date:

SIGNATORY PAGE

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INTERNATIONAL AIRPORT, SAN DIEGO, CALIFORNIA

CALIFORNIA STATE OFFICE OF HISTORIC PRESERVATION

By: Julianne Polanco
Title: State Historic Preservation Officer

Date:

INVITED SIGNATORY PAGE
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INTERNATIONAL AIRPORT, SAN DIEGO, CALIFORNIA

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

By: Kimberly J. Becker
Title: President/CEO

Date:

Approved to form and Legality:

By: Amy Gonzalez, General Counsel

Date:

INVITED SIGNATORY PAGE
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CITY OF SAN DIEGO

By: Casey Smith

Date:

Title: Deputy Chief Operating Officer, Environmental Policy & Public Spaces Division

Approved to Form:

Noah Brazier, Deputy City Attorney

Date

APPENDIX 1

Appendix 1 – Historic Treatment Guidelines

1. Introduction

The Federal Aviation Administration (FAA) has determined that eligible properties within the Community Noise Equivalent Level (CNEL) 65+ decibel (dB) level contour map pursuant to *Airport Noise Compatibility Planning*, Title 14 Code of Federal Regulations (CFR) Part 150, around San Diego International Airport may be eligible for sound attenuation treatments to mitigate aircraft noise. The FAA has set a goal of reducing interior noise levels for San Diego properties by at least 5 dB inside the property, providing a noticeable reduction in noise level. The San Diego County Regional Airport Authority's (SDCRAA) Quieter Home Program and Quieter Non-Residential Program (QHP and QNRP) are the means to obtain that goal.

The purpose of the Historic Treatment Guidelines is to establish a balance between the needs and requirements of QHP and QNRP while maintaining the architectural integrity of historic resources using *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The objective of these guidelines is to provide sound attenuation and avoid precluding future historic designation of the treated properties by utilizing sensitive design practices and reversibility.

A. Historic Resources Applicable Regulations Policies: Federal Compliance

1. Section 106 of the National Historic Preservation Act

Projects like QHP and QNRP, which receive federal funds or other federal approvals, must comply with Section 106 of the National Historic Preservation Act (NHPA) of 1966. This review process is administered by the Advisory Council on Historic Preservation (ACHP) under federal regulations Title 36 CFR § 800 and requires agencies to take into account the effects of their project on historic properties.

For Section 106 purposes, “historic properties” includes properties listed in or eligible for listing in the National Register of Historic Places (NRHP). According to the regulations, an undertaking has an effect on a historic property when the undertaking may alter characteristics of the property that may qualify the property for inclusion in the NRHP.

The ACHP has identified seven criteria of adverse effects on proposed projects as it relates to historic properties. Of the seven, only Title 36 CFR 800.5(a)(2)(ii) applies to QHP and QNRP: “Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary’s Standards for the Treatment of Historic Properties (Title 36 CFR § 68) and applicable guidelines.” As the criteria example states, the effect would not be

adverse if it is consistent with *The Secretary's Standards for the Treatment of Historic Properties* and applicable guidelines.

2. National Register of Historic Places

The NRHP is “an authoritative guide to be used by Federal, State, and Local governments, private groups, and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.” However, the federal regulations explicitly provide that NRHP listing of private property “does not prohibit under Federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property.”

The NHRP is considered to be an advisory document with review by the National Park Service (NPS).

3. Secretary of the Interior’s Standards for the Treatment of Historic Properties

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the NRHP. In partial fulfillment of this responsibility, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* have been developed to guide work undertaken on historic buildings. There are separate standards for preservation, restoration, rehabilitation, and reconstruction. The *Standards for Rehabilitation (Standards)*, codified in Title 36 CFR 67, comprise that section of the overall preservation project standards and addresses the most prevalent treatment for QHP and QNRP attenuation improvements.

Three levels of treatment for potentially historic buildings are outlined in section II Guidelines: 1) Protect and maintain, 2) Repair, and 3) Replace. The *Standards* describe these levels of treatment for rehabilitating historic buildings as follows:

1. “...**protecting and maintaining**...Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and during rehabilitation work...”¹

¹ Grimmer, Anne E., and Weeks, Kay D., *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, (Washington, D.C.: U.S. Department of the Interior, 2017), 77.

2. "...When the physical condition of character-defining materials and features warrant additional work, *repairing* is recommended. Rehabilitation guidance for the repair of historic materials ...begins with the least degree of intervention possible. In rehabilitation, repairing also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototype features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.”¹
3. "...Rehabilitation guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair...As with repair, the preferred option is always replacement of the entire feature in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered.”²

“Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the building and its site and environment which are significant to its historic, architectural, and cultural values....”

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use. The ten rehabilitation provisions of the *Standards* are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be permitted.

¹ Grimmer and Weeks, 77.

² Grimmer and Weeks, 77-78.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be taken.
9. New additions, exterior alterations, or related new construction shall not destroy the historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

II. Guidelines Within the Context of the Quieter Home Program and Quieter Non-Residential Program

The following guidelines are based upon the *Standards* and provide direction for necessary modifications to properties that have been identified as historic or eligible for listing in the NRHP. The owners of these properties have voluntarily agreed to participate in QHP and QNRP. A “waiver” of action can be made when the owner desires to retain an existing window or door only if it impacts the sound attenuation goal of QHP and QNRP, described in the following paragraph.

When treating properties in QHP and QNRP, it is important to recognize that the treatment must meet both the requirements of QHP and QNRP, as outlined in the Programmatic Agreement (PA), as well as comply with the *Standards*. The goal of QHP and QNRP is to reduce the noise level within a house by at least 5 dB, or “a DNL [day-night average sound

level] of 45 dB.”³ Achieving this goal is challenging. Thoughtful treatments will fulfill QHP and QNRP goals and, at the same time, will comply with the *Standards*. It is important to note that acoustical treatments are only allowed if they are deemed FAA eligible. For example, window and door treatments are only allowed in habitable spaces⁴.

A. Window Treatments

Window replacement shall be a like-for-like approach. For example, a wood window shall be replaced with a wood window, and a casement window shall be replaced with a casement window. The window shape and muntin patterns will be replicated to match the original windows as closely as possible. When discussing the *Standards* as they apply to historic windows, NPS states:

“The windows of a historic building are central to defining its character. Identifying and preserving the functional and decorative components of a window is often crucial to maintaining the character of a property. The style of window is particularly essential to the character of the primary façade. Different shapes, frames, muntin profiles, numbers of panes and their configuration make a window distinctive. Where historic windows exist, they should be retained and repaired. When no reparable historic fabric remains and functional replacement windows are in place, a number of options exist. Existing windows may be retained, despite their lack of historic character. If replacement is chosen, the new windows must be based on existing fabric, on historic documentary or pictorial evidence or, they must be compatible with the historic character of the building. As explicitly stated in Standard 6⁵, when a historic feature is missing or is too deteriorated to repair, “the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.”⁶

The following priorities, guidelines, and processes shall be used for window treatments to meet QHP and QNRP requirements and comply with the *Standards*.

1. Window Treatment Priorities

When planning a rehabilitation project, it is critical to recognize that some treatment approaches are more important than others. The project should be organized around fulfilling the most importantly prioritized treatment approach first, and so on. Three priorities, in order of importance, are considered when determining window treatments for QHP and QNRP.

a. Priority One: Maintain and Upgrade Existing or Known Original Window Fabric

³ https://www.faa.gov/regulations_policies/orders_notices/index.cfm/go/document.current/documentNumber/5100.38

⁴ https://www.faa.gov/airports/aip/aip_handbook/?Chapter=Appendix#PR00

⁵ Standard 6 is the repair/replacement of deteriorated or missing features based on evidence.

⁶ Technical Preservation Services, *Interpreting the Standards Number 23*, (Washington D.C.: National Park Service, 2001).

Efforts shall be made to maintain and upgrade existing window fabric. If the effort does not produce the required noise attenuation, interior storm windows may be considered to provide additional noise attenuation and preserve original window fabric, provided the improvement is reversible.

True divided light windows shall be preserved to the extent feasible, and efforts shall be made to maintain existing window fabric and operation during retrofit. No glass with tinted or reflective qualities shall be used.

b. Priority Two: Replacement Windows to Match Existing Conditions

Where windows must be replaced in order to meet acoustical requirements, to the extent feasible, all existing or known original fabric shall be replaced with compatible materials, sizes and design. Known original fabric can be established through old photos, remaining physical evidence, or historical architectural style. For example, original wood windows, or historic evidence of wood windows, shall be replaced by wood windows. Similarly, if replacement is necessary, casement windows shall replace original or existing casement windows. Window trim shall keep with the appearance of the original trim as closely as feasible. No glass with tinted or reflective qualities shall be used.

c. Priority Three: Meeting Sound Attenuation and Code Requirements

Where noise conditions require more than can be provided with the above treatments, additional sound insulation will be completed. The units shall maintain a compatible material that meets the acoustical requirements of QHP and QNRP. No glass with tinted or reflective qualities shall be used.

Exterior or interior storm windows may be considered in cases where existing windows are unique, and if there are no other products available that provide the required noise attenuation, provided the improvement is reversible. Storm window design and colors shall match existing or original colors.

In addition to meeting the acoustical goals of QHP and QNRP, the work must also comply with life-safety code requirements set forth by the State of California. The City of San Diego requires compliance with emergency egress requirements per California Building Code and California Historical Building Code for QHP and QNRP properties. Section 8-503 of the 2019 California Historical Building Code (CHBC) states:

“Basements in dwelling units and every sleeping room below the fourth floor shall have at least one openable window or door approved for emergency escape which shall open directly into a public street, public way, yard or exit court. Escape or rescue windows or doors shall have a minimum clear area of 3.3 square feet (0.31 m²) and a minimum width or height dimension of 18 inches

(457 mm) and be operable from the inside to provide a full, clear opening without the use of special tools.”⁷

In addition, the current California Building Code (CBC) states:

“Emergency escape and rescue openings shall have the bottom of the clear openings not greater than 44 inches (1118 mm) measured from the floor.”

Some existing windows do not meet these requirements and will require modifications to the existing openings. There are two typical details used to upgrade the existing conditions to meet current code requirements. The first detail modifies the function of the window while maintaining the window opening size. This may include changing a sliding window to a casement window to allow for the required egress dimensions. The second detail will enlarge the existing window size to meet the egress size or sill height required to meet current code. This may include lowering the sill heights but maintaining the existing window’s style.

Enlarging openings for egress windows shall not occur on the front façade, or any facades visible from the public right-of-way, unless an alternative location does not exist. Any code requirements affecting windows shall comply with the California Historical Building Code (CHBC).

	Existing Condition	Treatment
1	The window opening is less than 18 inches high and 18 inches wide.	Where possible, the opening size will remain while the window function changes, such as from double-hung to casement, to provide the required egress route. If this is not possible, the opening will be enlarged, but the window function will be retained if feasible.
2	The sill of the existing window is higher than 44 inches above the floor.	The sill will be lowered to provide the required egress route.

2. Wood Windows

QHP and QNRP are retrofit programs. Generally, the wood sashes will be replaced with an acoustical window product. The wood sashes will be replaced in a like-for-like manner in order to maintain the existing conditions, including true divided lites. Except in certain circumstances, such as enlargement for egress requirements, wood window frames will remain.

⁷ California Building Standards Commission, *2019 California Historical Building Code*, (Sacramento, California: State of California), 10.

a. Maintain and Upgrade

Original wood window conditions may be maintained and upgraded. For example, small windows, unique windows (such as stained or leaded glass), or character-defining fixed windows may receive non-invasive treatments, such as exterior or interior storm windows, to achieve the acoustical requirements while protecting the potentially historic material. Maintain and upgrade situations for wood windows include, but are not limited to, the conditions described in the table below.

	Existing Condition	Treatment
1	Small windows that cannot be replaced while retaining sufficient light and transparency.	For small windows, an exterior or interior storm window will be installed without disturbing the existing window unit.
2	Specialty windows, such as leaded or stained glass, which cannot be replaced in-kind within the QHP and QNRP requirements.	Exterior or interior storm windows will be installed at specialty windows that will be retained in place.

b. Repair

In some cases, the window frame is damaged beyond normal wear and tear. Since wood frames generally remain in place, they will be repaired using Dutchman techniques or wood epoxy repair in order to retain as much of the existing material as is feasible.

	Existing Condition	Treatment
1	The window frame has minimal to moderate rot or damage.	The frame will be repaired using Dutchman techniques or wood epoxy repair to retain as much of the existing historic material as is feasible.

c. Replace

In some cases, a wood window frame is found to be damaged beyond repair. In this case, the window frame will be replaced like-for-like with a new wood frame that matches the existing. Unless identified as a special condition, eligible window sashes will be replaced with like-for-like units, including true divided lites, that meet the acoustical requirements of QHP and QNRP.

	Existing Condition	Treatment
1	The frame is damaged beyond repair and the sash does not meet acoustical requirements of QHP and QNRP.	The frame will be replaced with a new wood frame in order to maintain the existing condition. The sash will be replaced to meet the acoustical requirements of QHP and QNRP.
2	The frame is in good condition, but the sash does not meet acoustical requirements of QHP and QNRP.	The sash will be replaced to maintain the existing condition with a compatible material while retaining and/or repairing the frame as needed. The new sash will meet the acoustical requirements of QHP and QNRP.

3. Steel Windows

a. Maintain and Upgrade

Several steel window scenarios receive maintain and upgrade treatments. For example, small windows or character-defining fixed windows may receive non-invasive treatments, such as exterior or interior storm windows, to achieve the acoustical requirements of QHP and QNRP while protecting the existing material. Maintain and upgrade situations for steel windows include, but are not limited to, the condition described in the table below.

	Existing Condition	Treatment
1	Fixed and operable steel windows with unique features and/or sizes.	An exterior or interior storm window will be installed without disturbing the existing window unit to meet the acoustical requirements of QHP and QNRP.

b. Repair

Some steel windows may be left in place and repaired. A fixed steel window that is in good condition may be reglazed using laminated glass to meet the acoustical requirements of QHP and QNRP. Repair scenarios for fixed steel windows include, but are not limited to, the condition described in the table below.

	Existing Condition	Treatment
1	Fixed steel windows with simple shapes and sizes.	The existing glazing will be replaced with laminated glass preserving the steel frames and meeting the acoustical requirements of QHP and QNRP.

c. Replace

If repair will not provide the sound attenuation requirement of QHP and QNRP, which is to reduce the sound by 5 dB, the steel window will be replaced to maintain the existing condition. Due to the fiscal mandates of the QHP and QNRP and the lack of available acoustical steel products, replacing steel windows with new steel windows is not economically feasible. Steel windows will be replaced with a compatible substitute material (aluminum) that will follow the form and design of the existing windows. Replacement scenarios for steel windows include, but are not limited to, the condition described in the table below.

	Existing Condition	Treatment
1	Operable or fixed steel windows that cannot be modified to meet the acoustical requirements of QHP and QNRP or are in poor condition.	New like-for-like operation aluminum windows will be inserted within the existing frames in a style similar to the existing steel window to meet the acoustical requirements of QHP and QNRP.

4. Aluminum Windows

a. Maintain and Upgrade

Potential maintenance and upgrade situations for aluminum windows include, but are not limited to, the condition described in the table below.

	Existing Condition	Treatment
1	Aluminum windows with unique features and/or sizes.	A new exterior or interior storm window will be installed to meet the acoustical requirements of QHP and QNRP without disturbing the existing window unit.

b. Repair

Due to the nature of the material and the thin profiles of the frame and sash, aluminum windows will not be repaired. Damaged windows and frames will be replaced like-for-like with a similar style aluminum windows to meet the acoustical requirements of QHP and QNRP.

c. Replace

Since repair is not a feasible alternative for aluminum windows, non-acoustic aluminum windows will be replaced. Replacement scenarios for aluminum windows include, but are not limited to, the conditions described in the table below.

	Existing Condition	Treatment
1	Aluminum windows that do not meet the acoustical requirements of QHP and QNRP.	New aluminum windows to meet the acoustical requirements of QHP and QNRP will be inserted over the existing frame. The existing frame will remain in place.
2	Aluminum window frames that are damaged.	New aluminum frames and sashes will be installed to meet the acoustical requirements of QHP and QNRP within the existing opening.

5. Replacement Windows

Occasionally, different types of windows are found in the same house. Some original windows may have been replaced due to damage or to improve the function or use of the window. In this situation, the replacement windows may receive the same treatment as determined for the whole of the house. For example, if there is evidence that two wood windows have been replaced with vinyl, but the rest of the wood windows remain, the vinyl units may be replaced with new wood windows.

6. Special Treatments

a. Pop-out Garden Windows

Acoustically rated replacements are not available for garden windows. To meet the acoustical requirements of QHP and QNRP, interior operable storm windows will be installed inside the wall opening.

	Existing Condition	Treatment
1	Cantilevered aluminum or wood garden windows, usually found in a kitchen.	Cantilevered garden windows will remain and be treated with an interior operable storm set at the wall opening.

b. Jalousie Windows

Acoustically rated replacements are not available for louvered glass jalousie windows. To meet the acoustical requirements of QHP and QNRP, jalousie windows will be replaced with a window style in keeping with other window styles in the house.

	Existing Condition	Treatment
1	Jalousie windows that do not meet the acoustical requirements of QHP and QNRP.	Jalousie windows will be replaced with a window style most appropriate for the house and in keeping with the character and feeling of the property.

c. Skylights

Skylights will remain and an interior storm will be installed to meet the acoustical requirements of QHP and QNRP.

	Existing Condition	Treatment
1	The existing skylight does not meet the acoustic requirement of QHP and QNRP.	A new interior storm window will be installed to meet the acoustical requirements of QHP and QNRP without disturbing the existing skylight unit.

B. Door Treatments

Door treatment shall maintain the existing condition as closely as possible. When discussing the *Standards* as they apply to replacement doors, the NPS states:

“Selecting appropriate replacement doors as part of a rehabilitation project is important in retaining the character of a historic building regardless of whether it is a residential or a commercial structure. The front door to a house, a store, or an office is an integral feature of the entrance to the building, and it should reflect accurately the building’s style, period of architectural significance, and its use. If the historic door is still extant, it should be retained and repaired, or it must be replaced if too deteriorated to repair. Although the replacement may be a compatible new design, it is always preferable that the new door replicate as closely as possible the historic door, while meeting modern code or security requirements that may necessitate a stronger or more fire-resistant

door. This includes reproducing the same glass size, pane configuration and profile of true muntins, and the same number, size, and shape of vertical or horizontal panels. A replacement door should also match the historic door in material as well as design, but in some instances, if the situation warrants, an appropriate substitute material may be used.”⁸

The following priorities, guidelines, and processes will be used for door treatments to meet the QHP and QNRP requirements and comply with the *Standards*.

1. Door Treatment Priorities

QHP and QNRP are retrofit programs. Generally, the existing doors are replaced with an acoustically rated product. When the existing doors are of sound construction and provide adequate sound attenuation, the doors and frames may remain. Only doors in a habitable room leading to an outdoor space are eligible for treatment. Three priorities are considered when determining door treatments for the QHP and QNRP.

a. Priority One: Maintain and Upgrade Existing or Known Original Doors

Original doors on primary and secondary facades shall be retained and weather-stripped whenever possible. True divided light glazing in doors shall be preserved to the extent feasible. Door colors shall reflect the historic period or existing colors. No glass with tinted or reflective qualities shall be used. If there is evidence that the existing door is not the original, a door with a compatible style to the original will be installed.

b. Priority Two: Code Compliance for Required Exit Width

The City of San Diego requires compliance with emergency egress requirements per the 2019 California Building Code and California Historical Building Code (CHBC) for the QHP and QNRP properties. The CHBC states:

“Basements in dwelling units and every sleeping room below the fourth floor shall have at least one openable window or door approved for emergency escape which shall open directly into a public street, public way, yard or exit court. Escape or rescue windows or doors shall have a minimum clear area of 3.3 square feet (0.31 m²) and a minimum width or height dimension of 18 inches (457 mm) and be operable from the inside to provide a full, clear opening without the use of special tools.”⁹

⁸ Technical Preservation Services, *Interpreting the Standards Number 4*, (Washington D.C.: National Park Service, 1999).

⁹ California Building Standards Commission, *2019 California Historical Building Code*, (Sacramento, California: State of California), 10.

In addition, the 2018 International Residential Code (IRC) requires a 36 inch wide door. The IRC states:

“Minimum one exit 3 ft. wide x 6 ft. 8 in. high side hinged door.”

Enlarging door openings for code compliance shall comply with the CHBC and IRC and shall not occur on the front façade, or any facades visible from the public right-of-way, unless an alternative location does not exist. Any enlargements required for code compliance where no other alternative exists may be acceptable on the rear and side facades if the alteration is not visually intrusive when viewed from the public right-of-way.

c. **Priority Three: Meeting Sound Attenuation Requirements**

Storm doors (secondary doors) shall be used if no other solution exists, provided they are reversible. No glass with tinted or reflective qualities shall be used.

2. Wood Doors

a. **Protect and Maintain**

If a door is in good condition and it appears to be acoustically sound, it will be retained. The front door of a house may be retained at the owner’s discretion, even if the design team has concluded that the door is not acoustically sound, by signing a waiver-of-action.

	Existing Condition	Treatment
1	In addition to existing doors that meet the acoustical requirements of QHP and QNRP, the front door may be retained at the owner's discretion.	Weather stripping will be added to the existing door frame.

b. **Repair**

Since wood doors and frames in good condition generally remain in place, damaged doors and frames will be repaired using Dutchman techniques or wood epoxy repair in order to retain as much of the existing material as is feasible.

	Existing Condition	Treatment
1	The door frame or door has minimal to moderate rot or damage.	The frame or door will be repaired using Dutchman techniques or wood epoxy repair to retain as much of the existing material as is feasible while meeting the acoustical requirements of QHP and QNRP.

c. Replace

Doors that do not meet the acoustical requirements of QHP and QNRP will be replaced, but the frame will be retained if it is in good condition. In some cases, a wood door frame is damaged beyond repair, so the frame will be replaced and with a new wood frame while maintaining the existing condition. New door styles are selected by the design team to closely replicate the original door.

	Existing Condition	Treatment
1	The frame is in good to fair condition, but the door does not meet acoustical requirements of QHP and QNRP.	The frame will be repaired using Dutchman techniques as needed and the door will be replaced with a compatible material while retaining and/or repairing the frame as needed. New door styles are selected by the design team to closely replicate the original door.
2	The door frame is not thick enough to accept a new acoustical door to meet the acoustical requirements of QHP and QNRP.	The frame and door will be replaced with a compatible material. New door styles are selected by the design team to closely replicate the original door.
3	The frame and door are severely damaged and do not meet the acoustical requirements of QHP and QNRP.	The frame and door will be replaced like-for-like with a compatible material. New door styles are selected by the design team to closely replicate the original door.

3. Aluminum Sliding Glass Doors

a. Maintain and Upgrade

If an existing door appears to be acoustically sound and is in good condition, it will be retained.

	Existing Condition	Treatment
1	The existing Aluminum sliding glass door does meet the acoustic requirement of QHP and QNRP.	The sliding glass door will remain in place.

b. Repair

Due to the nature of the material and the thin profiles of the frame and door, it is not feasible to repair aluminum sliding glass doors. Damaged aluminum sliding glass doors will be replaced with a compatible material to meet the acoustical requirements of QHP and QNRP.

	Existing Condition	Treatment
1	The existing Aluminum sliding glass door is damaged and does not meet the acoustic requirement of QHP and QNRP.	The sliding glass door will be replaced like-for-like with a compatible material. New door styles are selected by the design team to closely replicate the original door.

c. Replace

Aluminum sliding glass doors that do not meet the acoustical requirements of QHP and QNRP will be replaced. The typical replacement will include the aluminum sliding glass doors and frame. New door styles are selected by the design team to replicate the existing door style as closely as possible.

	Existing Condition	Treatment
1	The existing Aluminum sliding glass door does not meet the acoustic requirement of QHP and QNRP.	The sliding glass door will be replaced like-for-like with a compatible material. New door styles are selected by the design team to closely replicate the original door.

5. Wickets

Wickets, small doors set within larger doors that functions as peepholes, are often found in older wood front doors. This feature is a sound path and must be treated in order to reduce the noise level, as required by QHP and QNRP. The wicket treatment will include installation of laminated glass set within the existing opening.

	Existing Condition	Treatment
1	Existing front door in good condition with an existing wicket to remain in place.	Existing door and wicket to remain in place. Install a piece of laminated glass set within the existing opening of the wicket.

C. Ventilation Systems

When discussing the *Standards* as they apply to ventilation and air-conditioning, the NPS states:

“Updating or introducing new systems in a historic building requires careful planning and some resourcefulness in order to avoid altering important interior spaces. Corridors are considered public areas within a building’s interior, and as such, are very important in conveying the qualities that give a particular historic building its individual character. Whether highly ornamented or simply detailed, unsympathetic installations of new mechanical, plumbing, or electrical systems negatively impact the character of these spaces.”¹⁰

¹⁰ Technical Preservation Services, *Interpreting the Standards Number 24*, (Washington D.C.: National Park Service, 2001).

The purpose of ventilation is to provide a continuous positive ventilation system when the windows are shut. If an air conditioning system is already installed, QHP and QNRP will not provide a new system. If new ductwork will be located in tertiary spaces, such as closets, it will be enclosed with a soffit or chase. Exterior equipment will be located so as not to be visible from the public right-of-way. Work will be completed using the following guidelines:

1. Air conditioning may be included in the scope of work for single family residential properties. The condensing units will be installed at the rear of the house, when possible. Condensing units may be installed on side elevations if visually unobtrusive when viewed from the public right-of-way.
2. As part of the proposed ventilation system, new roof vents may be required. Low profile roof vents are preferred. Ideally, all roof vents will be installed on rear roof slopes that are not visible from the public right-of-way. New roof vents will be painted to match the roof color as closely as possible to reduce visibility from the public right-of-way.

III. Glossary of Terms

Chase: A continuous recess built into a wall or projection away from the wall to receive pipes, ducts, and other equipment.

Dutchman: A fitted wood patch in a wood member that has only localized deterioration.

Hardware: Metal products used in construction, such as door hinges, knobs, and knockers.

Laminated Glass: Two or more plies of plate glass, float glass, or sheet glass, bonded to a transparent plastic sheet between them to form a shatter-resisting assembly.

Like-for-like: Replacement matching the original material, design, and appearance as closely as feasible.

Period of Architectural Significance: The length of time when a property was associated with important events, people, or style of building.

Soffit: A ceiling or exposed underside surface.

Sound Path: A location in an architectural feature where noise can travel inside the property.

Wicket: A small door set within a larger door.

Wood Epoxy: A structural adhesive putty and wood replacement compound used to repair and replace wood.