

ORIGINAL

**PROGRAMMATIC AGREEMENT AMONG
THE FEDERAL AVIATION ADMINISTRATION,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER,
THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY,
AND THE CITY OF SAN DIEGO,
REGARDING IMPLEMENTATION OF THE QUIETER HOME PROGRAM
FOR THE SAN DIEGO
INTERNATIONAL AIRPORT, LINDBERGH FIELD, SAN DIEGO,
CALIFORNIA**

WHEREAS, the San Diego County Regional Airport Authority (“Authority”) is the state and federally certified operator of San Diego International Airport, Lindbergh Field (“SDIA” or the “Airport”), which is the City of San Diego’s only commercial service airport; and

WHEREAS, prior to its establishment as the Authority on January 1, 2003, the Airport was administered by the San Diego Unified Port District (“District”); and

WHEREAS, on September 30, 1994, the District, submitted an application to the Division of Aeronautics, California Department of Transportation for a variance from certain provisions of the CALIFORNIA NOISE STANDARDS (21 CAL. CODE REGS. § 5000 *et. seq.*) with respect to the continued operation of SDIA (the “Variance”). In connection with this submission, and through its Board of Port Commissioners, the District had adopted the “Quieter Home Residential Sound Attenuation Program,” now administered by the Authority and called the “Quieter Home Program” (“Program”) for 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 June 17, 1998, approved the second amendment to the Authority’s Federal Aviation Regulation (FAR) Part 150 Noise Compatibility Study, establishing the eligibility of the Program for Airport Improvement Program grant funds; and

WHEREAS, on November 9, 2001, a five-year Programmatic Agreement for the Program was established in order to administer the Program over this period in conjunction with implementing Sections 106 and 110(f) of the National Historic Preservation Act (16 U.S.C. § 470); and

WHEREAS, the Programmatic Agreement has since expired by its own terms, thereby necessitating the execution of a new Programmatic Agreement; and



WHEREAS, the FAA has formerly determined that the Program may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places (“historic properties”) and has consulted with the Advisory Council on Historic Preservation (“Council”) and the California State Historic Preservation Officer (“SHPO”), pursuant to Section 800.14(b) of the regulations (36 CFR Part 800) implementing Sections 106 and 110(f) of the National Historic Preservation Act (16 U.S.C. § 470); and

WHEREAS, the FAA, District, Council, SHPO, and the City formerly agreed that reasonable efforts would be made to avoid adverse affects to properties listed or eligible for listing in the National Register of Historic Places within the Area of Potential Effect (APE), pursuant to 36 CFR Section 800.5(b); and

WHEREAS, the Authority and the City of San Diego (“City”), a Certified Local Government (“CLG”), acting through its Historical Resources Board (“HRB”), participated in the consultation pursuant to 36 CFR Sections 800.2(c)(3) and (4), and have been invited to be parties to this Agreement pursuant to 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 the Program consistent with the FAA’s Section 106 responsibilities.

NOW, THEREFORE, the FAA, the Council, the SHPO, the Authority, and the City, agree that the Program shall be administered in accordance with the following stipulations to satisfy the FAA’s Section 106 responsibilities for applicable individual undertakings of the Program. This Agreement is subject to the limitation that all provisions of the Program, except as specifically modified by this Agreement, shall continue to remain in effect and enforceable by the parties to the Stipulation for Grant of Variance executed pursuant to the California Noise Standards (21 CAL. Code Regs. § 5000 *et. seq.*), as amended.

STIPULATIONS

The FAA, in cooperation with the Authority 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 the Program. It is further limited to defining the terms, conditions and procedures for conducting the sound insulation treatments, in connection with the Program for those Program-eligible structures within the Quieter Home eligibility area, as defined below, which are subject to Section 106 compliance.

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

The sound insulation treatments for these structures, consistent with the HRB approved "Historic Treatment Guidelines," included as Appendix 2 of this agreement.

The FAA shall comply with 36 CFR Part 800 for any other sound insulation treatments. Consistent with the adopted Program 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 ELIGIBILITY AREA/AREA OF POTENTIAL EFFECT (APE)

The Quieter Home eligibility area is defined as the area within the 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour as amended. This area is synonymous with the Area of Potential Effect (APE) for the purposes of this Agreement. Properties eligible for sound insulation treatment by the Authority include existing single-family residences and multi-family structures located within the APE. Eligibility for federal financial assistance is limited to residences located within the 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour as identified on the FAA approved noise exposure map, included in Appendix 1 of this agreement.

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

1. The Authority, in consultation with the City, shall conduct a preliminary review of all available information, including National Register of Historic Places and California Register of Historical Resources listings; 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 program-eligible historic properties within the APE may be identified for sound insulation treatments in connection with the Program.
2. The Authority, in consultation with the City, acting through the HRB, shall conduct historical research and documentation in connection with Program to identify those program-eligible properties within the APE, on a structure by structure basis, or as contributing structures to a historic district that may be eligible for listing in the National Register of Historic Places. 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, the Authority, in consultation with the City, acting through the HRB, shall only apply the National Register Criteria (36 CFR Part § 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. The Authority shall provide historical research and documentation for each program-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 program-eligible property within the APE, the Authority determination of National Register eligibility shall be deemed acceptable to the HRB.
4. If the Authority, in consultation with the City, determines that a program-eligible property within the APE does not meet the National Register Criteria, that structure shall be 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. Program-eligible individual structures that meet the National Register Criteria or program-eligible structures contributing to a historic district that meet the National Register Criteria, shall be considered historic properties for purposes of this Agreement. The Authority 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. The Authority 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, the Authority may proceed with the proposed treatment plan package.
7. If a dispute arises between the Authority and the City, acting through the HRB, regarding the National Register eligibility of a property subject to this Agreement, the Authority 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, the Authority 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 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 the dispute. If the SHPO does not formally agree or disagree with the FAA's determination within the 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 36 CFR §800.4(c). The Keeper's determination shall dispose 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 as a historical resource.
2. The Authority 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 with reasonable effort 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 program-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," the Authority will bring the request to the attention of the HRB. The Authority and HRB shall consult with the property owner in an effort to reach an agreement on a treatment package deemed by the Authority and the HRB to be consistent with the terms of this agreement. If such an agreement cannot be reached, the Authority shall submit all documentation pertinent to the dispute to the FAA. The FAA shall initiate separate Section 106 consultation on the subject property pursuant to 36 CFR 800.
4. The Authority 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, the Authority 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 the Authority's proposed treatment package or if the standards specified in Paragraph IV.1 or IV.2 of this Agreement cannot be achieved, the Authority 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, the Authority 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 36 CFR §800.5(a). Within 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 the objection. If the SHPO does not formally agree or disagree with the FAA's determination within the 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 36 CFR §800.5(c)(2). If adverse effects cannot be avoided, the FAA shall notify the Council of the adverse effect finding pursuant to 36 CFR §800.6(a)(1) and §800.11(e). The FAA shall proceed in accordance with 36 CFR Part 800 §800.6 to resolve the adverse effect.

V. PROFESSIONAL STANDARDS

The Authority 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 the Authority 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. The Authority 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 Park & Recreation (DPR) Forms, are provided to the HRB and the SHPO. The HRB shall retain Program

documentation, including work scope, forms, and photographs, as part of the permanent project records.

2. The Authority 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, and at its discretion, the Council, may monitor activities carried out pursuant to this Agreement. The Authority will cooperate with the HRB, SHPO and the Council in carrying out their monitoring and review responsibilities.

VII. RESOLVING OBJECTIONS

Should any signatory to this Agreement object at any time to the manner in which the terms of this Agreement are implemented, or to any documentation prepared in accordance with and subject to the terms of this Agreement and, if such objection has not been resolved pursuant to another stipulation of this Agreement, the FAA will immediately notify the other signatories of the objection, request their comments on the objection within fourteen (14) days following receipt of the FAA's notification, and then proceed to consult with the objecting party for no more than thirty (30) days to resolve the objection. The FAA will honor the request of any other signatory to participate in the consultation and will take any comments provided by the other signatories into account. If at the end of the thirty (30) day consultation period, the FAA determines that the objection cannot be resolved through such consultation, the FAA will forward all documentation relevant to the objection to the Council, including the FAA's proposed response to the objection. Within thirty (30) days after receipt of all pertinent documentation, the Council will:

1. Advise FAA that it concurs in FAA's proposed response, whereupon FAA will respond to the objection accordingly; or
2. Provide FAA with recommendations pursuant to 36 CFR §800.2(b)(2), which FAA will take into account in reaching a final decision regarding the objection; or
3. Notify FAA that it will comment pursuant to 36 CFR §800.7(c) and proceed to comment on the subject under objection; or
4. Any Council comment provided in response to the FAA's request will be taken into account by the FAA in accordance with 36 CFR §800.7(c)(4) with reference only to the subject of the objection. The signatories' responsibilities to carry out all other actions under this Agreement that are not the subject of the objection will remain unchanged. The FAA may authorize the Authority to implement that portion of the Program subject to objection under this Agreement after receiving and taking into account, pursuant to 36 CFR §800.7(c)(4), any Council comments issued in accordance with this Agreement.

VIII. 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 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 of 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.

IX. AMENDMENTS AND TERMINATION

1. If any signatory believes that this Agreement should be amended, that signatory shall immediately consult with the other signatories for no more than twenty-one (21) days to consider amendments to this Agreement. The signatories may agree to a longer consultation period if there is consensus amongst all of the signatories. This Agreement may be amended only upon the written concurrence of all signatories. Amendments shall be executed in accordance with 36 CFR §800.6(c).
2. Any signatory may terminate this Agreement at any time. The signatory proposing termination shall notify the other signatories to this Agreement in writing, explaining the reasons for proposing termination. Prior to termination, the signatories shall consult for not more than twenty-one (21) days to consider alternatives that would avoid termination. The signatories may agree to a longer consultation period if there is consensus amongst all of the signatories. Should such consultation fail, the signatory proposing termination may terminate this Agreement by so notifying the other signatories to this Agreement in writing.
3. If this Agreement is terminated, and the FAA determines that the Program will proceed, FAA shall comply with 36 CFR § 800.14(b)(2)(v).

X. DURATION OF THE PROGRAMMATIC AGREEMENT

The term of this Agreement shall be for ten (10) years from the effective date stipulated in Section XIII.

XI. LEGAL RESPONSIBILITIES

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

XII. 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 Authority, the City, the Council, and the FAA regarding the subject of this Agreement.

XIII. EFFECTIVE DATE

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

XIV. 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 the Airport Authority: Sjohnna M. Knack
Manager, Quieter Home Program
San Diego County Regional Airport Authority
P.O. Box 82776
San Diego, California 92138-2776
(619) 400-2639

For the SHPO: Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7050

For the FAA: Brian Armstrong
Manager, Los Angeles Airports District Office
Federal Aviation Administration
P.O. Box 92007
Los Angeles, CA 90009-2007
(310) 725-3644

For the City:

Cathy Winterrowd
Principal Planner
Historical Resources Board
City of San Diego
202 C Street, Fifth Floor
San Diego, CA 92101
(619) 235-5217

For the Advisory Council
On Historic Preservation:

Druscilla Null
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW, #809
Washington, DC 20004
(202) 606-8532

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

XV. 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.

EXECUTION of this Agreement by the FAA, the Council, the California SHPO, the Authority, and the City, and implementation of its terms, evidence that the FAA has afforded the Council a reasonable opportunity to comment on the Program and its effects on historic properties, that the FAA has taken into account the effects of the Program on historic properties, and that the FAA has satisfied its responsibilities under Section 106 of the National Historic Preservation Act and applicable implementing regulations for all aspects of the Program.

**SIGNATORY PARTY:
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY**



By: Thella F. Bowens
Title: President/CEO



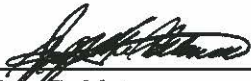
Date:

APPROVED AS TO FORM

APR 07 2011

Lee S. Kaminetz, Assistant General Counsel

**SIGNATORY PARTY:
CITY OF SAN DIEGO**



By: Jay Goldstone
Title: Chief Operating Officer, Office of the Mayor

12-22-10

Date:

**SIGNATORY PARTY:
FEDERAL AVIATION ADMINISTRATION**




By:
Title:

4/22/11

Date:

**SIGNATORY PARTY:
CALIFORNIA STATE OFFICE OF HISTORIC PRESERVATION**



By: Milford Wayne Donaldson, FAIA
Title: State Historic Preservation Officer

5/16/11

Date:

**SIGNATORY PARTY:
ADVISORY COUNCIL ON HISTORIC PRESERVATION**




By:
Title:

2/18/11

Date:

Approved to Form and Legality



Nina M. Fain, Deputy City Attorney

1/3/2011

Date:

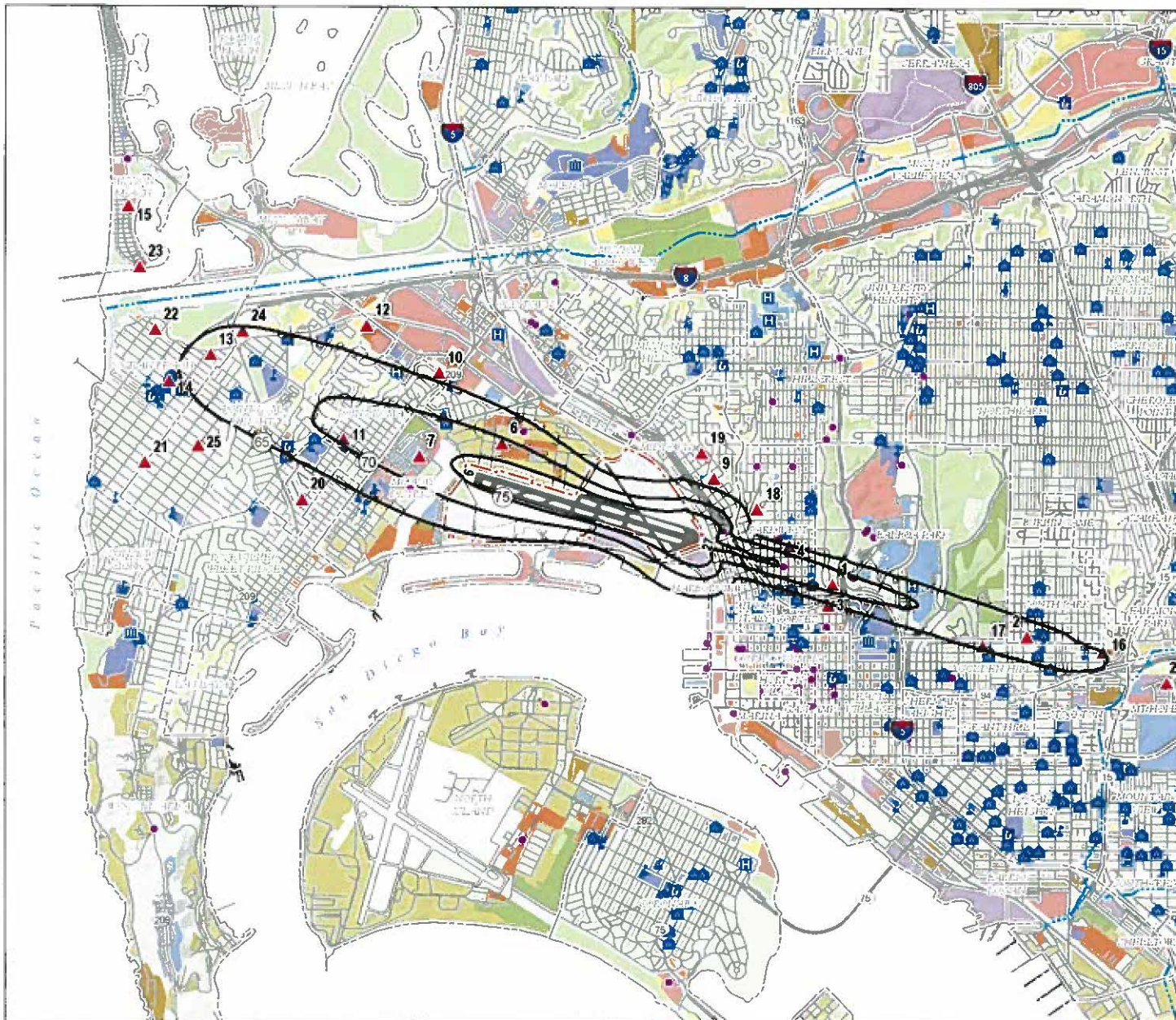
APPENDIX 1



Forecast Condition (2014) Noise Exposure Map

APPENDIX 1 - QHP PROGRAMMATIC AGREEMENT

Figure 3



- CHNL Contours
- RMT Site Location
- Airport Property
- Roads
- Single Family Residential
- Multi-Family Residential
- Mobile Home Parks
- Hotel/Motel, Group Quarters
- Commercial
- Industrial
- Agriculture
- Parks
- Hospital
- Schools
- Place of Worship
- National Register of Historic Places
- SAN Airport Runways
- River / Stream
- Golf Courses
- Public Service
- Schools
- Military Use
- Transportation/Communication/Utilities
- Land Under Construction
- Vacant and Undeveloped Land
- Water
- Library
- College / University

Data Sources: San Diego International Airport, San Diego Association of Governments (SANDAG), City of San Diego and County of San Diego (SanGIS), Environmental Systems Research Institute, Inc. (ESRI).



APPENDIX 2

Historic Treatment Guidelines

I. Introduction

The Federal Aviation Administration (FAA) has determined that residences within the 65+ decibel level contour map around San Diego International Airport are eligible for sound attenuation treatments to mitigate aircraft noise. The FAA has set a goal of reducing interior noise levels for San Diego residents by at least 5 decibels inside the home, providing a noticeable reduction in noise level. The San Diego County Regional Airport Authority's Quieter Home Program (Program) is the means to obtain that goal.

The purpose of the Historic Treatment Guidelines is to establish a balance between the needs and requirements of the Program 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 the Program, which receive federal funds or other federal approvals, must be comply with Section 106 of the National Historic Preservation Act of 1966. This review process is administered by the Advisory Council on Historic Preservation (Advisory Council) under federal regulations 36 Code of Federal Regulations Part 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 (National Register). 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 National Register.

The Advisory Council has identified seven criteria of adverse effects on proposed projects as it relates to historic properties. Of the seven, only 36 CFR 800.5(a)(2)(ii) applies to the Program: "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 (36 CFR part 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 National Register of Historic Places 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 National Register 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 National Register of Historic Places is considered to be an advisory document with review by the National Park Service.

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 National Register. 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 36 CFR 67, comprise that section of the overall preservation project standards and addresses the most prevalent treatment for the Program’s 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. For example, protection includes the maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal, and reapplication of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures.”¹
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 such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement like-for-like – or with compatible substitute material – of extensively deteriorated or missing parts of features when there are surviving prototypes Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.”²

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, 1995), 63.

² Grimmer and Weeks, 63-64.

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. ...Like the guidance for repair, the preferred option is always replacement of the entire feature like-for-like, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material."³

"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 property 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.
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.

³ Grimmer and Weeks, 64.

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

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 National Register. The owners of these properties have voluntarily agreed to participate in the Airport Authority's Program. 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 the Program, described in the following paragraph.

When treating houses through the Program, it is important to recognize that the treatment must meet both the requirements of the Program, as outlined in the Programmatic Agreement (PA), as well as comply with the *Standards*. The goal of the Program is to reduce the noise level within a house by at least 5 decibels, or "a DNL [day-night average sound level] of 45 dB."⁴ Achieving this goal is challenging. Thoughtful treatments will fulfill the Program's goals and, at the same time, will comply with the *Standards*.

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, the National Park Service (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

⁴http://www.faa.gov/airports_airtraffic/airports/resources/publications/orders/media/aip_5100_38/aip_5100_38c_parrt2.pdf

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 the Program 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 the Program.

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

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 the Program. No glass with tinted or reflective qualities shall be used.

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).

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 the Program, 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 the 2007 California Building Code and California Historical Building Code for the QHP properties. The 2007 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 2007 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 windows 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).

⁷ California Building Standards Commission, *2007 California Historical Building Code*, (Sacramento, California: State of California), 10.

	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

The Program is a retrofit program. 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.

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 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, all window sashes will be replaced with like-for-like units, including true divided lites, that meet the acoustical requirements of the Program.

	Existing Condition	Treatment
1	The frame is damaged beyond repair and the sash does not meet acoustical requirements of the Program.	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 the Program.
2	The frame is in good condition, but the sash does not meet acoustical requirements of the Program.	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 the Program.

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 the Program 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 the Program.

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 the QHP. 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 the Program.

c. Replace

If repair will not provide the sound attenuation requirement of the Program, 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 Quieter Home Program 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 the Program 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 the Program.

4. Aluminum Windows

a. Maintain and Upgrade

Potential maintain 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 the Program 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 the Program.

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 the Program.	New aluminum windows to meet the acoustical requirements of the Program 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 the Program 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 the Program, 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 the Program, 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 the Program.	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.

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 requirements and comply with the *Standards*.

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

1. Door Treatment Priorities

The Program is a retrofit program. 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. Three priorities are considered when determining door treatments for the Program.

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 2007 California Building Code and California Historical Building Code (CHBC) for the QHP 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

In addition, the 2006 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.

⁹ California Building Standards Commission, *2007 California Historical Building Code*, (Sacramento, California: State of California), 10.

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 the Program, the front door may be retained at the homeowner'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 the QHP.

c. Replace

Doors that do not meet the acoustical requirements of the Program 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 the Program.	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 the Program.	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 the Program.	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 Glass Sliding Doors

a. Maintain and Upgrade

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

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 glass sliding doors. Damaged aluminum glass sliding doors will be replaced with a compatible material to meet the acoustical requirements of the Program.

c. Replace

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

4. Special Treatments

a. Mail Slots (door and wall) and Milk Chutes

Mail slots are often found in existing doors or in the wall adjacent to the front door. Milk chutes are occasionally found in an exterior wall. These features are sound paths and must be treated in order to reduce the noise level by 5 dB, as required by the Program. The treatments outlined below are reversible.

	Existing Condition	Treatment
1	A door that will be retained has an integral mail slot.	The opening will be infilled in a reversible fashion to meet the acoustical requirements of the QHP. A new exterior wall-mounted USPS approved mailbox will be provided.
2	An existing thru-wall mail slot is extant.	a) The opening will remain as existing. A hinged wood box will be mounted on the interior to meet the acoustical requirements of the Program. b) The opening will remain, but will be infilled in a reversible fashion to meet the acoustical requirements of the Program. A new exterior wall-mounted USPS approved mailbox will be provided.
3	A milk chute that will be retained, but is a sound path.	The opening will be infilled in a reversible fashion to meet the acoustical requirements of the Program.

b. 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 the QHP. The wicket treatment outlined below is reversible.

	Existing Condition	Treatment
1	A door that will remain has an integral wicket that does not meet the acoustical requirements of the Program.	Laminated glass will be set within the existing opening.

C. HVAC

When discussing the *Standards* as they apply to heating, 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

New HVAC equipment will be in the same location as the existing wherever feasible. New ductwork will be located in tertiary spaces, such as closets, or 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. Furnace replacement is included in the scope of work for most single family residential properties. If new ducting must be installed, the ducting would be designed in as unobtrusive a manner as possible.
2. Air conditioning is included in the scope of work for most single family residential properties. The condensing units would 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.
3. Ductless air conditioning systems are installed at properties where furnaces are not practical. A ductless system is acceptable if refrigerant piping is not visible from the public right-of-way, and if an effort is made to minimize the visual impact from side facades, or public views. Other placements, such as roof placements shall be subject to review and consultation with the City of San Diego Historical Resources Board (HRB).
4. As part of the proposed HVAC 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.

D. Others

In order to ensure that each house meets the acoustical requirements of the Program, all openings for sound sources must be treated. For example, vents from kitchens are often a sound path, so they are treated with baffles. The range of possible scenarios is unknown and may require further coordination.

1. Roof and Wall-mount Baffles

	Existing Condition	Treatment
1	A vent that has been determined to be a sound path, or where light is visible upon vent inspection.	A wood roof baffle or wall-mounted baffle will be installed to meet the acoustical requirements of the Program. The roof baffle is reversible.

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

2. Skylights

	Existing Condition	Treatment
1	A skylight in good condition, but does not meet the acoustical requirements of the Program.	The existing skylight will remain and an interior storm will be installed to meet the acoustical requirements of the Program.

3. Chimney Top Mount Dampers

Existing chimneys are typically treated with a top mounted damper. This installation is reversible. If the chimney top is unique, or a historic feature, no damper will be installed on the exterior.

4. Other options for noise retrofits not included in this document will be submitted for review and comment from the HRB.

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.

Milk Chute An opening in an exterior wall used for milk delivery that generally connects to the kitchen.

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

Sound Path An unobstructed opening or route of travel for noise.

Soffit A ceiling or exposed underside surface.

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.

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