



# BUILDING BLOCKS

Mills Group Newsletter

## In This Issue..

[Preston County 911/OEM](#)

[Arts Walk 2008](#)

[Attacking the White Elephant](#)

[Standards for Rehabilitation](#)

## Quick Links

[The Mills Group Website](#)

[The Firm and Staff Profile](#)

[Newsletter Archives](#)

[Other Projects](#)

[Lorna Vincent Venter](#)

Welcome to another issue of Building Blocks and our connection to you on the news and events of the Mills Group. We are finding the schedule for the fall and winter with many large new home projects, interior home renovations, and a couple commercial projects keeping the whole staff very busy.

You will find this issue sharing with you the design for the new 911 Center/Office of Emergency Management for Preston County. Additionally this issue invites you to join us for the Arts Walk in downtown Morgantown and shares with you a brief summary of my participation in this year's WV Municipal League Conference. The technical article for this issue outlines the Standards for Rehabilitation from the Secretary of Interior.

We look forward to your comments and input with our newsletter.

Michael J. Mills

### Preston County 911/Office of Emergency Management - Kingwood, WV



Given the role of the Preston County 911 Center/Office of Emergency Management in helping to ensure the safety and well being of the people in Preston County, the design of the new 911 Center aims to create a facility that optimizes their current working efficiencies and puts them in an optimum position to handle future growth and changes. This is all done in an effort to ensure the 911 Center can fulfill its role for the foreseeable future. The many operational and security requirements along with the desire to reduce the buildings energy and environmental footprint has served as the driving force to determine how the design has come to fruition.

The myriad of requirements have resulted in a single story 6,200 sq. ft. facility with a simple "2" rectangle geometry. This enables the building to provide natural daylighting into all of the public spaces as well as the administrative areas. In addition to providing natural daylighting and some natural ventilation, the building utilizes precast concrete construction to reduce construction costs and improve overall building efficiencies. The interior finishes of the building are being designed and selected with the aim of reducing "sick" building syndrome as well as the overall environmental impact of their use and installation. All of these features, along with the buildings use of state-of-the-art technologies, and it being the first project completed in the Preston County Farm redevelopment, will create a facility that will serve as an example of sustainability and act as a development catalyst for Preston County.



For the second year in a row we will be participating in [Main Street Morgantown's Annual Arts Walk](#) this Friday October 17th from 6:00pm to 9:00pm. The event is a free self-guided walking tour of downtown businesses featuring area artists in a variety of mediums.

We are pleased to have Lorna Vincent Venter, a local artist from Grafton, joining us again this year. Lorna's work is pure emotion, from the wildlife she loves to render to her portrait busts, to her figurative studies in sculpture and drawings. Lorna will be demonstrating with a ceramic bust in progress and new pieces will be on display.

We hope you can join us.

## How To Attack The White Elephant...

We were invited to speak at this years [WV Municipal League](#) Conference held in Morgantown on August 15th. Every down town has a building (or two) that has the great potential for rehabilitation but for one reason or another has not been tackled. We focused on the 'attack' and where to start as well as who are the players and a general approach to reach an end goal. As an overview of the presentation below are a couple of the key power point slides.

OBJECTIVES: "How to attack the White Elephant"	Summary of Key Points
<ul style="list-style-type: none"> <li>■ How to build consensus with the community around what has been a source of tension or even conflict.</li> <li>■ Develop an understanding of the challenges of the adaptive "reuse" of a historic and culturally significant structure within the heart of a community.</li> <li>■ Process for dealing with regulatory and historic review agencies to save historic structures and create a community focus.</li> <li>■ Approach to the sensitive additions to historic structures and the integration of modern elements.</li> <li>■ Show how the funding sources can fall into place.</li> <li>■ How do you prevent the White Elephant from visiting your downtown.</li> </ul>	<ul style="list-style-type: none"> <li>• Know the rules of the game.</li> <li>• You team members can make or break the project.</li> <li>• Capitalize of public private partnerships</li> <li>• Realize that non-profit have a role.</li> <li>• Understand the animal that you are dealing with.</li> <li>• Understand the environment that you are working within.</li> <li>• Commit to the long battle and not the short win.</li> </ul>

## TECHNICAL RESOURCE

### The Secretary of the Interior's Standards for Rehabilitation, 1990

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic 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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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.

*Designing on the Principles of the Past and Preserving for the Future*

[Forward email](#)



This email was sent to mmills@millsgrouponline.com by [mmills@millsgroup.biz](mailto:mmills@millsgroup.biz) | [Update Profile/Email Address](#) | Rapid removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

