Secretary of the Interior's Standards for the Treatment of Historic Properties

Historic Properties

The purpose of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* is to provide preservation, rehabilitation, restoration, and reconstruction parameters for all historic buildings to which federal funding will be applied. For the purposes of managing these standards, the National Park Service and the State Historic Preservation Officer use the following definitions:

Preservation- acting to sustain the existing form, integrity, and materials of an historic property, defined as any historic or prehistoric district, site, building, structure, or object. Preservation focuses upon the ongoing maintenance and repair of historic materials and their features.

Rehabilitation- "making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural or architectural values."

Restoration- sensitively removing or adding parts to an existing historic site in order to accurately restore its appearance, features, and character to a particular time and place in history.

Reconstruction- "depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location." This treatment is generally *not recommended*.

Hangar 1 in the Ladd Field National Historic Landmark on Fort Wainwright, Alaska

For more information on the Secretary of the Interior's Standards for Historic Places or to read the standards in their entirety:

www.nps.gov/tps/standards.htm

For more information about the Fort Wainwright Cultural Resources Management Program:

www.wainwright.army.mil/env/CR.html

Standards for Preservation, Rehabilitation, and Restoration

1. **Historic Use-** "A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials features, spaces and spatial relationships."

2. **Character Retention-** "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."

3. **Physical Record-** "Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research."

4. **Retain what Exists-** "Changes to a property that have acquired historic significance in their own right will be retained and preserved."

5. **Distinctive Materials-** "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize property will be preserved."

6. **Replace in Kind-** "The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture."

7. **Clean Carefully-** "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-** "Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken."

All three property treatment types share the above eight standards with the following additions:

Rehabilitation

9. Deteriorated historic features will be repaired rather than replaced.

10. New additions and nearby construction will not destroy the integrity of the property.

Restoration

9. Document all features, finishes, and spaces before alteration or removal.

10. Do not create a false sense of history, be accurate.

Reconstruction has its own, different, set of standards.

1. Reconstruction may be used to recreate all or a portion of a property when there is sufficient documentation and physical evidence upon which to base an accurate reconstruction.
2. A landscape, building, structure, or object in its historic location must be preceded by an archaeological investigation.
3. Efforts must be taken to preserve any remaining historic materials or spatial relationships.
4. A reconstructed property must re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction must be clearly identified as such.
6. Designs that were never executed historically must not be constructed.