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The Secretary of the Interior's STANDARDS FOR HISTORIC PRESERVATION PROJECTS

with

PUBLIC DOCUMENTS
DEPOSITORY ITEM

Guidelines for Applying the Standards

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THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION
PROJECTS were prepared in 1979 by W. Brown Morton III and Gary L. Hume.

THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR HISTORIC PRESERVATION PROJECTS

with
Guidelines for Applying the Standards

U.S. Department of the Interior
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THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The Secretary of the Interior has the responsibility to develop standards for all programs under his authority that affect cultural resources listed or eligible for listing in the National Register of Historic Places. In fulfillment of this responsibility:

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS have been developed for use by the National Park Service and the State Historic Preservation Officers and their staffs in planning, undertaking, and supervising Historic Preservation Fund grant-assisted projects for properties listed in the National Register.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS are also used by the National Park Service when advising other Federal agencies under Executive Order 11593, and reviewing rehabilitation proposals submitted with State and local government applications for the transfer of federally-owned surplus properties listed in the National Register.

The Standards for Rehabilitation, which comprise one section of THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS, are used by the National Park Service and the State Historic Preservation Officers and their staffs when determining if a rehabilitation for a "certified historic structure" qualifies as a certified rehabilitation pursuant to the Economic Recovery Tax Act of 1981, as amended. It should be noted that although the rehabilitation standards are included in this publication, the rehabilitation guidelines are not. This is because a separate, book-length, publication of the National Park Service entitled "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (revised 1983) addresses the subject in full.

The Secretary of the Interior's
STANDARDS for HISTORIC PRESERVATION PROJECTS

DEFINITIONS

The following definitions are provided for treatments that may be undertaken on historic properties listed in the National Register of Historic Places:

Acquisition

Is defined as the act or process of acquiring fee title or interest other than fee title of real property (including the acquisition of development rights or remainder interest).

Protection

Is defined as the act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archeological sites, the protective measure may be temporary or permanent.

Stabilization

Is defined as the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

DEFINITIONS - Continued

Preservation

Is defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Rehabilitation

Is defined as the act or 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 or features of the property which are significant to its historical, architectural, and cultural values.

Restoration

Is defined as the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reconstruction

Is defined as the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

GENERAL STANDARDS

The following general standards apply to all treatments undertaken on historic properties listed in the National Register:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

GENERAL STANDARDS - continued

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

SPECIFIC STANDARDS

The following specific standards for each treatment are used in conjunction with the eight standards defined above and, in each case, begin with #9.

For example, in evaluating acquisition projects, include the eight general standards plus the four specific standards listed under Standards for Acquisition.

Standards for Acquisition

9. Careful consideration shall be given to the type and extent of property rights which are required to assure the preservation of the historic resource. The preservation objectives shall determine the exact property rights to be acquired.
10. Properties shall be acquired in fee simple when absolute ownership is required to insure their preservation.
11. The purchase of less-than-fee-simple interests, such as open or facade easements, shall be undertaken when a limited interest achieves the preservation objective.
12. Every reasonable effort shall be made to acquire sufficient property with the historic resource to protect its historical, archeological, architectural, or cultural significance.

Standards for Protection

9. Before applying protective measures, which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.
10. Protection shall safeguard the physical condition or environment of a property or archeological site from further deterioration or damage caused by weather or other natural, animal, or human intrusions.
11. If any historic material or architectural features are removed, they shall be properly recorded, and, if possible, stored for future study or reuse.

SPECIFIC STANDARDS - continued

Standards for Stabilization

9. Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
10. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Standards for Preservation

9. Preservation shall maintain the existing form, integrity, and materials of a building, structure, or site. Substantial reconstruction or restoration of lost features generally are not included in a preservation undertaking.
10. Preservation shall include techniques of arresting or retarding the deterioration of a property through a program of ongoing maintenance.

Standards for Rehabilitation

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

SPECIFIC STANDARDS - continued

Standards for Restoration

9. Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use that will require minimum alteration to the property and its environment.
10. Reinforcement required for structural stability or the installation of protective or code required mechanical systems shall be concealed whenever possible so as not to intrude or detract from the property's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant materials or spaces.
11. When archeological resources must be disturbed by restoration work, recovery of archeological material shall be undertaken in conformance with current professional practices.

Standards for Reconstruction

9. Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district or scene, and when a contemporary design solution is not acceptable.
10. Reconstruction of all or a part of a historic property shall be appropriate when the reconstruction is essential for understanding and interpreting the value of a historic district, or when no other building, structure, object, or landscape feature with the same associative value has survived and sufficient historical documentation exists to insure an accurate reproduction of the original.
11. The reproduction of missing elements accomplished with new materials shall duplicate the composition, design, color, texture, and other visual qualities of the missing element. Reconstruction of missing architectural features shall be based upon accurate duplication of original features, substantiated by historical, physical, or pictorial evidence rather than upon conjectural designs or the availability of different architectural features from other buildings.
12. Reconstruction of a building or structure on an original site shall be preceded by a thorough archeological investigation to locate and identify all subsurface features and artifacts.

SPECIFIC STANDARDS - continued

13. Reconstruction shall include measures to preserve any remaining original fabric, including foundations, subsurface, and ancillary elements. The reconstruction of missing elements and features shall be done in such a manner that the essential form and integrity of the original surviving features are unimpaired.

GUIDELINES FOR APPLYING
THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The following guidelines are designed to assist individual property owners formulate plans for the acquisition, development, and continued use of historic properties and buildings in a manner consistent with the intent of the SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS. The guidelines may be applied to buildings of all sizes, materials, occupancy, and construction types; and apply to both interior and exterior work.

Separate guidelines are given for each of six treatments. As noted on page 1, the revised and expanded rehabilitation guidelines (1983) are not included but, together with the Standards for Rehabilitation, constitute a separate National Park Service publication.

Preservation approaches, materials, and methods consistent with THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS are listed in the Recommended column on the left. A parallel Not Recommended column on the right lists the types of actions that may adversely affect a property's architectural, historic, or archeological qualities.

Guidelines for Applying
The Secretary of the Interior's
Standards for ACQUISITION

THE ENVIRONMENT

Recommended

Developing, whenever possible, plans for the preservation, maintenance, and compatible use of the property prior to purchase of the property.

Acquiring sufficient property or easements to protect the historic resource and its environment.

Not Recommended

Purchasing a structure with the intent of moving it from its original site should not be undertaken unless it has been clearly demonstrated that the only feasible way to save the structure is by moving it.

BUILDING SITE

Recommended

Insuring that all the property to be purchased is included in the property's boundaries as defined in the National Register of Historic Places.

Establishing the market value by having the property appraised by an independent appraiser, recognized by the American Institute of Appraisers. Properties over \$100,000 should receive two appraisals.

Insuring in the purchase of an archeological site that sufficient property is acquired to include all significant aspects of the archeological resource.

Not Recommended

Guidelines for Applying
The Secretary of the Interior's
Standards for PROTECTION

THE ENVIRONMENT

Recommended

Protecting distinctive features such as the size, scale, mass, color, and materials of buildings (including roofs, porches, and stairways) that give a neighborhood its distinguishing character.

Introducing security lighting, fencing, walkways, and street signs that are compatible with the character of the neighborhood or provide a minimum intrusion on its size, scale, material, and color.

Not Recommended

Introducing security lighting, fencing, and paving materials that are out of scale or inappropriate to the neighborhood.

ARCHEOLOGICAL SITES AND FEATURES

Recommended

Retaining archeological resources intact, whenever possible.

Minimizing disturbance of terrain around the property, thus reducing the possibility of destroying unknown archeological resources.

Not Recommended

Causing ground disturbances without evaluating the archeological potential of an area.

Failing to properly monitor all ground disturbances on a property for possible archeological data that could provide information relating to the history or interpretation of the property.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

Installing underground utilities, pavements, and other modern features that disturb archeological resources.

ARCHEOLOGICAL SITES AND FEATURES -- continued

*Recommended**Not Recommended*

Undertaking archeological investigations in accordance with The Recovery of Scientific, Prehistoric, and Archeological Data: Methods, Standards, and Reporting Requirements (36 CRF 66 Proposed Guidelines published in the Federal Register, Vol. 42, No. 19, Friday, January 28, 1977).

Undertaking an archeological investigation without professional guidance, or without utilizing professional curatorial techniques.

BUILDING SITE

*Recommended**Not Recommended*

Protecting plants, trees, fencings, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Using nonhistoric protective features such as security chain link fencing, or other forms of cordoning that are of a temporary nature, and imply future, more compatible solutions to security problems.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Making changes to the appearance of the site such as removing trees, walls, fencing, and other elements unless these elements pose a threat to the physical condition or environment of a property which could cause further deterioration.

BUILDING: STRUCTURAL SYSTEMS

*Recommended**Not Recommended*

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

BUILDING: EXTERIOR FEATURES

Roofs and Roofing

Recommended

Retaining the original roofing material, whenever possible.

Safeguarding by temporary protective measures all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Utilizing temporary roofing such as plastic, tar paper, nonappropriate shingles, etc., to temporarily protect the extant roof and the structure from damage by water, wind, or animal intrusion. This treatment implies a future more permanent, compatible treatment.

Not Recommended

Removing, damaging, or altering architectural features that give the roof its essential character when applying temporary, protective measures.

Windows and Doors

Recommended

Installing storm or insulating windows that protect important historic fabric such as carved or panelled doors, antique glass, or art glass in such a manner as to cause minimal intrusion on the windows or doors.

Not Recommended

Installing inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors.

NEW CONSTRUCTION

*Recommended**Not Recommended*

New Construction is not an appropriate undertaking in a protection project.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING,
FIRE PROTECTION

*Recommended**Not Recommended*

Causing unnecessary damage to the appearance of the building when correcting deficient electrical or mechanical systems or installing temporary protective systems.

Installing temporary security and fire protection systems in such a manner that no damage is caused to the historic fabric.

Repairing or installing temporary electrical service to prevent damage from hazardous conditions such as faulty wires.

Guidelines for Applying
The Secretary of the Interior's
Standards for STABILIZATION

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings (including roofs, porches, and stairways) that give a neighborhood its distinguishing character.

Not Recommended

Introducing new structural systems, buttresses, or steel frames that are incompatible with the character of the district because of size, scale, color, and materials.

ARCHEOLOGICAL SITES AND FEATURES

Recommended

Retaining archeological resources intact, whenever possible.

Minimizing disturbances of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.

Arranging for an archeological survey of all terrain that must be disturbed by the project. If the survey reveals sites or features that might be adversely affected, the area should be avoided or an archeological investigation conducted in accordance with The Recovery of

Not Recommended

Causing ground disturbances without evaluating the archeological potential of an area.

Failing to properly monitor all ground disturbances on a property for possible archeological data that could provide information relating to the history of the property.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

Installing underground utilities, pavements, and other modern features that disturb archeological resources.

Undertaking an archeological investigation without professional guidance, or without utilizing professional curatorial techniques.

ARCHEOLOGICAL SITES AND FEATURES -- continued

*Recommended**Not Recommended*

Scientific, Prehistoric, and Archeological Data: Methods, Standards, and Reporting Requirements (36 CFR 66 Proposed Guidelines published in the Federal Register, Vol. 42, No. 19, Friday, January 28, 1977).

BUILDING SITE

*Recommended**Not Recommended*

Retaining plants, trees, fencings, walkways, street lights, signs, and benches that reflect the property's history and development.

Making changes to the appearance of the site by removing old trees, wall fencings, walkways, and other elements unless these elements endanger the building's structural stability.

BUILDING: STRUCTURAL SYSTEMS

*Recommended**Not Recommended*

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Undertaking stabilization and repair of weakened structural members and systems.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco, and mortar

Recommended

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Duplicating old mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to stabilize the brickwork by halting deterioration. Always use the gentlest method possible, such as low pressure water and soft natural bristle brushes.*

Not Recommended

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and do not stabilize masonry by preventing further deterioration.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture, or color.

Sandblasting brick or stone surfaces; this method of cleaning should never be considered when the objective is the stabilization of a masonry surface. Sandblasting erodes the surface of the material and accelerates deterioration.

*For more information consult Preservation Briefs: 1, "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2, "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, Washington, D.C. 20240

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco, and mortar

*Recommended**Not Recommended*

Repairing deteriorated material with new material that duplicates the old as closely as possible.

Retaining the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Wood: Clapboard, weatherboard, shingles, and other wooden siding

*Recommended**Not Recommended*

Retaining original material, whenever possible.

Repairing or replacing when necessary to reestablish structural stability of deteriorated material with new material that duplicates in size, shape, texture, and appearance of the old.

Using chemical products that could have an adverse chemical reaction with the masonry materials, i.e. acid on limestone or marble.

Using visible new material, which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone, or brick veneer.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its historical appearance.

Resurfacing frame buildings with new material, which is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration and eventual structural failure of building material resulting from moisture and insects.

BUILDING: EXTERIOR FEATURES -- continued

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Retaining original material, whenever possible.

Cleaning, when necessary, with the appropriate method to prevent deterioration leading to structural failure. Cast iron and steel are usually not affected by mechanical cleaning methods while pressed tin, zinc, and aluminum should be cleaned by the gentlest method possible.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance that illustrates the continuity of growth and change.

Exposing metals originally intended to be protected from the environment and thus encouraging structural failure. Do not use cleaning methods that alter the color or texture of the metal.

Roofs and Roofing

Recommended

Preserving the original roof shape when introducing structural reinforcement.

Retaining the original roofing material, whenever possible, when reestablishing structural stability.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture after reestablishing the structural stability of the roof.

Not Recommended

Changing the original roof shape or adding features inappropriate to the essential character of the roof as a part of reestablishing structural stability.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered, after the roof has been stabilized.

BUILDING: EXTERIOR FEATURES -- continued

Windows and Doors

Recommended

Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, and doors, pediments, hoods, steps, and all hardware that may be affected in reestablishing structural stability.

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are required after structural repairs are completed.

Not Recommended

Using inappropriate new windows or doors such as aluminum storm and screen window combinations when the removal of original windows and doors is required as a part of reestablishing the structural stability of the wall.

Entrances, Porches, Porte-cocheres, and Steps

Recommended

Retaining and reestablishing the structural stability of porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated wooden members and architectural features of wood, iron, cast iron, terra cotta, tile, and brick when they begin to fail structurally as a result of age or deterioration.

Not Recommended

Removing or altering porches and steps when they become structurally unstable.

Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile, and brick, or replacing structurally deteriorated members such as porch columns with inappropriate new material such as aluminum or wrought iron.

BUILDING: EXTERIOR FINISHES

Recommended

Preserving existing paint color and finishes, or repainting to match existing conditions.

Not Recommended

Removing existing paint color and finishes.

BUILDING: INTERIOR FEATURES

Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, handrails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, and parquet or mosaic flooring that may be affected when reestablishing structural stability.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Retaining the basic plan of a building and the relationship and size of rooms, corridors, and other spaces when adding structural reinforcement.

Not Recommended

Removing original material, architectural features, and hardware, except where essential to reestablish structurally safe conditions.

Destroying original plaster except where necessary to reestablish structurally safe conditions.

Altering the basic plan of a building by introducing new load bearing walls or partitions.

BUILDING: INTERIOR FINISHES

Recommended

Retaining and protecting original paint colors, finishes, wallpapers, and other decorative motifs or, where necessary, replacing them with colors, wallpaper, or decorative motifs based on the original.

Not Recommended

NEW CONSTRUCTION

Recommended

Keeping required structural work to a minimum, making it compatible in scale, building materials, and texture.

Designing required structural work to be compatible in materials, size, scale, color, and texture with the other buildings in the neighborhood.

Protecting architectural details and features that contribute to the building's character when undertaking required structural work.

Not Recommended

Designing new work required for structural stability that is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture.

SAFETY AND CODE REQUIREMENTS

Recommended

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or structure of a property.

Not Recommended

Guidelines for Applying
The Secretary of the Interior's
Standards for PRESERVATION

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings (including roofs, porches, and stairways) that give a neighborhood its distinguishing character.

Retaining extant light fixtures and devices, signs, telephone poles, and other street furniture that may possess associative value with the historic scene.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set backs that have traditionally linked buildings to their environment.

Not Recommended

Removing signs, wires, and street furniture that possess associative value with the historic scene.

ARCHEOLOGICAL SITES AND FEATURES

Recommended

Retaining archeological resources intact, whenever possible.

Minimizing disturbance of terrain around the property, thus reducing the possibility of destroying unknown archeological resources.

Not Recommended

Causing ground disturbances without evaluating the archeological potential of an area.

Failing to properly monitor all ground disturbances on a property for possible archeological data that could provide information relating to the history or interpretation of the property.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

ARCHEOLOGICAL SITES AND FEATURES -- continued

*Recommended**Not Recommended*

Undertaking archeological investigations in accordance with The Recovery of Scientific, Prehistoric, and Archeological Data: Methods, Standards, and Reporting Requirements (36 CRF 66 Proposed Guidelines published in the Federal Register, Vol. 42, No. 19, Friday, January 28, 1977).

Installing underground utilities, pavements, and other modern features that disturb archeological resources.

Undertaking an archeological investigation without professional guidance, or without utilizing professional curatorial techniques.

BUILDING SITE

*Recommended**Not Recommended*

Identifying plants, trees, fencings, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencings, walkways, street lights, signs, and benches that reflect the property's history and development.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Making changes to the appearance of the site by removing old plants, trees, fencings, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

BUILDING: STRUCTURAL SYSTEMS

*Recommended**Not Recommended*

Recognizing the special problems inherent in the structural systems of historic buildings, especially

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

BUILDING: STRUCTURAL SYSTEMS -- continued

*Recommended**Not Recommended*

where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco, and mortar

*Recommended**Not Recommended*

Retaining existing masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color, and texture.

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco, and mortar

Recommended

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing architectural features, such as cornices, brackets, railings, and shutters.

Retaining the extant or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Not Recommended

Sandblasting, including dry and wet grit and other abrasives, brick, or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Do not use chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was available when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and may change its historical appearance.

BUILDING: EXTERIOR FEATURES -- continued

Wood: Clapboard, weatherboard, shingles, and other wooden siding

*Recommended**Not Recommended*

Retaining existing material, whenever possible.

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates in size, shape, and texture the old as closely as possible.

Resurfacing frame buildings with new material, which is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

*Recommended**Not Recommended*

Cleaning, when necessary, with the appropriate method. Cast iron and steel are usually not affected by mechanical cleaning methods while pressed tin, zinc, and aluminum should be cleaned by the gentlest method possible.

Removing architectural features that are an essential part of a building's character and appearance that illustrate the continuity of growth and change.

Exposing metals that were intended to be protected from the environment. Do not use cleaning methods that alter the color or texture of the metal.

BUILDING: EXTERIOR FEATURES -- continued

Roofs and Roofing

*Recommended**Not Recommended*

Preserving the existing roof shape.

Retaining the existing roofing material, whenever possible.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Windows and Doors

*Recommended**Not Recommended*

Retaining existing window and door openings, including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Installing storm or insulating windows when old glass, art glass, or fragile sasn require protection from the weather. Protective windows should be as unobtrusive as possible and should be removable without damaging original fabric.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

BUILDING: EXTERIOR FEATURES -- continued

Windows and Doors

Recommended

Using existing doors and door hardware when they can be repaired and used in place.

Not Recommended

Installing inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of or cause damage to original windows and doors.

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, Porte-cocheres, and Steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity, and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

Stripping porches and steps of original material such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile, and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

BUILDING: EXTERIOR FINISHES

Recommended

Preserving existing paint color and finishes, or repainting to match existing conditions.

Not Recommended

Removing existing paint color and finishes.

BUILDING: INTERIOR FEATURES

Recommended

Retaining existing material, architectural features, and hardware, whenever possible, such as stairs, elevators, handrails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, and parquet or mosaic flooring.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining existing plaster, whenever possible.

Not Recommended

Removing existing material, architectural features, and hardware, except where essential for safety or efficiency.

Destroying original plaster except where necessary for safety and efficiency.

BUILDING: INTERIOR FINISHES

Recommended

Preserving and retaining existing paint colors, finishes, wallpapers, and other decorative motifs, or, where necessary, replacing them with colors, wallpapers, or decorative motifs that duplicate the existing decorative scheme.

Not Recommended

NEW CONSTRUCTION

Recommended

New Construction is not an appropriate undertaking in a preservation project.

Not Recommended

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING
FIRE PROTECTION

Recommended

Not Recommended

Installing new mechanical systems or additional mechanical services in areas and spaces that will require the least possible alteration to the plan, materials, and appearance to the building.

Causing unnecessary damage to the plan, materials, and appearance of the building when installing new mechanical systems or additional mechanical services that are required to preserve important historic fabric.

Selecting suitable mechanical systems and the most sensitive method of installation in order to preserve important interior and exterior architectural features.

Rewiring early electrical lighting fixtures.

Installing exterior electrical and telephone cables underground, unless they are not a part of the historical scene and detract from the historical setting.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

SAFETY AND CODE REQUIREMENTS

Recommended

Not Recommended

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Investigating variances for historic properties afforded under some local codes.

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.

Providing access for the handicapped without damaging the essential character of a property.

Guidelines for Applying
The Secretary of the Interior's
Standards for RESTORATION

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining early lanterns, light standards, telephone poles, utility poles, painted signs, and other street furniture that may be important to the historic setting.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs that have traditionally linked buildings to their environment.

Not Recommended

Removing lighting devices, telephone poles, painted signs, or other street furniture that may be important to the historic setting.

ARCHEOLOGICAL SITES AND FEATURES

Recommended

Retaining archeological resources intact, whenever possible.

Not Recommended

Causing ground disturbances without evaluating the archeological potential of an area.

Failing to properly monitor all ground disturbances on a property for possible archeological data that could provide information relating to the history of the property.

ARCHEOLOGICAL SITES AND FEATURES -- continued

Recommended

Minimizing disturbances of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.

Arranging for an archeological survey of all terrain that must be disturbed by the project. If the survey reveals sites or features that might be adversely affected, the area should be avoided or an archeological investigation conducted in accordance with the Recovery of Scientific, Prehistoric, and Archeological Data: Methods, Standards, and Reporting Requirements (36 CFR 66 Proposed Guidelines published in the Federal Register, Vol. 42, No. 19, Friday, January 28, 1977).

Not Recommended

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

Installing underground utilities, pavements, and other modern features that disturb archeological resources.

Undertaking an archeological investigation without professional guidance, or without utilizing professional curatorial techniques.

BUILDING SITE

Recommended

Identifying plants, trees, fencings, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Not Recommended

BUILDING SITE -- continued

Recommended

Retaining plants, trees, fencings, walkways, street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Not Recommended

Making changes to the appearance of the site removing old plants, trees, fencings, walkways, out-buildings, and other elements before evaluating their importance in the property's history and development.

Giving the site an appearance it never had.

 BUILDING: STRUCTURAL SYSTEMS
Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance, color, and texture.

Cleaning masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Not Recommended

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size of joint profile, texture, or color.

Sandblasting, including dry and wet grit and other abrasives, brick, or stone surfaces; this method of cleaning erodes the surface of the material and

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible in bond, pattern, chape, and coursing.

Replacing missing architectural features, such as cornices, brackets, and railings.

Retaining the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Wood: Clapboard, weatherboard, shingles, and other wooden siding

Recommended

Retaining original material, whenever possible.

Not Recommended

accelerates deterioration. Do not use chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial stone, or brick veneer to simulate a historic appearance.

Removing architectural features such as cornices, brackets, railings, window architraves, and doorway pediments.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and may change its appearance.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.

BUILDING: EXTERIOR FEATURES -- continued

Wood: Clapboard, weatherboard, shingles, and other wooden siding

Recommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates in size, shape, and texture the old as closely as possible.

Not Recommended

Resurfacing frame buildings with new material, which is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Retaining original material, when ever possible.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance that illustrates the continuity of growth and change.

Cleaning, when necessary, with the appropriate method. Cast iron and steel are normally not affected by mechanical cleaning methods while pressed tin, zinc, and aluminum should be cleaned by the gentlest method possible.

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color or texture of the metal.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Not Recommended

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

BUILDING: EXTERIOR FEATURES -- continued

Roofs and Roofing

Recommended

Preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, gutters, downspouts, and lightning rods.

Not Recommended

Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended

Retaining existing window and door openings, including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Installing storm or insulating windows when old glass, art glass, or fragile sash require protection from the weather. Protective windows should be removable without damaging original fabric.

Duplicating the material, design, and the hardware of the older window sash and doors, if new sash and doors are used.

Using original doors and door hardware when they can be repaired and reused in place.

Not Recommended

Installing inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors.

Discarding original doors and door hardware when they can be repaired and reused in place.

BUILDING: EXTERIOR FEATURES -- continued

Entrances, Porches, Porte-cocheres, and Steps

Recommended

Retaining steps and porches that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity, and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are inappropriate to the building's development and style.

Stripping porches and steps of original material and architectural features such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile, and brick.

BUILDING: EXTERIOR FINISHES

Recommended

Discovering original paint colors and finishes; repainting with colors based on the original, when appropriate, to illustrate the distinctive character of the property.

Not Recommended

Stripping down to the bare surface without some evidence of original exterior surface.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and the neighborhood.

BUILDING: INTERIOR FEATURES

Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, handrails, balusters, ornamental columns,

Not Recommended

BUILDING: INTERIOR FEATURES -- continued

*Recommended**Not Recommended*

cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, and parquet or mosaic flooring.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

Installing new decorative material that is inappropriate or was unavailable when the building was constructed, such as vinyl, plastic, or imitation wood wall and floor coverings.

Destroying original plaster except where necessary for safety.

BUILDING: INTERIOR FINISHES

*Recommended**Not Recommended*

Discovering and retaining original paint colors, finishes, wallpapers, and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

NEW CONSTRUCTION

*Recommended**Not Recommended*

New Construction is not an appropriate undertaking in a restoration project.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING,
FIRE PROTECTION*Recommended*

Installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Selecting mechanical systems that best suit the restored building and are as inconspicuous as possible.

Rewiring early lighting fixtures to comply with safety codes.

Installing exterior electrical and telephone cables underground to preserve the historic setting, unless they were part of the historic scene.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems that are required to preserve important historic fabric.

Installing heat pumps, compressors, etc., so that they intrude upon the historic appearance of the resource.

Attaching exterior electrical and telephone cables to the principal elevations of the building, unless they were part of the historic scene.

SAFETY AND CODE REQUIREMENTS

Recommended

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Investigating variances for historic properties allowed under some local codes.

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.

Providing access for the handicapped without damaging the essential character of a property.

Not Recommended

Guidelines for Applying
The Secretary of the Interior's
Standards for RECONSTRUCTION

THE ENVIRONMENT

Recommended

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs which have traditionally linked buildings to their environment.

Not Recommended

ARCHEOLOGICAL SITES AND FEATURES

Recommended

Retaining archeological resources intact, whenever possible.

Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.

Undertaking archeological investigations in accordance with the Recovery of Scientific, Prehistoric,

Not Recommended

Causing ground disturbances without evaluating the archeological potential of an area.

Failing to properly monitor all ground disturbances on a property for possible archeological data that could provide information relating to the history of the property.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

Installing underground utilities, pavements, and other modern features that disturb archeological resources.

Undertaking an archeological investigation without professional

ARCHEOLOGICAL SITES AND FEATURES -- continued

*Recommended**Not Recommended*

and Archeological Data: Methods, Standards, and Reporting Requirements (36 CFR 66 Proposed Guidelines published in the Federal Register, Vol. 42, No. 19, Friday, January 28, 1977).

guidance, or without utilizing professional curatorial techniques.

BUILDING SITE

*Recommended**Not Recommended*

Identifying plants, trees, fencings, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencings, walkways, street lights, utility poles, signs, and benches that reflect the property's history and development.

Basing decisions for reconstructing the site on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Making changes to the appearance of the site by removing old plants, trees, fencings, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

Giving the site an appearance it never had.

PLAN

*Recommended**Not Recommended*

Reproducing the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

Altering the basic plan of a building by failing to reconstruct principal walls, partitions, and stairways.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended

Duplicating the original mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Reconstructing stucco with a stucco mixture that duplicates the original as closely as possible in appearance, texture, and color.

Replacing, where necessary, missing material with new material that duplicates the old as closely as possible in size, color, and texture.

Replacing missing architectural features, such as cornices, brackets, and railings.

Duplicating the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Wood: Clapboard, weatherboard, shingles, and other wooden siding

Recommended

Duplicating original material, whenever possible.

Not Recommended

Reconstructing with mortar of high Portland cement content can often create a bond that is stronger than the new building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size of joint profile, texture or color.

Utilizing new materials for reconstruction, which are inappropriate or were unavailable when the building was constructed, such as artificial brick siding, artificial stone, or brick veneer.

Applying waterproofing or water repellent coatings. They are frequently unnecessary, expensive, and can accelerate deterioration of new masonry.

Not Recommended

BUILDING: EXTERIOR FEATURES -- continued

Wood: Clapboard, weatherboard, shingles, and other wooden siding

Recommended

Not Recommended

Reconstructing missing material with new material that duplicates in size, pattern, shape, and texture the old as closely as possible.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Not Recommended

Reproducing the original form, design, and texture of the missing element wherever possible.

Roofs and Roofing

Recommended

Not Recommended

Reconstructing the original roof shape.

Changing the original roof shape or adding features inappropriate to the essential character of the roof such as oversized dormer windows or picture windows.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing missing roof coverings with new material that matches the old in composition, size, pattern, shape, color, and texture.

Replacing missing roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Reproducing, where necessary, all architectural features that give the roof its essential character such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, gutters, downspouts, and lightning rods.

Omitting architectural features important to the character of a reconstructed building.

BUILDING: EXTERIOR FEATURES -- continued

Windows and Doors

Recommended

Reproducing original window and door openings, including window sash, glass, lintels, sills, architraves, shutters, and doors, pediments, hoods, steps, and all hardware.

Duplicating the material, design, and the hardware of the older window sash and doors in the new sash and doors.

Not Recommended

Reproducing new window and door openings in the principal elevations which are inaccurate in size or shape or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of the original window panes or sash. Such changes destroy the scale and proportion of the building.

Using inappropriate designs for new window or door features such as aluminum storm and screen window combinations.

Entrances, Porches, Porte-Cocheres, and Steps

Recommended

Reproducing porches and steps that are appropriate to the building and its development.

Replacing, missing architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Omitting or altering the design of porches and steps that are appropriate to the building's style.

Omitting porches and steps and other architectural features such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile, and brick from the reconstruction.

BUILDING: EXTERIOR FINISHES

Recommended

Discovering original paint colors and finishes. Reproducing the colors based on the original evidence, when appropriate, to illustrate the distinctive character of the property.

Not Recommended

Painting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood or using nondocumented finishes other than paint.

BUILDING: INTERIOR FEATURES

Recommended

Reproducing original material, architectural features, and hardware, whenever possible, such as stairs, elevators, handrails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, panelings, lighting fixtures, and parquet or mosaic flooring.

Replacing missing material with new material that duplicates the old as closely as possible.

Duplicate original plaster, whenever possible.

Not Recommended

Installing new decorative material that is inappropriate or was unavailable when the building was constructed, such as vinyl, plastic, or imitation wood wall floor coverings.

BUILDING: INTERIOR FINISHES

Recommended

Discovering and reproducing original paint colors, finishes, graining, wallpapers, and other decorative motifs where necessary.

Not Recommended

 MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING,
FIRE PROTECTION
Recommended

Installing necessary building systems in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Selecting mechanical systems that best suit the building and are as inconspicuous as possible.

Installing exterior electrical and telephone cables underground, unless they were part of the historic scene.

Not Recommended

Causing unnecessary damage to the plan and appearance of the building when installing mechanical services.

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

 SAFETY AND CODE REQUIREMENTS
Recommended

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Investigating variances for historic properties allowed under some local codes.

Not Recommended

SAFETY AND CODE REQUIREMENTS -- continued

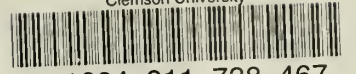
Recommended

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.

Providing access for the handicapped without damaging the essential character of a property.

Not Recommended

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