



**NATIONAL REGISTER BULLETIN**  
**GUIDELINES FOR EVALUATING AND NOMINATING**  
**PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE**  
**WITHIN THE PAST FIFTY YEARS**

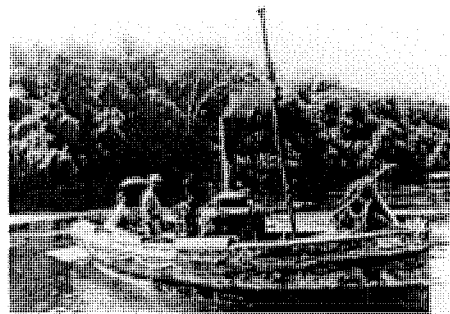
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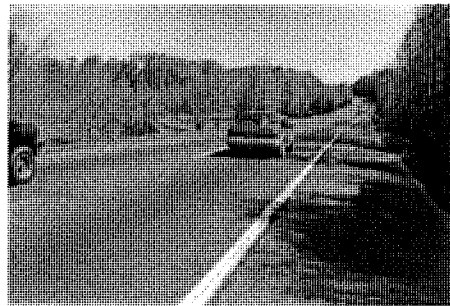
## IV. FRAGILE OR SHORT-LIVED RESOURCES

Some resources acquire historical qualities before the passage of 50 years because they either were not built to last that long, or, by their nature, are subject to circumstances that destroy their integrity before 50 years have elapsed. Such resources are viewed by scholars and by the public as "old" even before they are 50 years old. World War II frame temporary buildings were often constructed to meet temporary, intense demands for housing or office space and were not constructed to last long. While they tended to be viewed as automatically expendable, many in fact did survive for decades after the war. Mining structures in the Rocky Mountain West region have a short life-span both because the effects of weather and because entrepreneurs did not invest much in their construction in order to maximize gain and/or limit financial risks. Federal tax laws, competition within industry, changing transportation routes, and shifts in consumer tastes have jeopardized many early motel or motor court complexes, shopping centers, and other roadside buildings. Their rate of survival with integrity from the post-World War II era is very low. Many highways from that same era have undergone

"improvements" that result in the loss of historic engineering qualities and original materials. The fact that a resource is jeopardized by a specific proposed project does not, in and of itself, render that resource more historically important than if it were not threatened. But one may evaluate whether a type or category of resources—as a whole—has faced loss at such a rate that relatively young survivors can be viewed as exceptional and historic.



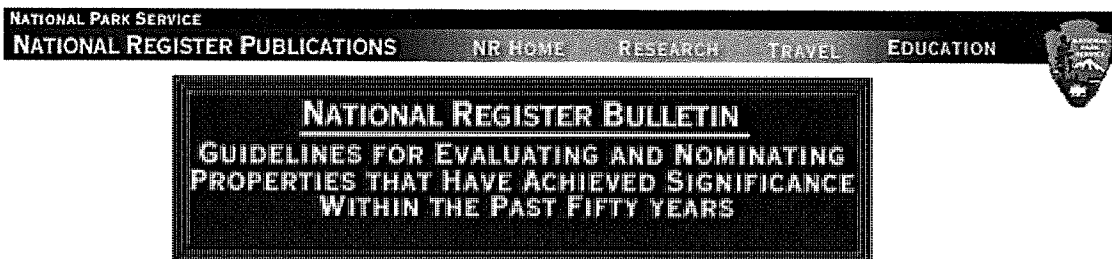
*Built in 1912, the African Queen did not achieve fame until 1951 when it played a starring role in the hit film of the same name. The vessel is currently located in Monroe County, Florida. (Arthur Lemon, Wisconsin Center for Film and Theater Research, 1951)*



*The Baltimore-Washington Parkway in Anne Arundel and Prince George's counties, Maryland, was constructed between 1942 and 1954 as a component of a national parkway system. (Sara Amy Leach, April, 1988)*

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## VI. COMPARATIVE EVALUATION OF THE SIGNIFICANCE OF A PROPERTY

After determining the theme and appropriate time or chronological period with which a property is associated, the geographic limits of the property's context must be established. Exceptional importance does not necessarily mean national significance; rather, it is a measure of a property's importance within the appropriate historic context, whether the geographic scale of that context is local, State, or national. In other words, is the property best understood within the framework of a community, a river valley, a region, the State, or the Nation? In evaluating and justifying exceptional importance, it is critical to identify the properties in a geographical context that portray the same values or associations and determine those that best illustrate or represent the historical, architectural, cultural, engineering, or archeological values in question. The scope or level (local, State, or national) at which this evaluation is made is directly related to the geographic level or "scale" of the property's historic context. For example, properties whose importance relates only to local mining activities need only be compared to others found in that locality to determine their comparative value.

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## **VIII. PROPERTIES IN HISTORIC DISTRICTS**

Under the National Register Criteria there are two ways that a property that has achieved significance within the past 50 years can be eligible for the National Register. First, as discussed above, a property can be individually listed if it is exceptionally important. Properties can also qualify if they are an "integral part" of a historic district that qualifies for National Register listing.

Properties that are integral parts of a district do not need to be individually eligible for the National Register or of individual exceptional importance. An explicit explanation must, however, be given as to how they qualify as integral parts of the district. This is demonstrated by documenting that the property dates from within the district's defined period of significance and that it is associated with one or more of the district's defined areas of significance.

Properties less than 50 years old may be integral parts of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: (a) the district's period of significance is justified as a discrete period with a defined beginning and end; (b) the character of the district's historic resources is clearly defined and assessed; (c) specific resources in the district are demonstrated to date from that discrete era; and, (d) the majority of district properties are over 50 years old. In these instances it is not necessary to prove exceptional importance of either the district itself or of the less-than-50-year-old properties. Exceptional importance still must be demonstrated for districts where the majority of properties or the major period of significance is less than 50 years old, and for less-than 50-year-old properties that are nominated individually.

Historic districts with less-than-50 year-old properties that share elements of historical and architectural significance of the districts illustrate the policy discussed above. For example, some historic districts represent planned communities whose plan, layout of the streets and lots, and original construction of homes all began more than 50 years ago. Frequently, construction of buildings continued into the less-than-50-year period, with the later resources resulting from identical historical patterns as the earlier buildings and representing

a continuation of the planned community design. In instances where these later buildings make up only a small part of the district, and reflect the architectural and historic significance of the district, they can be considered integral parts of the district (and contributing resources) without showing exceptional importance of either the district or the less-than-50-year-old buildings.

While some districts have a unified historic and/or architectural development, it is important to recognize that integral does not mean that a district must have homogeneous resources or significance. Districts can also include diverse resources that represent the area's development over time. A commercial or residential area, for example, may form a unified whole, but have resources built in a variety of styles over a long period of time. In such a context, a post-World War II movie theater or recreation facility may have increased significance because these are important buildings and represent that period of the district's history. Thus such buildings often are integral parts of districts in which they are located.

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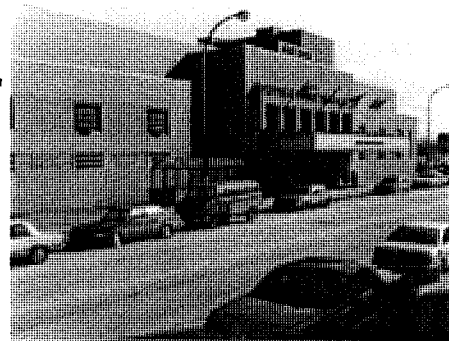
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## IX. JUSTIFYING THE IMPORTANCE OF PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE IN THE PAST FIFTY YEARS

The National Register nomination documentation for properties of recent significance must contain deliberate, distinct justification for the "exceptional" importance of the resource. The clarity and persuasiveness of the justification is critical for registering properties that have gained importance in the past 50 years.



*The Onondaga County War Memorial in Syracuse, New York, was erected in the post-World War era as a "living memorial" to those who served in the armed forces. It is an exceptional example of contemporary concrete thin shell vault construction. (John H. Fooks, 1949-1951)*

**The rationale or justification for exceptional importance should be an explicit part of the statement of significance. It should not be treated as self-explanatory.** Nominations must make a persuasive, direct case that the grounds—the historic context—for evaluating a property's exceptional importance exist and that the property being nominated is, within that context, exceptional. This justification must address two issues at the beginning of a nomination's Statement of Significance. The first section should contain, as described in the [National Register Bulletin](#) entitled *How to Complete the National Register Registration Form*, a straightforward description of why the property is historically significant—with direct reference to the specific relevant National Register Criteria. Detailed guidance on this topic is contained in the [National Register Bulletin](#) entitled *Guidelines for Applying the National Register Criteria for Evaluation*. The second section should contain the justification as to why the property can be determined to be of exceptional importance. It must discuss the context used for evaluating the property. It must demonstrate that the context and the resources associated with it can be judged to be "historic." It must document the existence of sufficient research or evidence to permit a dispassionate evaluation of the resource. Finally, it must use the background just presented to summarize the way in which the resource is **important**.

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### XIII. NATIONAL REGISTER CRITERIA FOR EVALUATION

The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all people who have made a contribution to our country's history and heritage. The criteria are designed to guide State and local governments, federal agencies, and others in evaluating potential entries in the National Register.

**Criteria for Evaluation:** The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

**Criteria Considerations:** Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a.** a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b.** a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c.** a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- d.** a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e.** a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f.** a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- g.** a property achieving significance within the past 50 years if it is of exceptional importance.

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## Technical Preservation Services

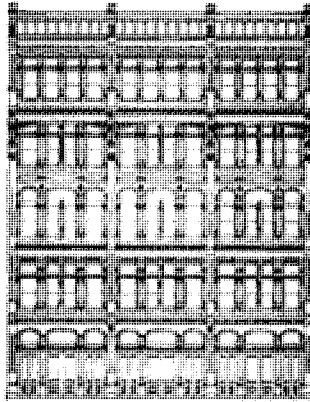
## Guidelines

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## Guidelines for Rehabilitating Historic Buildings

## Introduction to the Guidelines



The **Guidelines for Rehabilitating Historic Buildings** were initially developed in 1977 to help property owners, developers, and Federal managers apply the Secretary of the Interior's **Standards for Rehabilitation** during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are not codified as program requirements.

Together with the Standards for Rehabilitation they provide a model process for owners, developers, and Federal agency managers to follow.

The Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell owners or developers which features of their own historic building are important in defining the historic character and must be preserved--although examples are provided in each section--or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties.

The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's "Standards for Rehabilitation" are listed in **bold-face type** under the "

**Recommended**" section in each topic area; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the "**Not Recommended**" section in each topic area.

To provide clear and consistent guidance for owners, developers, and Federal agency managers to follow, the "Recommended" courses of action in each section are listed in order of historic preservation concerns so that a rehabilitation project may be successfully planned and completed--one that, first, assures the preservation of a building's important or "character-defining" architectural materials and features and, second, makes possible an efficient contemporary use. Rehabilitation guidance in each section begins with protection and maintenance, that work which should be maximized in every project to

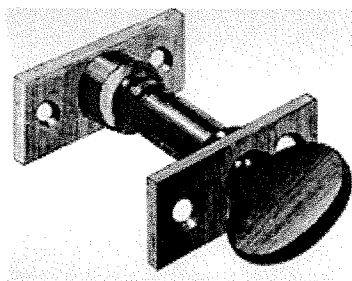
Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's Standards for Rehabilitation are listed under the "Recommended" section in each topic area



enhance overall preservation goals. Next, where some deterioration is present, repair of the building's historic materials and features is recommended. Finally, when deterioration is so extensive that repair is not possible, the most problematic area of work is considered: replacement of historic materials and features with new materials.

To further guide the owner and developer in planning a successful rehabilitation project, those complex design issues dealing with new use requirements such as alterations and additions are highlighted at the end of each section to underscore the need for particular sensitivity in these areas.

## How to Use The Guidelines



### Identify, Retain, and Preserve

The guidance that is basic to the treatment of all historic buildings--*identifying, retaining, and preserving* the form and detailing of those architectural materials and features that are important in defining the historic character--is always listed first in the "Recommended" area. The parallel "Not Recommended" area lists the types of actions that are most apt to cause the

diminution or even loss of the buildings's historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in *all* of the "Not Recommended" areas must be viewed in that larger context, e.g., for the total impact on a historic building.

The parallel "Not Recommended" area lists the types of actions that are most apt to cause the diminution or even loss of the buildings's historic character.

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### Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coating; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

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### Repair

Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again 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 in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). 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.

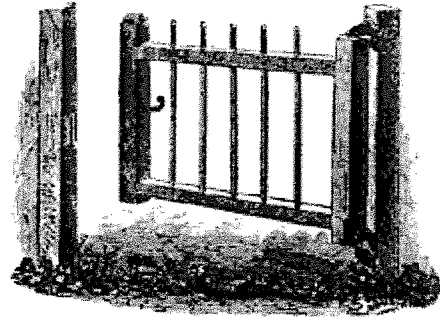
### Replace

Following repair in the hierarchy, guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, 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.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they never recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

#### GATE HINGES AND FASTS.

To Swing Both Ways, and Self-Shutting.



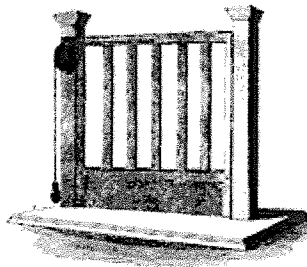
### Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the *first* or preferred,

course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building.

The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

#### GATE FASTENINGS

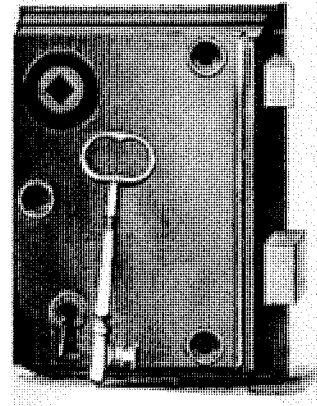


### Alterations/Additions to Historic Buildings

Some exterior and interior alterations to historic building are generally needed to

assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.

Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.



The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, New Additions to Historic Buildings.

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## **Energy Efficiency/Accessibility Considerations/Health and Safety Considerations**

These sections of the rehabilitation guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to conserve energy. Although this work is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code and energy requirements.



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## Technical Preservation Services

### Building Interior

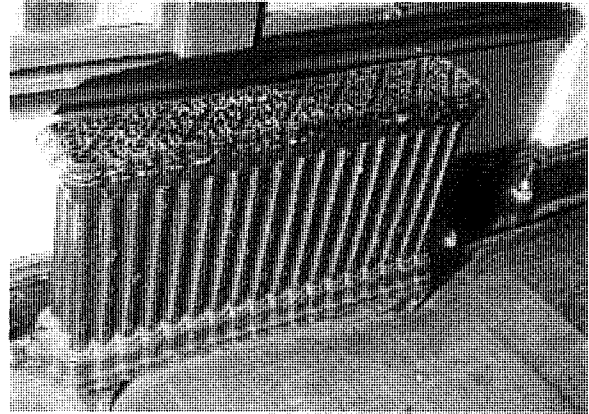
# Mechanical Systems

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

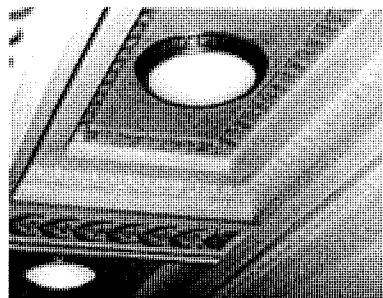
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**Mechanical, lighting and plumbing systems improved significantly with the coming of the Industrial Revolution.**

The 19th century interest in hygiene, personal comfort, and the reduction of the spread of disease were met with the development of central heating, piped water, piped gas, and network of underground cast iron sewers. Vitreous tiles in kitchens, baths and hospitals could be cleaned easily and regularly. The mass production of cast iron radiators made central heating affordable to many; some radiators were elaborate and included special warming chambers for plates or linens. Ornamental grilles and registers provided decorative covers for functional heaters in public spaces. By the turn of the 20th century, it was common to have all these modern amenities as an integral part of the building.



**Historic radiator preserved in rehabilitation.**



**Electric lighting and decorative ceiling in an early 20th century office building.**


The greatest impact of the 20th century on mechanical systems was the use of electricity for interior lighting, forced air ventilation, elevators for tall buildings, and electric heat. The new age of technology brought an increasingly high level of design and decorative art to the functional elements of mechanical, electrical and plumbing systems.

The visible decorative features of historic mechanical systems such as grilles, lighting fixtures, and ornamental switchplates may contribute to the overall historic character of the building and should thus be retained and repaired, whenever possible. Their identification needs to take place together with an evaluation of their physical condition early in project planning. On the other hand, the functioning parts of many older systems, such as compressors and their ductwork, and wiring and pipes may often need to be upgraded or entirely replaced in order to accommodate the new use and to meet code requirements.

**Mechanical Systems** .... Identify, retain, and preserve

recommended....



NPS  Links toA Cultural Resource Subject 

# ARCHEOLOGY AND HISTORIC PRESERVATION:

## *Secretary of the Interior's Standards and Guidelines*

### *[As Amended and Annotated]*

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 print

#### Standards for Preservation

1. 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. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. 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. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. 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. 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. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be

undertaken.

## **Standards for Rehabilitation**

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 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. Each property will 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, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will 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. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will 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 will 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.

## **Standards for Restoration**

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. 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.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

## **Standards for Reconstruction**

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

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## Recommended Sources of Technical Information

### **Current Recommendations** Understanding Your Work on a Historic Building

#### *Four Approaches to Treatment--What They Are*

Designed to assist historic property owners, managers, and maintenance personnel, the essay explains the philosophy behind the various work approaches on historic buildings in The Secretary of the Interior's Standards for the Treatment of Historic Properties. Easy-to-read charts tell the differences between the four treatments.

#### *Telling Historic Preservation Time*

This web guidance demonstrates that TIME constitutes the philosophical framework for the four approaches to working on historic buildings--Preservation, Rehabilitation, Restoration and Reconstruction. Uses the idea of four clocks to make key points.

### **Using the Standards and Guidelines**

#### *The Secretary of the Interior's Standards for Rehabilitation with Illustrated Guidelines for Rehabilitating Historic Buildings*

The Standards (36 CFR 67) and accompanying illustrated guidelines help property owners, developers, and federal managers apply the Secretary of the Interior's Standards for Rehabilitation during the project planning stage by providing general design and technical recommendations. These are the standards that must be used by federal historic preservation tax credit applicants.

#### *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*

The Standards (37 CFR 68) and guidelines provide a consistent framework for undertaking any one of four approaches to work, Preservation, Rehabilitation, Restoration, and Reconstruction. They pertain to both exterior and interior work on historic buildings of all sizes, materials, and types. (PDF format)