

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

TREATMENT	STANDARDS	DEFINITION	COST
Preservation	<ol style="list-style-type: none"> 1. Property will be used as it was historically, or be given a new use that maximizes retention of distinctive materials, features, spaces, and spatial relationships. 2. Historic character of a property will be retained and preserved. 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 and identifiable upon close inspection. 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. Existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. 	<p>Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.</p>	Low-Moderate

Rehabilitation	<ol style="list-style-type: none"> 1. 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. Historic character of a property will be retained and preserved. 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. 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. 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. 8. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterized the property. 9. New additions and adjacent or related new construction will be undertaken in 	Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.	Moderate

	such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.		
Restoration	<p>1. Property will be used as it was historically or be given a new use which reflects the property's restoration period.</p> <p>2. Materials and features from restoration period will be retained and preserved.</p> <p>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 restoration period will be physically and visually compatible and identifiable upon close inspection.</p> <p>4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.</p> <p>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.</p> <p>6. Deteriorated features from restoration period will be repaired rather than replaced.</p> <p>7. Replacement of missing features from restoration period will be substantiated by documentary and physical evidence.</p> <p>8. Chemical or physical treatments, if</p>	Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.	High

	<p>appropriate, will be undertaken using the gentlest means possible.</p> <p>9. Designs that were never executed historically will not be constructed.</p>		
Reconstruction	<p>1. Property 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.</p> <p>2. Will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction.</p> <p>3. Will include measures to preserve any remaining historic materials, features, and spatial relationships.</p> <p>4. Will be based on 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.</p> <p>5. Will be clearly identified as a contemporary re-creation.</p> <p>6. Designs that were never executed historically will not be constructed.</p>	Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.	High

