

## **Historic Preservation Element (new title)**

**Goal: Preserve, protect, and rehabilitate historic properties in the National Capital Region and promote design and development that is respectful of the guiding principles established by the Plan of the City of Washington (L'Enfant and McMillan Plans) and the symbolic character of the capital's setting.**

Washington's unique character rests on the foundation of its historic planning, notably the built and open space features of the Plan of the City of Washington, which includes both the L'Enfant and McMillan Plans. Both the Baroque influence of the L'Enfant Plan and the City Beautiful ideals of the McMillan Plan are responsible for much of the physical form the city takes today. Throughout the city, the design and location of public and private buildings reinforce the plan's principles. Washington's historic properties typically contribute to and complement the visionary long-range plans that have provided the basis for the capital's development over the centuries. More so than in most American cities, high standards of urban design and historic preservation have played a strong role in creating the appearance and character of the national capital which is so admired today.

The federal government has, from its inception, implemented L'Enfant's bold but flexible vision by constructing great buildings to house the seat of the national government. As the federal government built out the sites identified in the L'Enfant Plan, it has added extensive facilities in other parts of the city and the region. Examples of significant factors that have spurred growth and change through the centuries include: national events such as the Civil War, the New Deal, and World War II; planning initiatives such as the McMillan Plan; the implementation of urban renewal in the 1950's and 1960's as well as technological and transportation advances such as Metrorail. Federal buildings and sites illustrate the planning and architectural development of the city and region as well as the history of the federal establishment. Landmarks such as the U.S. Capitol, the White House, the National Mall and its memorials and museums, and Arlington National Cemetery have come to symbolize the nation and its democratic ideals.

Although the predominantly federal and commemorative areas around the National Mall may be Washington's most widely recognized area, the capital city is at the same time an active commercial and residential city with neighborhoods, parks, and buildings that are important to Washingtonians and their sense of history and community. Even in these non-federal areas, the federal government has played a major role in shaping the historic urban fabric. Much of this rich historical planning record is also evident in the city's architecture. The L'Enfant Plan's streets and places—and their extension by the 1893 Permanent System of Highways Act—as well as the 1901 McMillan Plan and the 1910 Height of Buildings Act have directed the character and orderly development of the entire city.

At a regional scale, the Washington area developed historically with large plantations and small family farms, dotted with crossroads and market towns, a pattern that was initially little changed by the creation of the capital city. Notable port towns and later military forts overlooked the Potomac River and the capital city. Settlements and commercial centers, many quite independent

of the presence of the national capital, arose along the great variety of transportation routes typical of the mid-Atlantic region.

The federal government, over time, shaped the development and character of the region as a whole. The nineteenth-century construction of military and naval installations, during times of war as well as peace, was followed in the twentieth century by the expansion of federal offices and research facilities. The National Institutes of Health, the Beltsville Agricultural Research Center, Suitland Federal Center, the Pentagon, and Dulles Airport (all of which include or are historic properties) are just a few of the federal facilities that have greatly influenced the private development of the region. The purchase of parkland in Maryland by the National Capital Planning Commission through the Capper-Cramton Act and the construction of parkways are other examples of federal land-use decisions that have shaped the region.

In recognition of this history, the region's municipal and county governments have protected historic resources they deem important for local or, indeed, state and national historical significance. Alexandria, in 1946, created one of the first historic districts in the nation in order to preserve the colonial and early federal character of its port city. The U.S. Congress designated the Georgetown Historic District in the Old Georgetown Act in 1950. The Joint Committee on Landmarks published the District's first list of historic properties in 1964. In 1966, Congress passed the National Historic Preservation Act, adding to the establishment of national standards and procedures for the protection of historic properties. Since Home Rule in 1973 and the D.C. Historic Preservation Act of 1978, the District of Columbia government has identified and protected private properties of local significance throughout the District. Local jurisdictions in Virginia and Maryland responded to the growing historic preservation interest at the national, state, and local levels by establishing ordinances to protect their historic properties. These ordinances and programs have contributed to the protection of individual buildings and their settings, open space, farms, historic neighborhoods, and commercial centers, even in an era of sustained growth in the National Capital Region. The variety of historic properties reflects the rich history of the region and its people.

## **Historic Preservation Planning**

The National Historic Preservation Act of 1966 (NHPA) established, as principle and law, the preservation of our nation's historical and cultural heritage. This law provides the framework for federal preservation policy, authorizes legislation to fund preservation activities, and establishes State Historic Preservation Offices. While all federal agencies have some degree of responsibility for historic preservation, the National Park Service (NPS) and the Advisory Council on Historic Preservation (ACHP) are the federal agencies charged with the management and oversight of National Historic Preservation Act programs. NPS is responsible for the administration of the National Register of Historic Places, the nation's inventory of significant historic properties. NPS is also responsible for publishing guidance on treatment options for historic properties including preservation, restoration, rehabilitation, and reconstruction. NPS publishes the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the benchmark by which federal agencies and others assess the effects of a proposed project on historic resources.

The ACHP is an independent federal agency responsible for advising the President and Congress on historic preservation policy. One of the ACHP's primary responsibilities is overseeing Section 106 review - the process of commenting on federal projects that affect properties listed in or eligible for the National Register of Historic Places. The ACHP publishes implementing regulations for Section 106 of NHPA which describe the process for conducting Section 106 consultation. All federal agencies, no matter their mission, have an affirmative responsibility to identify, protect, and manage historic resources under their jurisdiction. Federal agencies must take historic properties into account when planning actions that might affect them, with the goal of avoiding or minimizing adverse effects to their physical and historical integrity. If adverse effects cannot be avoided or minimized, federal agencies must mitigate these impacts.

The National Capital Planning Commission has a significant and unique role in the National Capital Region. Under the terms of the Planning Act of 1952, NCPC reviews many of the projects undertaken by federal agencies and makes important decisions about the coordination of federal planning activities, many of which involve historic properties. The Commission also has an independent approval, or licensing, authority for federal projects in the District of Columbia and for some District of Columbia government projects in the Central Area. The Commission's open public process and its unique planning perspective and role, underscored by the Comprehensive Plan and the Commission's other plans and policies, are the foundations of its decision-making.

NCPC is committed to supporting historic preservation, by law and through its policies, review process, and special studies. The policies established in the Federal Elements of the Comprehensive Plan as well as the Commission's *Legacy Plan*, *Memorials and Museums Master Plan*, and *Monumental Core Framework Plan* provide a framework for historic preservation planning. The Commission continues to be a leader in the advocacy of coordinated urban and regional planning that accommodates the changing needs of the federal government while preserving the significant historic buildings and places that make the nation's capital the uniquely symbolic place it is.

The Commission recognizes that sustained citizen engagement in the public process is fundamental to the broad acceptance of historic preservation decisions. The public dissemination of planning, historic preservation, and zoning information has resulted in a high general level of knowledge of, and interest in, federal and local decision making. Federal agencies increasingly have considered local planning initiatives and goals in their design and planning, including historic preservation. Factors such as the establishment of home rule in the District, county historic preservation and environmental protection ordinances, revitalized local planning agencies, landmark designations and zoning overlays, and greater citizen interest and involvement all have contributed to fuller coordination among federal and local governments. It is important that this coordination continue in order to manage the growth and development of the capital in the context of its history.

## **Policies**

## **The Historic Plan of Washington, D.C.**

The 1791 L'Enfant Plan and the 1901 McMillan Plan established an urban design framework for the capital city that remains one of the world's great examples of urban planning. Collectively, these plans are known as the Plan of the City of Washington and the planning principles remain intact and continue to influence the design of public spaces in Washington today. Pierre L'Enfant crafted the L'Enfant Plan, which established the basic framework for the city by creating a regular orthogonal grid divided into four quadrants, with the U.S. Capitol at the centerpoint. L'Enfant superimposed a series of diagonal avenues on the orthogonal grid, thereby creating a system of open space and parks where the two intersected. These open spaces and vistas are as integral to the design of the City as the street network. In addition, the width and openness of the original streets of the L'Enfant Plan and the extended main axial boulevards established public space that defines the character of the city. These includes North, East and South Capitol Streets and major avenues such as Connecticut, Massachusetts, Rhode Island, New York and Wisconsin Avenues. Vistas outward from vantage points within Washington and inward from points along the rim of the topographic bowl are central to Washington's dramatic character. Examples of these vistas include the west campus of St. Elizabeth's Hospital and other parts of the Anacostia ridge, the Arlington ridge, and the escarpment north of Florida Avenue, NW.

The L'Enfant Plan's system of streets, open spaces, public buildings, and developable blocks has largely been maintained over the centuries, and have functioned as a framework for the city's growth. The McMillan Plan both altered and extended the L'Enfant Plan, resulting in the notable planning framework that we know today. Building upon the Baroque ideals of the L'Enfant Plan, the McMillan Plan reinforced the idea of grand public spaces and civic buildings based on the City Beautiful Movement. The McMillan Plan focused on restoring the National Mall as originally envisioned by L'Enfant as an uninterrupted greensward, creating an enclave for government offices in the triangle formed by Pennsylvania Avenue, 15<sup>th</sup> Street, and the Mall, and establishing a comprehensive park and recreation system throughout the region. The District of Columbia State Historic Preservation Office and the National Park Service recognize the significance of the Historic Plan of Washington, D.C. and protect it through historic designation. Even as the region has grown and federal facilities have spread throughout the region, the L'Enfant City remains the heart of the nation's capital and a priceless historical resource—providing the setting for the federal government as well as commercial enterprise and residential neighborhoods.

The Commission has a central role in the coordinated efforts of the federal government to protect the Plan of the City of Washington's legacy. The Commission conducted a special long-range planning study as part of the *Legacy Plan* in 1997. The *Legacy Plan* provides guidance for the protection of the City of Washington's key strengths while accommodating its future growth. The Commission's *Memorials and Museums Master Plan* of 2001 proposed policies that protect the historic open space on and near the National Mall by locating memorials throughout Washington. The Commission's *National Capital Urban Design and Security Plan* of 2002 established goals for the protection of buildings, settings, streetscapes, and associated open space through the coordinated design of security features where required. The *Monumental Core Framework Plan* of 2009 advances the vision of the *Legacy Plan*. The Framework Plan was a

joint effort of the Commission and the U.S. Commission of Fine Arts, and the purpose of the plan is to transform the federal precincts surrounding the National Mall into vibrant destinations and to improve the physical and visual connections between the city, the National Mall, and the waterfront. Furthermore, the Federal Urban Design Element of the Comprehensive Plan provides policy guidance to federal agencies in improving building design and supporting an active public realm in Washington, DC and the National Capital Region. As the Commission adopts future plans and looks towards the future, the urban design framework of the Plan of the City of Washington will continue to provide guidance.

### **Section A: The Plan of the City of Washington Policies**

The federal government should:

1. Preserve, rehabilitate, enhance, and restore (where applicable) the Plan of the City of Washington (L'Enfant and McMillan Plans) and the urban design principles established by the Plan including building placement, street layout, vistas, and open spaces.
2. Locate memorials, museums, and major federal facilities with respect for the urban design principles established by the Plan of the City of Washington (L'Enfant and McMillan Plans).

#### Historic Plan of Washington: Views

The federal government should:

3. Protect and maintain views outward from the L'Enfant City and views inward from vantage points along the rim of the topographic bowl from inappropriate intrusions and modifications. Open space should be preserved to allow for public use and enjoyment of these views.
4. Protect the reciprocal views along the rights-of-way established by L'Enfant streets, as well as to and from squares, circles, and reservations.

#### Historic Plan of Washington: Streets and Avenues

The federal government should:

5. Protect, maintain, and restore, where applicable, the L'Enfant street network and rights-of-way.
6. Restore or rehabilitate historic streets that have been inappropriately disrupted or closed to their original right-of-way or configuration at the earliest opportunity.
7. Avoid inappropriate traffic channelization, obtrusive signage and security features, and other physical intrusions that obscure the character of the right-of-way and viewsheds.

8. Protect the open space of the L'Enfant streets and avenues. Maintain the integrity, form, design of the L'Enfant system of streets as well as the street trees that frame axial views and reinforce the city's historic landscape character.
9. Protect the historic importance and function of the streets as operational thoroughfares.
10. Construct building facades to the street right-of-way lines (building lines) to reinforce the spatial definition of the historic street plan.
11. Protect the character and alignment of the boundary streets of the District of Columbia as defining features of the capital city.

#### Historic Plan of Washington: Open Space and Reservations

The federal government should:

12. Protect, rehabilitate, and restore the public squares, circles, reservations and the park system that are a legacy of the Plan of the City of Washington.
13. Protect the reservations that contain historic landscapes and features from incompatible changes or intrusions.
14. Protect the open space and viewsheds across reservations created by L'Enfant streets and avenues.
15. Embellish L'Enfant reservations with monuments, fountains, and civic art to enhance these open spaces in accordance with the Commemorative Works Act where applicable.
16. Protect and maintain the historic spatial significance of the L'Enfant reservations when designing and locating physical security measures.
17. Protect, rehabilitate, and enhance the extensions of major L'Enfant rights-of-way and associated reservations throughout the District of Columbia as part of the open space framework of the national capital.

#### **Stewardship of Historic Properties**

Federal agencies working in concert with local officials and interested citizens must be careful stewards of the historic properties under their care or affected by their decisions. Agencies are responsible for preserving historic properties while also facing the challenge of new and evolving uses and missions. The federal government has at its disposal many tools for the protection and enhancement of historic properties: laws, regulations, executive orders, federal planning and policy initiatives, the Federal Elements of the Comprehensive *Plan for the National Capital* and individual agency policies. It has the obligation to coordinate with local and private entities and, when appropriate, to encourage partnerships with these entities. NCPC provides one of several public forums where planning and historic preservation consultation can occur. The

federal government is a primary advocate for, and protector of, the image and legacy of the nation's capital.

The cornerstone of strong historic preservation planning is the identification of historic properties. Many of the historic resources in the National Capital Region have already been identified and are widely recognized and acknowledged through historic designation. Many of Washington's landmarks are well known and there are hundreds of historic properties and historic districts in the District of Columbia and region. Many of these resources are significant for their local history as well as for their role in the nation's history. Recognizing the significance of these properties and educating the public on their significance is an important component to their protection and management. At times the value of historic places or features may not be readily apparent and it is important to publicize information on their significance for them to be understood. This includes all types of resources such as archaeological sites, landscapes, and Modern era (post World War II) properties. While many historic properties in Washington date to the 18<sup>th</sup> or 19<sup>th</sup> century, there are also resources related to the recent past that are worthy of recognition. The federal government played a critical role in urban renewal and was responsible for the development of many Modern era resources. One of the historic preservation challenges facing the federal government today is the evaluation of these properties.

### **Section B: Identification of Historic Properties Policies**

The federal government should:

1. Identify and protect historic properties and disseminate information about their significance to the public.
2. Recognize that there may be Modern era (post World War II) resources including buildings, structures, and landscapes that are historically significant and reflect design or cultural significance of the recent past. Identify and protect these resources to ensure that properties that have not been evaluated for listing in the *National Register of Historic Places* are nonetheless noted for their potential future significance and are treated accordingly.
3. Coordinate with local agencies, citizen groups, and property owners in the identification, designation, and protection of historic properties, public and private, since collectively these resources reflect the image and history of the National Capital Region.
4. Conduct archaeological investigations at the earliest phases of master planning or project development in order to avoid the disturbance of archaeological resources.
5. Recognize that historic federal properties are sometimes important for local history and ensure that locally significant characteristics or qualities are maintained.

## **Protection and Management of Historic Properties**

The protection and management of historic properties are critical elements to successful historic preservation planning. The federal government owns and controls many of the nation's most significant historic resources, including the National Mall, and these properties should be protected for future generations. Sections 106 and 110 of NHPA provide the foundation for federal preservation policies, stewardship of historic properties, and decision making. Federal agencies protect their historic resources by listing them in the National Register or by determining that they are eligible for listing in the National Register. This step, in turn, provides further regulatory protection during the planning and implementation of rehabilitation and new construction projects. Section 106 provides the framework for the regulatory process by which federal agencies reach decisions about historic properties under their jurisdiction. Historic preservation planning occurs during the design of individual projects, during the development of master plans, and, indeed, through federal agencies' efforts to research, evaluate, protect, and manage historical and cultural resources under their jurisdiction.

The Section 106 regulations establish the process by which federal agencies consider the effects of their proposed actions on historic properties. For many projects, Section 106 requires that federal agencies consult with the State Historic Preservation Offices of Maryland, the District of Columbia, or Virginia, involved Indian tribes, and the Advisory Council on Historic Preservation. Relevant federal and county or municipal agencies (including NCPC), interested professional, civic, and community organizations and individuals join public agencies in the consultation process.

Section 110 requires federal agencies to proactively identify, designate, and protect historic properties under their jurisdiction. Agencies such as the General Services Administration, the National Park Service, and the Department of Defense have large inventories of historic properties, entailing a significant commitment of resources in all aspects of property stewardship. Smaller agencies with limited land holdings, however, are also required to identify and protect their historic properties, even if property management is not central to their mission.

Along with the requirements of Section 106 and 110, federal agencies' master plans are primary tools for assessing historic resources, developing long term goals and plans, coordinating with other public and private entities, and implementing new planning methods and technologies. NCPC reviews these master plans, verifying and participating in consultation with local preservation offices and providing an opportunity for public involvement. For installations with more complex historic preservation challenges, federal agencies may be asked to prepare management plans to provide in-depth procedures for the treatment of their historic properties. Master planning documents are an important tool used by the Commission in reviewing individual site and building plans.

### **Section C: Protection and Management of Historic Properties**

The federal government should:



1. Sustain exemplary standards of historic property stewardship.
2. Integrate the preservation, rehabilitation and adaptive reuse of historic properties, including buildings and landscapes, into master plans for federal campuses and facilities.
3. Preserve, rehabilitate, and protect historic landscapes and open spaces, both natural and designed, which are an integral component of federal properties.
4. Protect significant archaeological resources by leaving them intact and undisturbed. Maintain an inventory of sites with a potential for archaeological discovery and significance.
5. Use historic properties for their original purpose or, if no longer feasible, for an adaptive use that is appropriate for the context and consistent with the significance and character of the property.
6. Ensure the continued preservation of federal historic properties through ongoing maintenance and transfer to an appropriate new steward when disposal of historic properties is appropriate.
7. Plan, where feasible, for federal historic properties to serve as catalysts for local economic development and tourism.
8. Promote the integration of sustainability objectives with the preservation, rehabilitation, or restoration of historic properties.
9. Protect and rehabilitate the National Mall and its monumental character as a historic open space that functions as the nation's preeminent gathering space.
10. Protect and preserve in place the extant boundary stones marking the original survey of the District of Columbia.
11. Ensure that the sites and settings for federally owned historic assets in the region are preserved and maintained as integral parts of the National Capital Region's historic character.

## **Design Review**

Through the insistence on good new design and stewardship of its historic buildings and open space, the federal government is a primary advocate for, and protector of, the image and legacy of the nation's capital. The character of adjacent historic properties must be considered when a historic building can no longer be used as originally intended, an addition or modernization is needed, or a new facility must be constructed. Complex planning and design decisions must be

made by federal and local planners during the renovation or rehabilitation of historic properties. At times, in partnership with private entities, the federal government will pursue land acquisitions, transfer property, propose the adaptive use of historic buildings, expand federal facilities, or undertake site and campus development. In all of these cases, the federal government should encourage design based on the premise of compatibility with the surrounding historic context. Rather than imitate historic buildings, a rehabilitation or new construction project should find a balance between contemporary design and the surrounding historic context. While finding a balance can be a challenge, strong contemporary architecture is necessary for the city to continue to evolve and function as the nation's capital. Current and future historic preservation challenges for federal agencies include:

- Preserving the significant features and qualities of their historic properties through proactive maintenance of historic building fabric and designed landscape settings.
- Adapting historic properties for new and additional uses by modernizing building systems and reallocating interior space while retaining significant interior architectural features such as lobbies, elevators, and public rooms and corridors.
- Responding to changes in visitation or use without affecting the historic significance of the property.
- Ensuring that historically significant parks and open space retain their integrity through the careful consideration of planning and design of potential facilities in historic landscapes and settings.
- Finding creative, appropriate solutions to changing requirements such as the provision of security measures. The desire for increased security around federal facilities is a challenge to designers, historians, and security experts alike and is best addressed in a concerted manner that respects the historic features of each site.
- Protecting and strengthening historic urban design features of the Plan of the City of Washington. In the District of Columbia, any proposal to close a portion of a L'Enfant Plan street or to not conform to the right-of-way building line requires the closest scrutiny and consideration of alternatives.
- Protecting the character of the region's natural features, many of which have historical or cultural significance, such as the river shorelines, the ridge of the topographic bowl, agricultural land, parks, and designed landscapes, including areas planned for public access and enjoyment.
- Ensuring that new construction is responsive to the character of well-established built environments and reflects a commensurate level of design excellence.
- Collaborating with state and local governments in the protection and enrichment of the cultural and historic heritage of the region.
- Integrating sustainability objectives in the renovation or rehabilitation of existing facilities while also preserving and protecting historic and character defining features.

## **Section D: Design Review**

The federal government should:

1. Ensure that new construction is compatible with the qualities and character of historic buildings and their settings, in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Guidelines for Rehabilitating Historic Buildings*.
2. Work cooperatively with local agencies to ensure that development adjacent to historic properties does not detract from their historic character, but is compatible with the surrounding context.
3. Protect the settings, including viewsheds, of historic properties, as integral parts of the historic character of the property.

### **Historic Image of the Capital**

As the capital city, Washington represents the nation. The image of Washington is experienced by residents and visitors, and transmitted around the nation and world by the media, the arts and literature, familiar historic photographs—even through our currency. This resonating and powerful image is formed in part by individual buildings and monuments, and in part by the overall urban design of the city—particularly because central Washington's overall form has been explicitly, and very successfully, designed to create and convey a setting that symbolically expresses the nation's ideals/values.

This image evokes and reinforces our national aspirations, and is the backdrop to our nation's celebration, culture, and political life. Now that the federal establishment has grown beyond the original capital city to become a significant presence throughout the District of Columbia and beyond, the historic resources of the entire region have a role in shaping the image of the capital.

The following policies are intended to recognize and protect the overall character of the capital's image, and improve it where needed. The guidance helps to ensure that future construction contributes to strengthening the significant architectural and planning character, achieved over centuries, that makes the national capital a special and unique place. These policies work hand in hand with the policies in the Federal Urban Design Element to provide goals and guidance to federal agencies in protecting historic resources, improving federal building design and supporting a high quality public realm in Washington.

### **Section E: Historic Image of the Capital**

The federal government should:

1. Federal development should adhere to the high aesthetic standards established by the planning and design legacy of the Plan of the City of Washington (L'Enfant and McMillan Plans).
2. Plan carefully for appropriate uses and compatible design in and near the monumental core to protect and preserve the nation's key historic properties.
3. Federal facilities and spaces should respect and complement the capital's rich architectural heritage and historic resources.
4. Protect the skyline formed by the region's natural features, particularly the topographic bowl around the L'Enfant City from incompatible changes.
5. Protect, enhance, and restore vistas and views, both natural and designed, which are an integral part of the Plan of the City of Washington and the national capital's image.
6. Design transportation infrastructure that is consistent with the urban design principles of the Plan of the City of Washington (L'Enfant Plan and the McMillan Plan) and surrounding historic properties.
7. Recognize the role historic properties, memorials, and monuments have in defining the national capital and its image.

*Call Out Box: The Secretary of the Interior's Standards*

The Secretary of the Interior has established standards for historic preservation programs, including those advising federal agencies on the treatment of historic properties listed in, or eligible for listing in, the National Register of Historic Places. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* have been developed to cover a wide range of preservation activities as well as types of historic properties. There are separate standards for preservation, rehabilitation, restoration, and reconstruction, as well as for acquisition. In addition, NPS has developed Guidelines to assist in applying the Secretary of the Interior's Standards to these different preservation options and to different types of historic properties.

Federal agencies most commonly use *The Secretary of the Interior's Standards for Rehabilitation* in conjunction with the *Guidelines for Rehabilitating Historic Buildings* in carrying out their preservation responsibilities for properties in federal ownership or control, or for properties affected by federal projects. The Secretary of the Interior's Standards provide guidance for the preservation of a historic property's significance through the preservation of its historic materials and features. The National Park Service defines rehabilitation as "the act or

process of making possible a compatible use for a property through repair, alteration, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Use of the term assumes that some alteration of the historic building is required in order to make the building suitable for a current or new use. The Secretary of the Interior’s Standards and Guidelines provide guidance on how to achieve these alterations without the loss of historic building fabric and finishes that define the building's historic character.

The Secretary of the Interior’s 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 architectural 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, 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. Archaeological 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.